

Dear Charlotte,

Thank you for consulting GMEU on the planning application at 6 Wentworth Avenue for demolition of existing dwelling; erection of 1 no. dwelling. No ecological documents have been uploaded, however please find my comments:

From reviewing the Design and Access Statement the building roof has been removed and the dwelling nearly fully demolished. We would have recommended that a Preliminary Roost Assessment be conducted on this property prior to demolition, as bats may have been roosting at the property. The closest bat record to the site is within 25m and the closest bat roost record within 90m, and so a bat roost was not unlikely at this site. We would also have recommended that any work that will impact on habitats where nesting birds may be present (for example demolition/building works near to vegetation), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken. However, this seems to have occurred, as noted by Figure 5 in the Design and Access Statement.

Any further works should not be undertaken during the main bird nesting season, which should be secured via a condition.

Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible, measures to enhance the site for biodiversity should be secured as part of this planning application and should include integration of at least two bird boxes and two bat boxes onto the new dwelling, which should be secured via condition, to provide biodiversity enhancements, and mitigation for potential lost roost/nesting sites. The boxes should be erected prior to habitation of the dwelling.

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 Application Form states that this is a 'Householder' application and therefore is exempt from a BNG assessment. Bury Council must be satisfied that this is accurate.

Kind regards,

Abbey

Abbey Bailey

Assistant Ecologist

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Please note, my working days are Monday-Thursday.

Upcoming Annual Leave: 1st-10th September



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