

Sent: 11 December 2025 12:51

Subject: 2025/93199 at location Falledge Barn, Falledge Lane, Upper Denby, Huddersfield, HD8 8YH

Please see ecological commentary below:

Designation

No issue

Onsite habitats and species

A Preliminary Bat Roost assessment was conducted on the site, and it was observed that Building 1 (B1) had bat droppings within the building; and features of bat suitability which resulted in the building being considered to have low suitability for roosting bats. A subsequent bat survey was conducted, and it was observed that no bats were roosting in the building.

- Considering that droppings were found and only one survey was conducted, it is my recommendation that a PWMS for bats is conditioned to ensure all risk during works are considered.
- An informative for birds will also be added.
- Enhancement measures for bats and birds will also be conditioned.

BNG

The application states that the proposals are exempt from the general Biodiversity Net Gain condition, as outlined in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended), due to the de minimis exemption. However, the proposals do not meet the criteria for the de minimis exemption. However, we find the proposals exempt from the general Biodiversity Net Gain condition because the proposed development claims to be for the construction of a single self-build or custom-build dwelling, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

So long as the case officer is happy with the required paperwork regarding Self-build and Custom Housebuilding Act 2015 then I have no further queries.

Please do let me know if further information does come to light.

Suggested conditions

PWMS - Bats

A condition for the provision of a detailed Precautionary Working Method Statement (PWMS) is advised, e.g. Prior to the commencement of development, a detailed Precautionary Working Method Statement (PWMS) in respect of bats shall be submitted to and approved by the local planning authority. In order to minimise risk and avoid harm to bats, the PWMS shall include (but not be limited to) toolbox talks provided by a suitably qualified ecologist, attendance of an ECoW (Ecological Clerk of Works) as required, pre-commencement building checks, and careful hand stripping around potential bat roosting features. In the event of encountering a bat, all work must cease until the ecological clerk of works and Natural England are contacted for advice on the best way to proceed lawfully. All contractors working on site should be made aware of this advice and provided with the contact details of the ecological clerk of works.

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

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:

- 2no Bird boxes for swifts and house sparrows.
- 2no bat boxes

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

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).

Many thanks,
Katie

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