

**Consultation Response from KC,
Ecology Unit**

2024/91243 Land at Nabbs Lane, Slaithwaite, Huddersfield, HD7 5AU

Erection of one dwelling (within a Conservation Area)

Date Responded: 13/08/2024

Responding Officer: Gareth Hey

Responding Ref:

No ecological information has been submitted with the application; therefore my assessment is based on the limited information available to me.

The development proposes that it is exempt from mandatory Biodiversity Net Gain (BNG), as it constitutes self-build development as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. A condition should be placed on forthcoming consent to ensure that the self-build element is secured for a minimum period of three years.

Aside from the above, a condition should be placed on any approval to ensure that provisions for protected species are incorporated into the fabric of the building. Suggested wording is recommended below.

1. Prior to the commencement of the development, a plan detailing the positioning, location and specification of two 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.