

**Consultation Response from KC,  
Ecology Unit**

**2022/94124 Land Adjacent, 2, Hoyle Ing, Linthwaite, Huddersfield, HD7 5RX**

**Erection of 2 dwellings (Use Class C3) and associated landscaping and car parking (within a  
Conservation Area)**

**Date Responded: 07/11/2023**

**Responding Officer: Gareth Hey**

**Responding Ref:**

A Preliminary Ecological Appraisal has been submitted with the application, which is welcomed. The PEA provides a comprehensive assessment of the site and the potential ecological receptors that could be impacted by the proposals. The southern section of the site is located within the Kirklees Wildlife Habitat Network. Policy LP30 requires proposals to safeguard and enhance this network, and establish additional links where possible, in order to maximise the connective function of the network for wildlife.

Overall, the findings of the PEA are considered to be robust. Although the PEA does not make mention of the wildlife habitat network, it is considered that given the habitats present at the site, which comprise low value scrub and grassland, with some scattered trees, the proposals represent an opportunity to enhance the network, through an appropriate landscaping scheme, and integration of provisions for protected species into the proposed dwellings.

The retaining wall on the northern boundary of the site is determined to be of high value for roosting bats. From the submitted information, it is understood that this wall is not to be impacted as part of the proposals. In order to ensure that this area is protected throughout the development, a condition should be placed on any forthcoming consent to ensure that the wall is unimpacted as part of the proposals.

Overall, I have no objection to this application, however, the following conditions are recommended in order for the development to come forward in line with national and local planning policies pertinent to biodiversity:

1. The retaining wall on the northern boundary of the site (W1 in submitted PEA), should be retained as part of the proposals in order to ensure that there will be no impact on potential roosting bats.

**Reason:** To protect and retain a specific feature within the development site that serves as a potential roosting habitat for bats, in accordance with the Wildlife and Countryside Act 1981, Policy LP30 and chapter 15 of the NPPF.

2. Prior to the commencement of development, a plan detailing the positioning, location and specification of two bat roosting features, two bird nesting features and 13 x 13cm at the bases of fence panels or boundary features to facilitate the movement of hedgehog across the site shall be submitted to and approved in writing to the local authority. The above features shall be installed to the manufacturers specification and retained thereafter as detailed in the approved plans.

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