

Sent: 09 July 2025 09:48

Subject: 2025/91639 at location 40, Bradford Road, Fartown, Huddersfield, HD1 6JE

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

There are priority habitats of woodland and grassland within 1km of the site. There is also a waterbody within 1km of the site.

The building itself seems to have some bat roosting features (loose tiles, etc.).

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 Bat Roost Assessment 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

The proposed appears to be intended to be developed on land that is originally hardstanding. As a result, Biodiversity Net Gain is 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 a PBRA is provided.

Many thanks,
Katie

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