

**Consultation Response from KC,
Ecology Unit**

2026/92137 25, Booth House Lane, Holmfirth, HD9 2QT

Erection of extension to existing dwelling and erection of barn

Date Responded: 14/10/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2610/41

I have reviewed the information submitted with this application. No ecological information is provided but given the scale of the proposals, and the existing hard standing where the barn is proposed, I am satisfied that protected species are unlikely to be present onsite. As there will be the removal of the existing single storey extension, a bat informative should be included within any decision notice.

Additionally, the details included in the Species Enhancement Statement (One17 Design, n.d.) should be secured as a condition of any consent. I would recommend that the final details of these enhancements are included in a Biodiversity Enhancement Management Plan and secured as a condition of any consent.

Finally, if any external lighting is proposed, this should be located and selected to ensure there is no light spill into the wider landscape.

Recommended conditions

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 final details of the enhancements included in Species Enhancement Statement (One17 Design, n.d.) and include the provision of 2x bat boxes, and 2x swift boxes. The BEMP should detail the location of the proposed enhancement measures, persons responsible for implementing the enhanced measures and the details of initial aftercare and long-term maintenance.

Reason: In the interests of biodiversity and in accordance with Policy LP30 and NPPF Policy N2

Bat Informative

Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost.

Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

Reason: In order that the proposals are implemented in accordance with the Wildlife and Countryside Act 1981 (as amended).

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 NPPF Policy N2