

**Sent:** 30 April 2026 10:31

**Subject:** RE: Attached letter from Kirklees Council regarding application number 2026/90926 at location 3, Lower Rotcher, Rotcher Lane, Slaithwaite, Huddersfield, HD7 5AZ

Good morning,

I have reviewed the documents submitted with this application. Whilst not on the plans, it looks like there are a substantial number of trees within the curtilage of the dwelling, that may need to be removed to facilitate the works. I would highlight that no tree felling should take place in the breeding bird season March – September, unless it can be ascertained that no birds are breeding within the trees. The surrounding habitat also looks very suitable for foraging and commuting bats. The building looks to be in a good state of repair.

The development is opposite an area of Priority Habitat- Deciduous Woodland, and I would recommend that no external lighting which is installed which could illuminate the woodland or the nearby River Colne. If external lighting is proposed, this should be designed to ensure the integrity of these ecological features are maintained.

Suggested conditions/informative:

#### Lighting strategy

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 and NPPF15**

#### Breeding bird informative

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).**

Best wishes,

**Zara Hanshaw ACIEEM**

Biodiversity Officer

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