

**Consultation Response from KC,
Ecology Unit**
2026/91856 Former Coach & Horses, Eastgate, Honley, Holmfirth, HD9 6PA
Discharge of details reserved by conditions 3 (lighting), 4 (bat survey) on previous permission 2025/93126 for demolition of rear block, erection of rear extensions and alterations to existing building to form 9 apartments including associated works and alterations (within a Conservation Area)
Date Responded: 15/07/2026
Responding Officer: Z. Hanshaw
Responding Ref: 2607/27

Good afternoon,

I have reviewed the information submitted with this application for the discharge of condition 3 and 4. These are as follows:

Conditions:

3. No external artificial lighting shall be erected within the site, unless and until details of size, location, orientation, lighting level and any associated fixing apparatus have first been submitted to and agreed in writing by the Local Planning Authority. The submitted scheme shall demonstrate conformance with established guidance document Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night. The submitted scheme shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features. No external artificial lighting shall be erected within the site other than that which has been approved by this condition which shall be retained thereafter.

4. No development shall take place in any circumstances unless and until a scheme has been submitted to, and approved in writing by, the Local Planning Authority which includes details of three (3.no) bat emergence surveys completed within the bat survey season (1st May to 31st August inclusive), timeframe for phasing of the development works and either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead;*
- b) written confirmation of Site Registration under the Bat Mitigation Class Licence or Earned Recognition Scheme;*
- c) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.*

The development shall be undertaken in accordance with the approved scheme and retained thereafter.

The submitted Bat Emergence Surveys Report (Rachel Hacking Ecology, June 2026) concludes that there are a number of day roosts present within the buildings for Common Pipistrelle. These roosts are low status roosts and a licence will be required from Natural England to enable the works to these buildings to proceed. The report states that this site will be registered via the Bat Mitigation Class Licence, but no proof of registration has been provided. I understand that a licence cannot be applied for before relevant conditions have been discharged, and therefore I would recommend that condition 4 is partially discharged. This condition can be wholly discharged when a copy of the site registration is provided.

The submitted Site Lighting Plan (Acumen, April 2026) shows the location of 5 bat boxes, and external lighting. The Plan detailed that the lighting will be directional and downward and not located near any of the proposed bat boxes. The colour temperature will be <3000K and will be on motion sensors. I am therefore satisfied that condition 3 can be discharged.

