

From: Samuel Bolton
Sent: 30 September 2024 15:17
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Cc: Development Control <Development.Control@bury.gov.uk>
Subject: [EXTERNAL] 70641 - Ecology Comments - 30-09-2024

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For the attention of Dean Clapworth

Application - 70641

Dear Dean,

Apologies for the late response to this application. The main considerations for this application are nesting birds and biodiversity net gain.

Nesting Birds

All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. Should any hedge and shrub removal be delayed until after the 1st of March, I would recommend the following condition be added.

No tree or shrub clearance shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to works and written confirmation provided that no active bird nests are present, which has been agreed in writing by the LPA.

Biodiversity Net Gain

The information submitted with the application includes a small sites Biodiversity Net Gain (BNG) report and small sites statutory Biodiversity Metric from Verity Webster (02/09/2024)

The appraisal found the site had some ecological value and aerial photography indicated the site formally included a row of trees, which have now been included in the metric considerations.

I have examined the Biodiversity Net Gain (BNG) metric spreadsheet provide by the applicant ecologist (Verity Webster – September 2024) and I am happy with the calculations provided. All habitat trading rules have been adhered to.

After construction of the development, onsite biodiversity remediation and the 10% net gain requirement there is due to be a net gain of 0.03 Area Habitat Units and 0.05 Linear Hedgerow Units;

I am happy to recommend proceeding to condition the Biodiversity Gain Plan (BGP), Habitat Management and Monitoring Plan (HM&MP) and the BNG metric. All should be completed and approved before the condition can be released.

PAS has provided some guidance on how to secure BNG via various conditions. [PAS Biodiversity Net Gain \(BNG\) Legal Agreement and Planning Condition Templates | Local Government Association](#).

Biodiversity enhancements not covered through BNG

As well as the statutory BNG requirements I would suggest that biodiversity enhancements be incorporated into the new development.

I would suggest the provision of suitably sited nesting and roosting potential for bats and birds should be installed on or near the building . The applicants ecologist can provide guidance in this matter.

I hope this is useful.

Please let me know if you need any further information

Samuel

Samuel Bolton
Ecologist - Greater Manchester Ecology Unit
Planning
Investment, Development and Housing
Place