

No ecological information has been provided with the application. However, the proposed works are unlikely to impact on roosting bats, given their small scale, as well as the condition and structure of the building, which comprises corrugated steel roofing and extensive metal wall cladding. Considering this, no further survey effort is deemed necessary as protected species surveys should only be requested when there is a reasonable likelihood of the species being present and impacted by a development. Nevertheless, protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

The River Irwell is located approximately 30 m east of the site, which connects to Crow Lumb Wood Site of Biological Importance (SBI) approximately 510 m south. We would therefore recommend that a CEMP: Biodiversity is secured via a condition to protect this watercourse, the SBI, and any wildlife using them from any adverse impacts of the proposed development. Additionally, any new external lighting must be designed in line with best practice guidelines (e.g. <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>) to ensure that the trees, railway and River Irwell adjacent to the east of the site remain un-lit and impacts on foraging and commuting bats will be avoided. Details of the lighting, including evidence that these features to the east will remain unlit, should be secured via a condition. If no new lighting is proposed, this condition will not be required.

Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. As such, wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application, and could include integration of bat or bird boxes into the existing and proposed buildings.

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