

DCAdmin

From:
Sent: 30 July 2024 20:55
To: DCAdmin
Subject: Planning application 2024/91316

In response to the planning application to build 17 dwellings on 236 Leeds Road I have two points to raise:

Bats

There are bats in the area as witnessed by myself on Moat Hill Farm Drive. They can be seen most evenings flying around both the fields, neighbouring houses and Clough House itself. Having reviewed the documents lodged with this application I cannot find any reference to any ecological survey. On a previous application for the same site (2020/94203) document number 850662 recommends a bat survey be undertaken.

Wildlife in the local area hasn't deteriorated over the last 4 years in fact the opposite. As bats are a protected species surely there is a need to conduct a bat survey now?

Street line

It isn't clear from any of the plans and drawings how the new buildings are placed in relation to existing properties, however, on page 7 on the "design and access statement" document number 1040951 it clearly shows on page 7 the properties at plots 7, 8 and 9 are set a lot further forward than the existing properties.

This will impact the existing properties on the same side of the street in that the view when getting off their drives will be blocked by the new houses hiding any vehicles coming from them. Surely the new houses need to run along the same line?

Regards

49 Moat Hill Farm Drive
Birstall