

Sent: 22 May 2025 09:13

Subject: 2024/91316 at location Clough House, 236, Leeds Road, Birstall, Batley, WF17 0HW

Please see commentary below.

Designations

No issue

Onsite habitats and species

- The site contains hedgerows and mature trees, and has good connectivity to the wider surrounding habitats, including Priority Habitats of deciduous woodland and ancient woodland.
- The buildings onsite appear in photos to be a poor state and look to have features suitable for roosting bats and nesting birds.

Further information is required prior to decision. Several records for protected and priority species and habitats are present within 1km of the site. A Preliminary Ecological Appraisal is therefore required prior to decision to assess the site habitats, the likely presence of protected and/or priority species, and the value of site habitats to protected and/or priority species.

There is a mention of a PEA in the BNG Assessment report – ref ER-7306-01. Please can this be sent to me?

Reason: In the interests of biodiversity and in accordance with LP30 and NPPF15.

BNG

An excel format of the metric will need to be provided prior to further review and commentary.

Suggested Conditions

To be confirmed following provision of PEA and excel format of metric.

Many thanks,
Katie

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