

## DC Admin

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**From:** ENVU Biodiversity and Land Use  
**Sent:** 27 October 2025 14:53  
**To:** Kerri Simpson  
**Cc:** Planning ContactCentre  
**Subject:** 2025/92787 at location Ingfield Business Centre, Cherry Nook Road, Deighton, Huddersfield, HD2 1JD

Hi There,

Please see ecological commentary below:

### **Designation**

No issue

### **Onsite habitats and species**

The building onsite, where works will take place, has several external potential bat roosting features. There are also a few mature trees on the site which may be impacted by works. As a result, a Preliminary Ecological Appraisal (with Preliminary Bat Roost Assessment) must be conducted prior to determination.

### **BNG**

The works are for a change of use to the building. As a result, there will be no change to the footprint and so BNG is 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 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)).

Many thanks,  
Katie

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