

**Consultation Response from KC,  
Ecology Unit**

**2023/91228 64, Westfield Lane, Scholes, Cleckheaton, BD19 6DR**

**Demolition of existing bungalow and garage and erection of detached dwelling and double garage**

**Date Responded: 02/06/2023**

**Responding Officer: Gareth Hey**

**Responding Ref:**

The site comprises habitats of negligible suitability and the proposed development will result in no impacts on any ecological receptors.

However, in line with policy LP30, the proposals have not demonstrated a biodiversity net gain in accordance with LP30 (ii) which requires development to “minimise impact on biodiversity and provide net biodiversity gains through good design”. To ensure that the development is able to achieve an uplift in its value for biodiversity, the below condition is recommended.

1. Prior to the occupation of the properties, a plan detailing the positioning and location of two bird boxes (Schwegler 1SP 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 (as modified) and the requirements of section 15 of the National Planning Policy Framework.

In addition to the above, the note added to the previous permission also applies to this application, and is as follows.

**NOTE:** Birds and their nests are fully protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally take, damage or destroy the eggs, young or nest of a bird whilst it is being built or in use. Disturbance to nesting birds can be avoided by carrying out vegetation removal or building work outside the breeding season, which is March to August inclusive.