

**Consultation Response from KC,
Ecology Unit**

2026/91599 Wesley House, Huddersfield Road, Birstall, Batley, WF17 9AZ

Discharge of details reserved by conditions 3 (roof light), 8 (bin store), 9 (lighting), 10 (bat box), 11 (Construction Management Plan - Gravestone) on previous permission 2024/92105 for alterations to convert former offices to 21 apartments (Listed Building within a Conservation Area)

Date Responded: 18/06/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2606/53

Good afternoon,

I have reviewed the information submitted with this application for the discharge of conditions 9 and 10. These are as follows:

Conditions:

9. Before the development is brought into use a Sensitive Lighting Strategy, developed in accordance with established guidance (e.g. Bat Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night), shall be submitted to, and approved in writing by, the Local Planning Authority. The Sensitive Lighting Strategy shall demonstrate that the proposed lighting would not impact upon ecological networks and/or sensitive features. The external lighting shall be installed in accordance with the approved Sensitive Lighting Strategy, and shall thereafter be retained so.

10. Prior to the occupation of the hereby approved development, details of a bat box to be installed within the site shall be submitted to, and approved by, the Local Planning Authority. The box shall be long-lasting Schwegler type or similar and shall be located away from sources of light and be sited at least 4 metres above ground level. The approved bat box shall be installed prior to first occupation of the dwellings and thereafter be retained.

The submitted information details that downlighting will be installed on the building, but does not detail where this will be installed, or what colour temperature it will be. I would recommend this information is provided, prior to discharge of condition 9.

The documents submitted also show that a bat box will be installed on a retained tree. I'm satisfied that sufficient information is available for the discharge of condition 10.