

Sent: 25 November 2025 09:47

Subject: 2025/93126 at location The Coach & Horses, Eastgate, Honley, Holmfirth, HD9 6PA

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

The Preliminary Ecological Appraisal is reasonable and acceptable.

The building, that is to be demolished, is observed to have high potential for roosting bats. As a result, 3no presence / absence surveys will be required to establish whether bats are indeed using the site. These must be completed during the appropriate bat surveys seasons (May – August). As the potential is high, the surveys will need to be completed prior to determination under case law (CO/2820/2008 / 2009 EWHC 1227(Admin)). The rest of the site is determined to have negligible potential for all other protected species due to the site consisting of sealed surfaces and a building.

BNG

The development appears to be within the original footprint of the building / hardstanding and is therefore BNG requirements are 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

TBC following completion of presence / absence bat surveys.

Many thanks,
Katie

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