Consultation Response from KC,
Ecology Unit

2022/93925 Well Lane Farm, 3, Binn Lane, Marsden, Huddersfield, HD7 6NW

Listed Building Consent for demolition of outbuilding

Date Responded: 08/02/2023
Responding Officer: Gareth Hey
Responding Ref:

Assessment

No ecological information has been submitted along with the application; therefore, the assessment of the ecological impacts is based on the limited information available. The site is located within the bat alert zone. Therefore, as the surrounding area provides suitability for bats and the proposals include for works to the structure of the building, there is a reasonable likelihood of disturbance to roosting bats.

The government circular on Biodiversity and Geological Conservation (ODPM, 2005) and explanatory note from Natural England (Natural England, 2020) indicates that information of protected species, and in particular European protected species (including bats), should be made available prior to determination.

The site is located within a SSSI Impact Risk Zone and the applicant will need to provide information as to how the proposals are to result in no negative impacts on the associated designated site.

Advice to planning officer

The applicant should engage with a suitably qualified ecologist to undertake a daytime inspection for bats (also known as a Preliminary Roost Assessment or Bat Scoping Survey). In many cases this will be adequate to determine whether bats are likely to be affected. If the survey indicates that further activity surveys are required to determine the presence/likely absence of bats, this information should also be supplied. Bat activity surveys should be carried out between May and August and in accordance with Bat Conservation Trust guidelines (Collins, 2016).

The application should not be determined prior to obtaining survey information regarding bats and other ecological information, as detailed above.

References

Collins, J. (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London.

Natural England (2020). *NATURAL ENGLAND EXPLANATORY NOTE FOR LOCAL PLANNING AUTHORITIES ON CLAUSE 9.3 and ANNEX D6.1 OF BS42020:2013 PLANNING CONDITIONS AND EUROPEAN PROTECTED SPECIES LICENCES.* Natural England, York.

ODPM (2005). *ODPM Circular 06/2005: Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact within the Planning System*, London: Office of the Deputy Prime Minister.