

**Sent:** 08 July 2025 14:59

**Subject:** 2024/92910 at location Land Adjacent, 45, Coal Pit Lane, Lower Cumberworth, Huddersfield, HD8 8PL

Please see ecological commentary below.

Please note - it is noted that this is to proceed with an unimplemented granted application that was agreed in 2021 (2017/91774). As considerable time has passed, and no works are assumed to have taken place on the site, this will be treated as a new application.

### **Designations**

No issue

### **Onsite habitats and species**

The building on the site appears to be in a state of disrepair and so may present suitability for bird nesting or bat roosting. There are trees and hedgerows on the site, and directly adjacent to the site.

There are priority habitats (grassland and woodland), as well a GCN survey returns, and ponds within 1km of the site.

Further information is required prior to decision. Several records for protected and priority species and habitats are present within 1km of the site. A retrospective 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.

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

### **BNG**

It is likely that BNG is applicable in this instance. Please can the applicant provide a BNG assessment, or a validation statement as to why it would be exempt – based on the current guidance.

***Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.***

### **Suggested conditions**

To be confirmed once a PEA and BNG are provided.

Many thanks,  
Katie

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