Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 24 September 2025 09:05
To: Planning ContactCentre
Subject: 2025/92180 at location adj, 16a, Town Gate, Scholes, Cleckheaton, BD19 6ET

Please see ecological commentary below:

Designation
No issue

Onsite habitats and species
The site appears to have habitats (trees, building, grassland) which would be suitable for a number of species; including bats, birds, and hedgehogs.
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 site is 265m2 in size and so BNG would be applicable. A BNG assessment, statutory metric and plan to achieve 10% is required for this application, as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Suggested conditions
Tbc following provision and review of a PEA and BNG assessment.

Kind regards,
Katie

Ecology Team
Planning and Development Service
Place Directorate – Skills and Regeneration
PO Box 1720,
Huddersfield,
HD1 9EL