Consultation Response from KC, Ecology Unit
2026/91506 Land adj, 114, Marsh Lane, Shepley, Huddersfield, HD8 8AS
Erection of single storey rear extension and front porch to existing barn/outbuildings to form dwelling with associated internal and external works"
Date Responded: 28/07/2026 Responding Officer: Z. Hanshaw Responding Ref: 2607/53

I have reviewed the Bat Survey Report (John Gardener, July 2026) and I am satisfied with the information contained within. The report details that the building has “low” potential for roosting bats, likely to only be useful as a day roost for single individuals. A subsequent emergence survey was undertaken with a low number of bats observed commuting and foraging across the site. The report identified that the building did not support any roosting bats, but it is likely that there is a bat roost within reasonable proximity to the building, based on the timings that bats were observed.

The mitigation measures included in the Bat Survey Report should be secured as a condition of any consent. I would recommend that the final details of the enhancement measures identified are included in a Biodiveristy Enhancement Management Plan and secured as a condition of any consent.

A wildlife friendly lighting strategy should also be included in any consent, if any external lighting is proposed. This should demonstrate how areas identified as sensitive for nocturnal species, such as bats, will not be illuminated as part of the development.

Recommended conditions

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

Biodiversity Enhancement Management Plan

A Biodiversity Enhancement Management Plan (BEMP) must be provided to the LPA prior to the commencement of above ground works on-site. The content of the BEMP shall include the details of the bat and bird boxes recommended in the Bat Survey Report (John Gardener, July 2026) and the following.
• Purpose and conservation objectives for the proposed enhancement measures
• Detailed designs to achieve the stated objectives
• Location of the proposed enhancement measures
• Persons responsible for implementing the enhanced measures
• Details of initial aftercare and long-term maintenance.
Reason: In the interests of biodiversity and in accordance with Policy LP30 and NPPF15