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VAT REGISTRATION NO: 290 0603 30

For: Mr. N. Mordin

Site: Brookhouse Farm, Holcombe Road, Greenmount, Bury, BL8 4BQ

National Grid Reference: SD77541391

Project No: PR-0149-24

Date of Issue: 15th May 2024

Re: Updated Site Visit to check the ecological status of the site remains the same as of 2020 Ecological report

Document Context

As part of a proposed planning application involving Brookhouse Farm, Bury, Tyrer Ecological Consultants Ltd were commissioned by Mr. N. Mordin to carry out an updated site visit on 29th April 2024.

The updated site visit follows on from a previous report 'Brookhouse Farm, Inspection & Assessment in relation to Bats & Breeding Birds – Tyrer Ecological Consultants Ltd, 27/01/2020' ("the report" – see **Appendix II**) issued to the applicant; the purpose of the updated 2024 visit was to ascertain whether or not the ecological status of the site remains the same or differs markedly from the findings, conclusions and recommendations presented in the 2020 report, and/or determine whether material content needed to be revised due to the time lapse in approaching planning for an application.

This document therefore serves to provide supplementary information to the 2020 issued ecological report, to be sent to the local authority alongside the report.

Background

The 2020 ecological report states the following:

Bats: Based upon the findings of the survey, covered through sections 6.0 – 7.0 of the report and supported by Appendix I, both the trees and B1-B5 outbuildings located at Brookhouse Farm is determined to offer 'Negligible' bat roost potential in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd ed. (2016); no further surveys are required in relation to bats.

Breeding Birds: In relation to common birds all trees, hedgerows, scrub and buildings B3-B5, as described in this report, offer birds nesting habitat, particularly during the breeding bird season (March-August). No impacts are applicable in relation to any Sch.1 (WCA) specially protected bird species such as Barn owl and no further surveys or recommendations are necessary in relation to specially protected birds at this time.

It is recommended that any building demolition, site preparation and/or wooded vegetative removal works should be undertaken outside of the nesting bird season. The nesting bird season is weather dependent but generally extends between March and September inclusive (peak period March-August).

2024 Ecological Status Update

Assessment Methodology

The site was re-attended on 29th April 2024 by the following surveyor:

Name	Description of most relevant credentials
Mr. H. Mulligan Qualifying CIEEM	• Junior Ecologist with a range of training and experience, • MBiolSci in Biological Sciences (Zoology), • Accredited agent on the Class 2 Natural England bat licence of Mrs. K. Wilding.

The survey methodology was effectively repeated, as to replicate the approach, which is outlined in further detail in Section 4.0 of the 2020 ecological report.

The survey took place within the breeding bird season (March-September inclusive) at a time when evidence of breeding birds is most apparent. However, the survey took place outside of the typical bat season (May-September), so the probability of encountering direct evidence or field signs of this species is therefore decreased. Signs of use for both species are readily visible all year round however, and, in the case of bats, roost potential and suitability of potential roost features can be adjudged as decisively as within the active season of bats, saving time and unnecessary delay to applicants, thus frequently the assessment can be as conclusive as if it was carried out in the active season. Timing is, therefore, not considered a constraint in this instance.

During the updated site visit, no access constraints arose regarding an ability to carry out the same survey effort as the previous 2020 report.

Results of Updated Site Visit

All the information contained within Desk Study Results – Section 6.0 of the 2020 report remains extant.

Bats:

All of the information regarding the trees and buildings on site and their potential to offer roosting features for bats remains applicable:

The internal character for each of the buildings (B1-B5) remains the same as in the 2020 report. None of the buildings offer any maternity roost potential for loft-dwelling species such as the brown long-eared (*Plecotus auritus*) bat, as the conditions in each of the buildings remains either highly illuminated, draughty, cold, overgrown or confined. The interiors also offer no evidence or suitability of crevice-dwelling bats such as pipistrelle sp.

Externally, the buildings are determined to be absent of viable potential roost features that could provide ingress or offer crevice opportunities, with the brickwork throughout generally remaining in good condition which offers no crevices or cavities. The roofs are consistently tight-fitting with no gaps or slipped tiles, with the exception of B3 and B4 which remain dilapidated and overgrown and thus offer no suitability.

In addition, all the trees onsite were found to be absent of typical features suitable for use by bats but may provide valuable foraging/commuting habitat.

Breeding Birds:

All information within the report in relation to both specially protected and more common birds remains extant. No evidence of Schedule 1 (WCA) specially protected birds was encountered

anywhere within the site boundary, with each of the buildings considered to be unsuitable for use; occupancy of any building is considered to be only a remote possibility.

In relation to common breeding birds, a nest was discovered within B5, likely accredited to swallow, though it appeared to have been abandoned. No direct evidence of common breeding birds was found within any of the other buildings onsite, though various nesting opportunities exist within the buildings 3-5, the trees, hedgerows and scrub.

Updated Ecological Status – Conclusions & Recommendations

Bats:

Based on the findings of the updated 2024 site visit, all the trees and buildings on site are categorised as offering a bat roost suitability of '**None**' in line with current BCT guidelines. No evidence of bats was discovered during the updated site walkover, in accordance with the 2020 report. As such, no further surveys are required prior to the proposed works.

The site is still considered potentially suitable for the foraging and commuting requirements of some bat species, including the areas of dense shrub and tree lines identified within the survey boundary. The lighting recommendations made in the original report are thus still applicable.

Breeding Birds

All information within the report in relation to both specially protected and more common birds remains extant, with no evidence of specially protected birds anywhere within the site boundary, and a plethora of opportunities within the site boundary which could be utilised by common bird species for nesting purposes.

As such, the recommendations made in relation to timings remain applicable, namely that any works to the areas of nesting potential identified in the previous report (B3-5 and all vegetation) should be timed outside of the breeding bird season (March-August), to avoid impacts to nesting species during the bird nesting season, unless it can be conclusively ascertained by an ecologist that breeding birds are absent.

In Conclusion

Relative to the above, the protocol has been determined using the collective and long standing experience of Tyrer Ecological Consultants Ltd and the specific nature of the site. Tyrer Ecological Consultants Ltd can confirm that the contents of this document have been reviewed and approved by Mrs. K. Wilding, Director of the company and experienced Ecologist of 15 years, and her assessment is consistent with that of Mr. Mulligan.

The contents of this document can be relied upon and have been presented in accordance with best practice guidance, and all available survey data at the site to date.

Kind regards,



Miss. J Collins (Junior Ecologist) (15/05/2024)

Appendix I: 2024 Updated Photography



Plate 1 – Exterior of building B1 (brick garages)



Plate 2 – Roof of B1 as seen from rear



Plate 3 – B2 adjacent to B1



Plate 4 – Overgrown and dilapidated nature of B3



Plate 5 – *Overgrown nature of B4*



Plate 6 – *Front aspect of B5*



Plate 7 – Nest discovered within B5

