

**Consultation Response from KC,
Ecology Unit**

2022/92081 Land at, Huddersfield Road/Leeds Road, Birstall, Batley, WF17 9AA

Demolition of existing buildings and erection of retail food store with associated parking and landscaping

Date Responded: 19/07/2022

Responding Officer: Gareth Hey

Responding Ref:

Assessment

A preliminary ecological appraisal including a bat survey assessment has been submitted with the application. The submitted information details that the site is of relatively limited ecological value however, the woodland to the south of the site should be retained as part of the development as it is considered that it is not part of the red-line boundary.

I have no objection to the development, subject to the following conditions.

Suggested Conditions

1. Prior to the occupation of the property, a plan detailing the positioning and location of an integral bird box (Manthorpe Swift Brick or similar) shall be submitted to and approved in writing to the local authority.

Reason: to provide an enhancement to biodiversity in line with LP30 and the requirements of section 15 of the National Planning Policy Framework.

2. Prior to occupation, a “lighting design strategy for biodiversity” for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: to prevent significant ecological harm in respect of direct impacts to bats and to accord with policy LP30 and the requirements of section 15 of the National Planning Policy Framework.

3. Works affecting potential bird nesting areas shall not take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds’ nests immediately before the area is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: to prevent significant ecological harm in respect of direct impacts to birds, their eggs, nests and young and to accord with policy LP 30 and the requirements of section 15 of the National Planning Policy Framework.