

**Consultation Response from KC,
Ecology Unit**

2026/91899 Land at, Piper Well Lane/Park Head Lane, Birds Edge, Huddersfield, HD8 8BA

Conversion of vacant building to residential dwelling (Use Class C3), including erection of detached garage, formation of new vehicular access and associated works

Date Responded: 27/07/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2607/40

Good afternoon,

I have reviewed the submitted Plans, the Ecological Impact Assessment (Whitcher Wildlife, June 2026), the Preliminary Roost Assessment (Whitcher Wildlife, October 2025), the Barn Owl Mitigation Strategy (Whitcher Wildlife, October 2025) and the completed Biodiversity Net Gain assessment.

I am satisfied with the ecological information submitted. The ecological reports demonstrate that the site, whilst having High suitability for bats, does not have any bats currently roosting. Breeding barn owls were identified in the barn and the Barn Owl Mitigation Strategy sets out alternative roosting provision during the construction phase, and the Plans show that a new barn owl access and breeding loft will be installed in the new dwelling, alongside integrated bat boxes.

The mitigation measures included in the submitted ecological reports should be secured as a condition of any consent.

The Biodiversity Net Gain assessment demonstrates that ~15% net gain for biodiversity can be achieved onsite through a combination of grassland enhancement and rural tree planting. The Biodiversity Net Gain informative should be included in any consent.

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