

**Akam Nicky**

BS9 SM

**From:** Laura Hobbs <laura.hobbs@ywt.org.uk>  
**Sent:** 12 April 2019 14:46  
**To:** Development Control  
**Subject:** 19/00333/FULL

Dear Simon,

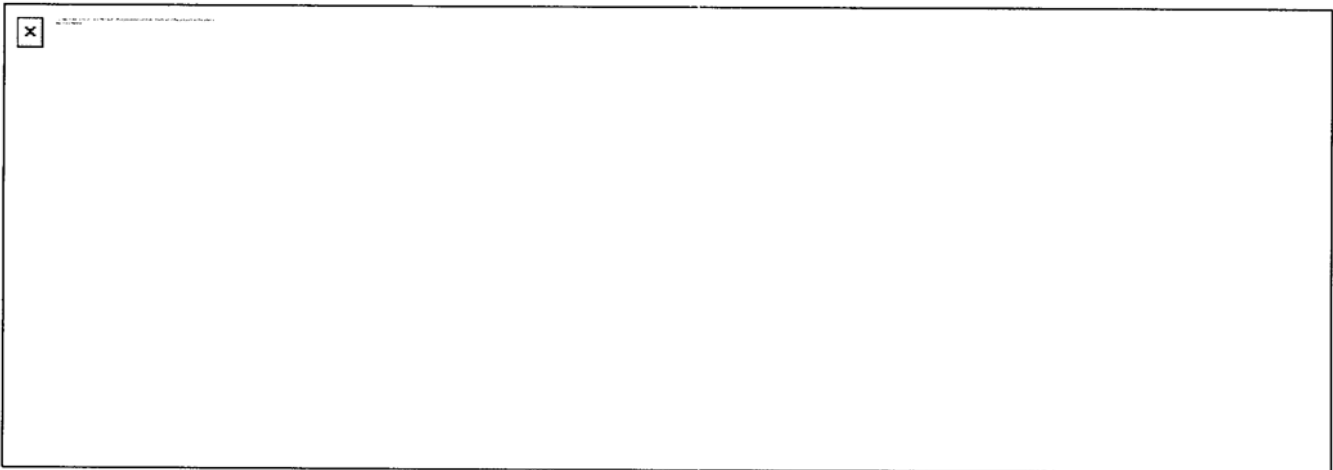
We have reviewed the above application and identified that there is an outstanding requirement for (at least) a single dusk or dawn bat emergence/re-entry survey. As protected species are a material planning consideration we would highly recommend that this survey is conducted prior to the determination of planning and submitted with an Ecological Impact Assessment as per good practice guidance outlined by CIEEM (2016).

In accordance with NPPF, we would also encourage the development to achieve a net gain in biodiversity.

Feel free to contact me should you have any queries.

Regards,

Laura Hobbs  
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**Yorkshire Wildlife Trust**  
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