

**Planning Consultation Request**  
**Town and Country Planning Act 1990**  
**APPLICATION FOR PERMISSION TO DEVELOP LAND**  
**Submitted Preliminary Roost Assessment**

Observations By:	KC, Ecology Unit
Application No.	2023/93799
Proposed Development:	Alterations to existing dwelling to create two storey dwelling with rooms in the roof space including removal of roof and erection of first floor with rooms in the roof space, erection of two storey extension to front and part two storey part single storey extensions to side incorporating integral garage and single storey extensions to rear incorporating balcony and associated works
Location:	7, Inglewood Avenue, Birkby, Huddersfield, HD2 2DS
OS Map Reference	SE 412563.9722 418374.7239
Applicant/Agent:	Jade3 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](mailto:DC.Admin@kirklees.gov.uk) by **09-Apr-2024**.

If you would like to contact the Case Officer: Lucy Taylor for any reason then please do so on: Tel. .

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=2023/93799>

\*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](mailto:DC.Admin@kirklees.gov.uk)

If I do not receive your response by **09-Apr-2024** then the application may be decided without the benefit of your views.

Dated: 19-Mar-2024

Mathias Franklin  
Head of Planning and Development

**Consultation Response from KC,  
Ecology Unit**

**2023/93799 7, Inglewood Avenue, Birkby, Huddersfield, HD2 2DS**

**Alterations to existing dwelling to create two storey dwelling with rooms in the roof space including removal of roof and erection of first floor with rooms in the roof space, erection of two storey extension to front and part two storey part single storey extensions to side incorporating integral garage and single storey extensions to rear incorporating balcony and associated works**

**Date Responded: 08/08/2024**

**Responding Officer: Gareth Hey**

**Responding Ref:**

A bat survey report has been submitted with the application, following on from my previous comments. The report determines that the building is of negligible value for roosting bats.

However, following a review of the report, along with a review of images gathered from site visits by other officers, it is determined that there are small gaps present between some of the slate tiles present at the site, and at least, is of low value for roosting bats, particularly crevice dwelling species such as common and soprano pipistrelle. Crevice dwelling bat species can utilise a variety of spaces for roosting, and small gaps present within slate tiles and roofing membrane that is well insulated provide a suitable microclimate for them to roost.

It is recommended that a single dusk emergence survey is undertaken at the site to confirm the presence/likely absence of roosting bats. This survey should be undertaken by a suitably qualified bat licenced ecologist, in line with best practice guidance (Collins, 2023).

Once the survey has been undertaken, the results should be compiled into a report suitable for planning.