

Sent: 14 July 2025 14:50

Subject: 2025/90047 at location 178, Marsh Lane, Shepley, Huddersfield, HD8 8AY

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

The Preliminary Bat Roost Assessment is reasonable and acceptable. The house was identified as having moderate roosting potential and bat surveys are required to assess whether there are roosts in the buildings. The Bat Survey report provided is reasonable and acceptable. No bats were observed emerging from the House. Precautionary measures are advised, which can be mentioned in an informative. Enhancements are also encouraged with a bat tube on the new building.

BNG

The net footprint size is below the threshold for BNG requirements and is therefore exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). Should more information come to light, please do let me know.

Suggested conditions

Enhancements

A Biodiversity Enhancement Management Plan must be provided to the LPA prior to the commencement of works on-site. It must include the following items that will be installed post development:

- 1 no. integrated bat box

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

Bats

Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

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

Many thanks,
Katie

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