ecology fundamentals

application:	Proposed dwelling on land adjacent 137, Meltham Road, Lockwood, Huddersfield
applicant:	Executors of Albert Manion (deceased)
project nr:	22084 – Ecology
date:	24 July 2023

Introduction

This document has been prepared in response to the Kirklees Council Ecology Unit consultation comments of 30th May 2023 (officer Gareth Hey) in connection with the outline planning application for a proposed dwelling on land between 137 and 139, Meltham Road, Lockwood, Huddersfield.

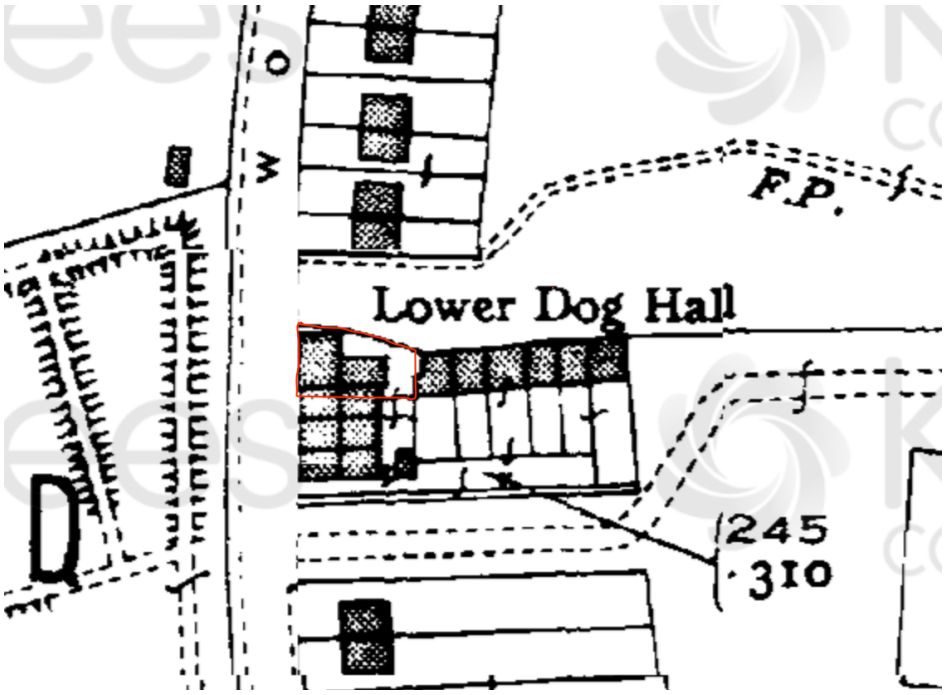
Assessment

The officer has incorrectly made an assumption that the application site has trees upon it and that the removal of such trees will result in loss of habitat for bat roosting & bird nesting.
At the time of the application submission, no trees were present on the site. This is confirmed by the Kirklees Tree Officer consultation comments.

History & Current

The Kirklees Local Plan historical mapping shows that housing was previously present on the site going back to the1850's (see below – 1854 map).

The 1933 map below shows the ribbon development housing in the form of semi-detached houses having been built on either side of the site, commonly built on roadsides during the 1920's – 1930's.



The site was part of a small enclave of back-to-back cottages with outside toilets, typical of the time. A demolition order was placed on the properties and the cottages and outbuildings were subsequently demolished around 1950. Some of the stone was removed from the site, some of the debris was haphazardly dumped in open cellar areas.

In more recent times, fly tipping has been a problem on the site, the majority of which has recently been removed. Temporary Heras security fencing has thus been erected to mitigate this activity. Over the years self-seeded saplings & brambles have grown and removed periodically as maintenance of the site.

Surrounding Landscape

From the above aerial image it can be seen that to the immediate east of the site there are large expanses of trees and vegetation and to the west of the site there are mature trees lining the highway boundary of Lockwood cemetery and beyond. These will provide more than adequate commuting routes and foraging for bats.

Landscaping & Nesting Provision

A landscaping scheme can be provided for the site to suit the scale of the development, with appropriate shrub & flora planting for pollination etc. A Schwegler bat box together with a sparrow terrace nest box can be installed on the proposed building.

Summary

We would stress that this is an outline application seeking approval of the development of the site in principle, to provide a small 3 bedroom affordable dwelling, very similar to the adjacent development of 139, Meltham Road in 2013.

Consultee issues that have been raised can surely be dealt with by condition at reserved matters stage if necessary. Indeed, we would respectfully ask you to look back at the planning approval 2013/62/90161/W for reference.

The application site is an unkempt piece of land that would be of benefit to the local authority to create a modestly sized sustainable dwelling, adding to the Kirklees housing stock of affordable homes.

Tony Stead
Director
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