

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 10 March 2025 10:22
To: Planning ContactCentre
Cc: Kerri Simpson
Subject: 2025/90261 at location York House, 198, Barnsley Road, Denby Dale, Huddersfield, HD8 8TS

Please see below comments from an ecological perspective.

We understand that this is a reserved matter following outline application – conditions 14 and 15.

On-site Protected Species

Bats

A bat presence / absence survey was provided as in the Preliminary Roost Assessment (2018) it was noted Buildings 2 and 3 had low potential for roosting bats.

Building 2 was the subject of this survey and report.

It was confirmed that no bats were recorded emerging from Building 2. Therefore, no bats were deemed to be roosting in the building.

Suggested Conditions

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 Policy LP30 of the Kirklees Local Plan and NPPF15

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 the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and NPPF15

A condition to provide bat roosting opportunities in line with the PLAN is advised, e.g. A woodcrete (or similar) bat box will be erected on completion of the development on the PLACE elevation in line with the PLAN.

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

Should building 3 be subject to any changes or demolition, then a bat survey would be required to review the impact of bats during works.

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

I hope this is helpful to you. Please do let me know if you need anything further.

Katie

Ecology Team

Planning and Development Service

Place Directorate – Skills and Regeneration

PO Box 1720,

Huddersfield,

HD1 9EL