Sent: 19 June 2025 10:42

Subject: RE: Surgery Request - 2025/90984 & 2025/90985 - Fletcher House Farm, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ

Please see ecological commentary below.

Designation
No issue

Onsite habitats and species
The site is within 200m of priority habitats, including ancient woodland, and a watercourse.
Having reviewed the application, and the structural survey – which has a number of detailed photographs of the building – I do see a number of potential features for bat roosting. As a result, I do recommend a Preliminary Bat Roost assessment – though I would recommend to the ecologist to be mindful of going inside the building as it may not be structurally sound.
Reason: In the interests of biodiversity and in accordance with LP30 and NPPF15.

BNG
The proposed work appears to be remining within the blueprint of the original building. Therefore, de minimis would apply and BNG would be exempt from this application as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Suggested conditions
To be provided once a Preliminary Bat Roost Assessment is provided.

Many thanks,
Katie

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Planning and Development Service
Place Directorate – Skills and Regeneration
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