

Consultation Response from KC, Ecology Unit
2023/93388 Dene End Funeral Home, 50, North Road, Kirkburton, Huddersfield, HD8 0RW
Change of use from domestic to commercial, demolition of existing workshop and erection of three storey office building (within a Conservation Area)
Date Responded: 03/05/2024 Responding Officer: Gareth Hey Responding Ref:

A bat survey report has been submitted with the application and following my comments, a plan has been submitted with the application, which includes a layout of the site and details of features observed during the survey, which is welcomed.

The report recommends that the buildings at the site are of negligible value for roosting bats, however, a retaining wall at the site provides increased suitability and as such, it is recommended that this is dismantled by hand. In order to ensure that this is secured as part of the construction phase, it is recommended that the dismantling of this wall is secured via a suitably worded condition, as detailed below.

In addition to the above, the report makes recommendations regarding nesting birds that could potentially be present within the buildings at the site. However, from additional information that has been submitted, it is understood that remedial works have been undertaken to the building outside of nesting season to deter nesting. In order to mitigate for the loss of these nesting features, it is recommended that provisions for nesting birds are incorporated into the design.

Overall, I have no objection to these proposals, subject to the following conditions.

1. Site clearance works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the buildings should be undertaken immediately, by qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

Reason: To protect biodiversity during construction by avoiding direct impacts to protected species, and to accord with Kirklees Local Plan Policy LP30.

2. Prior to the commencement of development, a plan detailing the specification, positioning and location of one integrated bat box (Ibstock Enclosed Bat Box 'C' or suitable alternative) and one integral swift box (Vivara pro Woodstone swift box or suitable alternative) shall be submitted to and approved in writing to the local authority.

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

3. The wall on the southern boundary of the site is to be dismantled by hand with care, under the direct supervision of, an appropriately experienced ecologist.

Reason: To protect biodiversity during construction by avoiding direct impacts to protected species, and to accord with Kirklees Local Plan Policy LP30.