

Sent: 10 March 2026 09:17

Subject: 2024/91932 at location Land adj, 33, Brooke Street, Cleckheaton, BD19 3RY

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

There is no PEA offered as part of the application. The Biodiversity Net Gain Assessment (Baseline) report (Brooks Ecological, October 2024) has been reviewed – however, there is not any photographic evidence from the site walkover to confirm the results in the report, nor considerations for ecological constraints. The report also mentions that it is only valid for 18 months, which we will be coming to the end of in April. From Google imagery there appears to be several medium – large trees which would have suitability for bats and birds. Further information (e.g. a PEA) is required prior to any further commentary is provided.

BNG

As mentioned above; there does not appear to be photographic evidence to concur the information in the BNG Baseline report. Also, the BNG metric not available to review in order to validate the baseline calcs. Finally, the report is about to become out-of-date and so should not be used as part of the application. An update BNG report with more recent walkover survey information and photographic evidence is required.

Result – further information is required before ecological commentary can be finalised.

Many thanks, Katie
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