Sent: 09 March 2026 11:15

Subject: 2025/91888 at location Eden Banqueting, 297, Bradford Road, Batley, WF17 6HY

Please see ecological commentary below:

There are a few features on the building which would be suitable for roosting bats. Also, there are a number of deciduous woodland priority habitats within 200m of the site, as well as a watercourse.

As a result, a Preliminary Bat Roost Assessment, and any subsequent presence / absence surveys, will need to be conducted prior to determination under Case Law (CO/2820/2008 / 2009 EWHC 1227(Admin)).

Many thanks, Katie

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