Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 04 November 2025 09:06
To: Planning ContactCentre
Subject: 2025/92837 at location Sands Farm, Moor Lane, Netherthong, Holmfirth, HD9 3UP

Please see ecological commentary below:

Designations
No issues

Onsite habitats and species
The following has been reviewed:

Structural Appraisal Report (Marsh Design Ltd., July 2025)
Design and Access / Heritage Statement (ADP, October 2025)

The photos from these reports show that a PEA / PBRA is not warranted, however informatives for bats and birds on the building will be provided.

BNG
The works are for a change of use to the building. As a result, there will be no change to the footprint and so BNG 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.

Suggested conditions

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

Ecology Team

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