

**Consultation Response from KC,
Ecology Unit**

2026/92421 5, Far Bank, Shelley, Huddersfield, HD8 8LA

Demolition of existing dwelling and erection of replacement detached dwelling with associated works

Date Responded: 18/09/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2609/35

I have reviewed the Preliminary Bat Roost Assessment (ProHort, August 2026) and further ecological information is required.

The report details that the building has Low suitability for roosting bats, offering multiple roosting location which could be used by individual bats, opportunistically. Accordingly, Section 4.2 of the report identifies that further surveys are necessary to assess if any of the features are being used by roosting bats, and if so, by what species. These further surveys are necessary, prior to determination, to ensure that the Authority has certainty of the likely impacts of the development on protected species. This information is needed to ensure that appropriate mitigation, and compensation is also provided. There is extensive case law to support this approach such as CO/2820/2008 / [2009] EWHC 1227 (Admin). I also note that no information on the qualifications of the Surveyor or their experience with undertaking bat roost assessments has been provided. In line with CIEEM guidance, the competency of the person(s) undertaking the survey, should be included within the report.