

**Consultation Response from KC,  
Ecology Unit**

**2024/91451 88, Shirley Road, Gomersal, Cleckheaton, BD19 4ND**

**Erection of detached dwelling with associated external alterations and erection of front dormers including roof alterations to form first floor accommodation, installation of solar panels and external alterations to 88 Shirley Road**

**Date Responded: 28/06/2024**

**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 a house sparrow terrace 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.