

**Consultation Response from KC,
Ecology Unit**

2024/90641 Granby Farm, 20, Woodbottom Road, Netherton, Huddersfield, HD4 7DJ

Demolition of existing shed and out-buildings, reconfiguration of existing drive, erection of detached garage, conversion of existing barn to form one dwelling and erection of single and two storey extensions to existing farm house.

Date Responded: 03/06/2024

Responding Officer: Gareth Hey

Responding Ref:

The bat survey report submitted with the application provides a comprehensive overview of the sites suitability for roosting bats. From the thorough inspection undertaken along with the nocturnal surveys undertaken at the site, it was determined that roosting bats are likely absent from the buildings at the site and as such, the proposed development will have no impact on European protected species.

Section 5 of the submitted report details the recommendations, that should be strictly adhered to throughout the development. In particular, the precautionary working method statement detailed in section 5.1 should be adhered to throughout the demolition, in order to minimise impacts to roosting bats. The above should be secured through an appropriately worded condition.

In addition to the above, the following condition should be placed on any forthcoming consent.

1. Prior to the commencement of the development, a plan detailing the positioning, location and specification of three bird boxes (WoodStone Starling Nest Box, Vivara Pro Seville 28mm WoodStone Nest Box and Vivara Pro Barcelona WoodStone Open Nest Box), or similar) and three bat boxes (PRO UK Build-in WoodStone Bat Boxes, Vivara Pro Build-in Woodstone Bat Tubes, or suitable alternative) 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.