**Sent:** 20 August 2025 08:18

**Subject:** 2024/92353 at location 42, Church Lane, Thornhill, Dewsbury, WF12 0JZ

Please see ecological commentary below:

**Designations**
No issue

**Onsite habitats and species**
The Preliminary Ecological Appraisal is reasonable and acceptable.
A CEMP will be conditioned for birds and hedgehogs.
There is a recommendation of a Preliminary Bat Roost Assessment on the building to be demolished. As this has not been completed, it will need to be prior to determination.

**BNG**
The development claims to be a custom build, which would make it exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). So long as the case officer is happy with the required paperwork regarding Self-build and Custom Housebuilding Act 2015 then I have no further queries. Please do let me know if further information does come to light.

**Suggested conditions**
To be confirmed once the PBRA is provided and reviewed.

Many thanks,
Katie

Ecology Team
Planning and Development Service
Place Directorate – Skills and Regeneration
PO Box 1720,
Huddersfield,
HD1 9EL