

From: Mandy Elford
Sent: 02 February 2023 10:33
To: Booth, Claire
Subject: RE: Planning application no 69172 - Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH

Hi Claire

Thanks for your email.

The loss of a mature ash tree in my view is a loss to biodiversity given that ash trees are disappearing fast due to ash die back. I would recommend that they replace this tree on a 3:1 basis with either disease resistant ash trees or alternatively locally native species such as oak. The replacements should be at least heavy standards if not extra heavy standards.

Kind Regards

Mandy

**Mandy Elford BSc (Hons) MCIEEM
Ecologist**

**Greater Manchester Ecology Unit
Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
Tameside SK16 4LA**



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From: Booth,
Sent: 01 February 2023 13:48
To: Mandy Elford
Cc:
Subject: RE: Planning application no 69172 - Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH

Hi Mandy,

I visited the site last week and the mature Ash Tree noted within the submitted Preliminary Ecological Appraisal Report (Verity Webster, November 2022) and detailed on the Topographical Survey dated 31 October 2022) has been felled and is therefore no longer present.



The mature ash tree

I note that the Ecologist stated the following:

6.1.7 A large ash tree lies immediately outside the southeast boundary of the site. This tree will have intrinsic value for wildlife, but the loss of the tree, if required for the works, is unlikely to be of significance to biodiversity. [My underlining]

I want to know if we should seek additional mitigation on the grounds of this tree being removed over that which is proposed.

Please let me know your thoughts.

Mandy, your original comments are below this email.

Thanks in advance and kind regards,

Claire Booth
Senior Planning Officer
Development Management
3 Knowsley Place
Duke Street
Bury
BL9 0EJ



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From: Mandy Elford

Sent: 13 January 2023 11:23

To: Booth, Claire

Subject: Planning application no 69172 - Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH

Claire

Thank you for consulting the Ecology Unit on the above planning application and accompanying Preliminary Ecological Appraisal Report (Verity Webster, November 2022). The proposals are for the demolition of the stables and the erection on 1 no dwelling. Our comments are as follows:

Bats

The preliminary bat inspection was undertaken on 26th October 2022, the site comprised a stable block, shed and hard standing. The preliminary bat survey comprised an internal and external inspection of the stable block, shipping container and shed and an assessment of the ash tree to the southeast boundary of the site. No bats or signs of bats were found during the building/container survey and the buildings/container were considered to have a negligible potential to support roosting bats. No further surveys for bats are therefore considered necessary at this time and works can commence with a low risk to roosting bats. The ash tree was also found to have negligible potential to support roosting bats.

Notwithstanding the above, bats are mobile in their habits and can be found in the most unlikely places. If, in the unlikely event, bats are found or suspected at any time during the works, work should cease immediately and advice sought from a suitably qualified bat worker. We would suggest an **informative** to this effect be placed on any permission, if granted.

Birds

An old swallows nest was found to be present in the stable at the time of the survey and the ash tree has the potential to support nesting birds. All birds, with the exception of certain pest species, and their nests are protected under the terms of the Wildlife and Countryside Act 1981 (as amended). We would therefore recommend that all tree works and shrub clearance should not be undertaken in the main bird breeding season (March-September inclusive), unless nesting birds have found to be absent, by a suitably qualified person. We recommend that a **condition** to this effect be placed on any permission.

Mammals

Large and small mammals, whilst not present on site could potentially cross the site during construction. We would therefore recommend that any excavations which are created on the site, should not be left open overnight, or should be covered or fitted with a ramp to prevent any mammals from becoming trapped. An **informative** should be used so that the developer is aware of the legal protection that certain species receive. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately and an ecologist/LPA should be contacted.

Biodiversity Enhancement

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 recommend that opportunities for biodiversity enhancement be incorporated into the new development. These should include:

- Bat bricks and/or slates/boxes within the new development
- Bird boxes (see 9.4.4 of the report)

In conclusion we are satisfied that the application can be forwarded for determination and that any permission if granted is supported by the **condition/ informatives** above.

Should you have any queries relating to the above comments, please do not hesitate to contact me.

Kind Regards

Mandy

**Mandy Elford BSc (Hons) MCIEEM
Ecologist**

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