

Sent: 06 October 2025 14:52

Subject: 2025/92396 at location rear of, 14, Lincroft Avenue, Dalton, Huddersfield, HD5 8DS

Please see ecological commentary below

Designations

No issue

Onsite habitats and species

There appears to be several large trees on the site and a structure, which appears to have suitability for bats and birds.

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 applicable to Biodiversity Net Gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.

A BNG Assessment statutory metric will need to be submitted along with this application.

Suggested conditions

- Further conditions and commentary will be provided, following the Preliminary Ecological Appraisal, being provided. This cannot be conditioned predetermination due to planning guidance and Case Law (CO/2820/2008 / 2009 EWHC 1227(Admin)).
- BNG Assessment also required in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Many thanks,
Katie

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