

Sent: 09 April 2025 15:12

Subject: 2024/93474 at location 35, St John's Rd, Birkby, Huddersfield, HD1 5DX

Please see comments from an ecological perspective for this application:

Onsite Habitats and Species

A Bat survey has been provided, which describes a bat roost assessment for the application, that was completed in February 2025. The report is reasonable and acceptable; and describes the appropriate methodology.

The report confirms that the building has low suitability for bats. The recommendation is to conduct a sit4e prior to works commencing.

BNG

It does not appear from drawings and aerial photographs in the bat survey report that an extension is to be included in the design. As a result, for now, Biodiversity Net Gain is exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Suggested Conditions

PWMS

A condition for the provision of a detailed Precautionary Working Method Statement (PWMS) is advised, e.g. Prior to the commencement of development, a detailed Precautionary Working Method Statement (PWMS) in respect of bats shall be submitted to and approved by the local planning authority. In order to minimise risk and avoid harm to bats, the PWMS shall include (but not be limited to) toolbox talks provided by a suitably qualified ecologist, attendance of an ECoW (Ecological Clerk of Works) as required, and careful hand stripping around potential bat roosting features.

In the event of encountering a bat, all work must cease until the ecological clerk of works and Natural England are contacted for advice on the best way to proceed lawfully. All contractors working on site should be made aware of this advice and provided with the contact details of the ecological clerk of works.

Reason: In order that the proposals are implemented in accordance with the Wildlife and Countryside Act 1981 (as amended).

Lighting strategy

No works are to commence unless a detailed lighting scheme, developed in accordance with established guidance (e.g. Bat Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night), has been drafted and agreed with the council. The Sensitive Lighting Strategy will demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features. Thereafter the agreed lighting scheme shall be implemented, subject to any variations approved in writing by the planning authority. All external lighting shall be installed strictly in accordance with the specifications and locations set out within the Lighting Strategy.

Reason: In the interests of biodiversity and in accordance with LP30 and NPPF15

Enhancements

Bat and bird boxes

8no. woodcrete (or similar) bat box and 8no. woodcrete (or similar) bird boxes must be erected on completion of the development. Plans are to be provided with building notes and photographs are to be provided prior to occupation.

Reason: To meet the requirements of para. 180(d) of the National Planning Policy Framework (NPPF) and LP30.

Hope this helps.

Many thanks,

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