Sent: 18 August 2025 14:09

Subject: 2025/92121 at location 56, Greenhill Bank Road, New Mill, Holmfirth, HD9 1ER

Please see ecological commentary below:

Designations
No issue

Onsite habitats and species

The buildings on the site both have bat roosting features. A PBRA will be required as a result.
The site is within 500m of a watercourse and priority habitats of deciduous woodland, and a pond.
With the exception of Greenhill Bank Road, the site has good connectivity to the wider landscape to the east.

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

BNG
The development claims to be a self/custom build, which would make it exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). 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 the PBRA is provided and reviewed.

Many thanks,
Katie

Ecology Team
Planning and Development Service
Place Directorate – Skills and Regeneration
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