Consultation Response from KC,
Ecology Unit

2023/91138 The Bakehouse, Factory Lane, Milnsbridge, Huddersfield, HD3 4LY

Erection of new (replacement) roof to part of the building (within a Conservation Area)

Date Responded: 02/06/2023
Responding Officer: Gareth Hey
Responding Ref:

A bat survey report has been submitted with the application (document ref: MBE/BAT/2023/030/1), which is welcomed. No roosting bats were identified during the inspection or nocturnal survey. The results of the survey suggest that the building is not used as a bat roost and therefore no further survey or licensing is required.

Given the above, I have no objection to this application, however, I suggest the following notes are added to any forthcoming consent, as detailed in section 6.2 of the submitted report.

Bats are wide-ranging, use roosts seasonally, and a single bat can occasionally roost almost anywhere. While the building has been identified as having low suitability for use by roosting bats, care should be taken when removing the capping on the verges of the pitched roof. In the unlikely event a bat is found at any point, work should cease, and a suitably qualified ecologist contacted for advice.

No active bird nests were recorded during the survey, and it is considered relatively unlikely that birds will begin to nest within the building (given the previous lack of use) at this point in time. However, if any bird nests are identified during the reroofing works, the work should cease in that area and further advice sought from an experienced ecologist.