Sent: 02 December 2025 09:15

Subject: 2025/92728 at location land at, Dowker Street, Milnsbridge, Huddersfield, HD3 4JU

Please see ecological commentary below:

Designations
No issue

Onsite habitats and species
Two versions of the Ecological Appraisal report have been provided by the same company (Ostara Ecological Services) but are not adequately dated. Please can the ecologists be clearer with cover pages for future reference so professionalism and accuracy can be assured.
The report I have attached to this response is the information I am in reference to. It states on pages 8 of the report:
"*The survey was undertaken on 5th April 2023. 8/8 CC, 9 degrees Celsius, survey started with rain and stopped shortly after.*
The updated survey was undertaken on 25th October 2025. 6/8cc 11 degrees Celsius, survey started with rain and stopped shortly after."
Given the size of the site (>5,000sqm) – the application would benefit from further photographs from the most updated ecological survey walk over. It is difficult to get an assured image for ecological constraints to the site. There are no photos of the culvert, details photos of the buildings, or even one of the noted bird's nests.

BNG
Two different versions of the metric have been provided; one completed in October 2023, and one completed in October 2025.
They have two differing baseline calculations.

- October 2023: Habitat units 0.42 / Watercourse units 0.20
- October 2025: Habitat units 0.73 / Watercourse units 0.14

As a result, the baseline calculations cannot be validated and the BNG cannot be commented on further without clarifications of why they are different.

Conclusion
The reports and BNG metric are currently not acceptable due to lack of clarity. Further information is required.

Suggested conditions
Tbc once clarifications are provided.

Many thanks,
Katie

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