

Sent: 16 October 2025 09:21

Subject: 2025/92714 at location The Time Piece, 11, Northgate, Dewsbury, WF13 1DS

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

The building has a number of features that are suitable 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 development appears to be within the original footprint of the building / hardstanding for BNG requirements and is therefore exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). Should more information come to light, please do let me know.

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)).

Many thanks,
Katie

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