

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 25 March 2025 15:10
To: Planning ContactCentre
Cc: Nicole Helliwell
Subject: 2025/90658 at location 316, Huddersfield Road, Mirfield, WF14 9PY

Please see below some comments on this application.

Onsite habitats and species

The site is within the Impact Risk Zone for the Denby Grange Colliery Ponds SSSI. There are returns for bat and GCN licence, GCN surveys, and Priority habitats near 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 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.

Biodiversity Net Gain

Plans currently show Biodiversity Net Gain is exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended).

However, should any extensions or further work be completed this will need to be reconsidered.

Hope this is helpful to you.

Many thanks,

Katie

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