Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	**KC, Ecology Unit**

Application No.	**2023/91887**
Proposed Development:	**Demolition of existing building and erection of two dwellings**
Location:	**Adj, 5, Fernside Avenue, Almondbury, Huddersfield, HD5 8NR**
OS Map Reference	**SE 416432.79 415696.21**
Applicant/Agent:	**Northlight Architecture**
Class:	**Minor Developments**

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by 19-Jul-2023.

If you would like to contact the Case Officer: William Simcock for any reason then please do so on: Tel. 01484 221000 Ext. 74146.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91887

***If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk**

If I do not receive your response by 19-Jul-2023 then the application may be decided without the benefit of your views.

Dated: 28-Jun-2023

Mathias Franklin
Head of Planning and Development

Consultation Response from KC, Ecology Unit
2023/91887 Adj, 5, Fernside Avenue, Almondbury, Huddersfield, HD5 8NR
Demolition of existing building and erection of two dwellings
Date Responded: 24/07/2023 Responding Officer: Gareth Hey Responding Ref:

A bat survey report has been submitted with the application, which is welcomed.

The survey concluded that the building has low potential to support roosting bats and bat numbers locally are low. The potential roost features are limited to mainly under roof tiles and therefore, the roof tiles should be removed by hand.

Overall, I have no objection to this application and concur with the recommendations in the bat survey report, that a soft strip of the roofing tiles should be undertaken, and the proposed new dwellings should include a bird box, integrated into the design of the building.

Suggested Conditions:

1. Prior to the commencement of the development, a plan detailing the positioning, location and specification of one house sparrow (Schwegler 1SP sparrow terrace, or similar) shall be submitted to and approved in writing to the local authority. The boxes shall be installed and retained as detailed in the approved plans.

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