

**Sent:** 08 December 2025 12:52

**Subject:** doc 2025/92836 at location The Priory, Whitechapel Road, Cleckheaton, BD19 6HR

I understand that this is to review the discharge of conditions 5, 8, 15, and 16 in 2025/90655:

**Condition 5 – bat roosting**

The Bat Emergence Survey Report has been reviewed. It is reasonable and acceptable.

Three emergence surveys were carried out in the peak season, which identified a single day roost, occupied by a maximum of four common pipistrelle bats.

As a result, a Natural England ESP bat licence will be required prior to works. A Bat Mitigation Class licence has been provided under Christopher Shaw RC207. This is acceptable.

*Condition 5 is met.*

**Condition 8 – CEMP – Biodiversity**

The CEMP has been reviewed. This is acceptable and in line with the requirements of the condition.

*Condition 8 has been met.*

**Condition 15 – boundary treatment**

The landscape plan and CEMP have been reviewed. From an ecological perspective these are acceptable and in line with the requirements of the condition.

*Condition 15 is met.*

**Condition 16 – lighting**

The lighting strategy and CEMP have been reviewed. From an ecological perspective these are acceptable and in line with the requirements of the condition.

*Condition 16 is met.*

Many thanks,  
Katie

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