

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 10 March 2025 14:35
To: Planning ContactCentre
Cc: Elenya Jackson
Subject: 2024/91164 at location Unit 1, Spafield Mill, Upper Road, Batley, WF17 7LR

Please see my comments below.

Designated sites

No issue.

Onsite species and habitats

No returns of EPS licences or ecology surveys.

Priority Habitat – Deciduous Woodland within 500m of the site.

BNG

The extension is 78m², which means the site is subject to a Biodiversity Net Gain Assessment; according to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Conditions

To be confirmed.

Suggested Informatives

Bats

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.

Birds

All works should be timed to occur outside nesting bird season (typically March to August, inclusive). If this is not possible all potential bird nesting opportunities must be checked by a suitably experienced ecologist within 24 hours prior to works. If any active nests are found, the ecologist should advise on suitable species-specific works exclusion zones. The exclusion zones should be regularly monitored by the ecologist and remain in place until the young have fledged the nest or the nests are otherwise deserted.

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

I hope this is helpful to you, please do let me know if you need anything further.

Many thanks,

Katie

Ecology Team

Planning and Development Service

Place Directorate – Skills and Regeneration

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