

DC Admin

From: ENVU Biodiversity and Land Use
Sent: 23 October 2025 08:23
To: Planning ContactCentre
Subject: 2025/92656 at location rear of, 17, Manor Way, Staincliffe, Batley, WF17 7BX

Categories:

Please see ecological commentary below:

EcIA

The Ecological Impact Assessment was completed in 2019. The report was mentioned to be valid for one year. The information within the report is therefore expired.

An updated Preliminary Ecological Appraisal or Ecological Impact Assessment is required prior to any further commentary.

Further review and commentary will be provided, following the updated Ecological Appraisal, being provided. This cannot be conditioned predetermination due to planning guidance and Case Law (CO/2820/2008 / 2009 EWHC 1227(Admin)).

BNG

The site is applicable to Biodiversity Net Gain.

As a result, a BNG assessment is to be provided, with 10% net gain being achieved.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990

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