

Sent: 03 March 2026 11:49

Subject: 2025/91126 at location 36, Oxford Road, Dewsbury, WF13 4LL

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

The site appears to consist of 2no buildings, hardstanding, grassland, several medium – large mature trees, and hedgerows.

I cannot see any site layout plans to show which ecological items are to be removed, and which are to be retained. There is a mention of a single tree (T7) to be removed as part of works (Arboricultural Impact Assessment (James Royston, 181101b AIA).

As the site also has what appears to be woodland area, with shrub and bare ground, directly adjacent – impacts to this area must be taken into account.

There are also priority woodland habitats 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 Preliminary Ecological Appraisal / GLTA for roosting bats - are 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

The proposed development claims to be for the construction of a single self-build or custom-build dwelling, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

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 PEA and GLTA for roosting bats is provided and reviewed.

Many thanks, Katie

Ecology Team

Planning and Development Service

Place Directorate – Skills and Regeneration

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