

**Sent:** 21 August 2025 09:39

**Subject:** RE: Attached letter from Kirklees Council regarding application number 2025/92167 at location 94, St John's Road, Birkby, Huddersfield, HD1 5EY

Please see ecological commentary below

### **Designations**

No issue

### **Onsite habitats and species**

The site consists of a 2-storey dwelling, garage, and hardstanding.

There are no priority habitats nor survey / licence species returns.

The building and garage overall look to be in good condition and/or are not suitable for roosting bats. However, there are some loose tiles and opening suitable for bats and birds. Given the surrounding data it is highly unlikely that bats or birds would be using the site.

Informatives will be provided for completion.

### **BNG**

The proposed appears to be intended to be developed on land that is originally hardstanding. As a result, Biodiversity Net Gain is 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.

### **Informatives**

#### Birds

All works should be timed to occur outside nesting bird season (typically March to August, inclusive). If this is not possible all potential bird nesting opportunities must be checked by a suitably experienced ecologist within 24 hours prior to works. If any active nests are found, the ecologist should advise on suitable species-specific works exclusion zones. The exclusion zones should be regularly monitored by the ecologist and remain in place until the young have fledged the nest or the nests are otherwise deserted.

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

#### 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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