

**Consultation Response from KC,
Ecology Unit**

**2026/92152 Barn north of, Stalley Royd Farm, Stalley Royd Lane, Jackson Bridge,
Holmfirth, HD9 7HX**

Conversion of barn to dwelling and associated alterations (Listed Building Curtilage)

Date Responded: 20/08/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2608/43

I have reviewed the Preliminary Roost Assessment (PRA) (Habitat Works, July 2026).

The PRA states that the barn is a confirmed bat roost, following an endoscope survey, likely supporting a single unknown Pipistrelle species. The PRA also details that a number of bat droppings were identified, but no analysis of these to confirm species has been undertaken. The report details that a licence will be required for the conversion of the building, and additional emergence surveys will be required, to classify the roost type, and identify the appropriate mitigation and compensation measures. The report does not detail the type of roosts that the barn could be suitable for- i.e. maternity, day roost etc. nor if additional species, such as Brown Long-eared Bats, could be using the site too.

I would recommend that at least one of these further emergence surveys is undertaken, prior to determination, to classify the roost type and inform appropriate compensation and mitigation measures. Different bat species, and different roost types, will require different compensatory measures, and the information submitted at the moment is insufficient to identify these. The ODPM Circular 062005 states that *"it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision"*. Further information should therefore be provided to give additional certainty on the likely impacts of the development on these protected species.