

Sent: 25 May 2026 18:06

Subject: 2026/91233 at location 50, Orchard Street, Savile Town, Dewsbury, WF12 9LH

The site consists of hardstanding, scrub, ruderal, stone wall, and mature trees. It appears the trees are to be removed as part of the proposed development, though there is no assessment on theirs, and the stone wall, suitability for bats and birds and how mitigation measures will need to be implemented.

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 proposed development claims to be for the construction of a single self-build or custom-build dwelling, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

So long as the case officer is happy with the required paperwork regarding Self-build and Custom Housebuilding Act 2015 then I have no further queries.

Please do let me know if further information does come to light.

Many thanks,
Ecology Team
Planning and Development Service
Place Directorate – Skills and Regeneration
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