

From: Suzanne Waymont
Sent: Friday, April 26, 2024 11:26 AM
To: Townsend, Jennie
Subject: PA 70420 - Ecology Response

Dear Jennie

Thank you for your consultation on the above application at 211 Bury Old Road, Prestwich.

As you are aware the information submitted with the application includes an ecology assessment. This found the building to have no potential to support bats and no evidence of nesting birds. Consequently there should be no ecological issues associated with the demolition of the existing building on site.

We would expect any such scheme to include measures to enhance biodiversity at the site and to provide a net gain for biodiversity, in line with the requirements of the National Planning Policy Framework. We would therefore recommend that the following condition be attached to any permission, if granted:

A scheme for the Biodiversity Enhancement Measures, as set out in Appendix II of Inspection & Assessment in relation to Bats & Breeding Birds by Tyrer Ecological Consultants Ltd dated March 2024 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Should you have any queries relating to this advice, please do not hesitate to contact me again,

Yours sincerely

Suzanne

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