

**Sent:** 14 July 2025 13:18

**Subject:** 2025/91348 at location 2, East Street, Batley, WF17 5QY

Please see ecological commentary below

**Designations**

No issue

**Onsite habitats and species**

There appears to be some mature trees on, or directly adjacent to, the site that would be impacted by the works.

The building itself appears to show some potential roosting features for bats (loose tiles, etc.).

It would be recommended that a PEA, with Preliminary Bat Roost Assessment, is conducted on the site and returned to the LPA prior to determination.

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

**BNG**

The site is below the threshold for BNG requirements and is therefore exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). Should more information come to light, please do let me know.

**Suggested conditions**

To be confirmed once PEA is provided.

Many thanks,  
Katie

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