

**Consultation Response from KC,
Ecology Unit**

2026/91414 adj, 201, Woodlands Road, Batley, WF17 0RE

Partial demolition of existing dwelling and garage and erection of additional dwelling

Date Responded: 11/08/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2608/27

I have reviewed the Preliminary Bat Roost Assessment (ProHort, August 2026) and I am not satisfied with the information contained within. The report states that the buildings have “low” suitability for roosting bats, in line with the Bat Conservation Trust (BCT) Good Practise Guidelines but does not recommend any additional surveys. Low suitability for roosting bats, in accordance with the BCT guidance means “*a structure with one or more potential roost sites that could be used by individual bats opportunistically*”. The report details that Low suitability has been assigned, as a thorough inspection could not be undertaken, but no external features which could be used by bats were observed.

I would suggest that if a precautionary approach is to be undertaken, i.e. assessing the buildings as Low suitability as a full inspection could not be undertaken, this approach should be followed through with an emergence survey, as recommended for Low suitability buildings. If the applicant's ecologist believes that emergence surveys are unnecessary for this building, further assessment should be undertaken to support this, such as internal inspections, assessment of the quality of the surrounding habitat for bats, and a thorough external inspection.

This information is necessary to ensure that the Authority has certainty on the likely impacts of the development on protected species, as require by the ODPM Circular 06/2005.