

Planning application 69687 5 Crompton St

Summary

I recommend a bat and bird assessment prior to determination.

Bats

Species such as common pipistrelle (*Pipistrellus pipistrellus*) most commonly occur in buildings and prefer confined roost sites, such as soffit boxes, eaves or under hanging tiles. The most common roosts are found between underfelt and boards or tiles, and inside cavity walls. Whilst the town centre location will be low risk, bats have been recorded in Bury Town Centre and therefore it is not possible to totally rule out the presence of bats in this building. Current guidance states it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision (UK Government Guidance within the ODPM Government Circular 06/2005) .

I therefore recommend that:

Prior to determination a bat assessment is carried out by a suitably experienced bat worker. The assessment should include as a minimum a visual inspection of the existing roof space for evidence of bats and exterior of the building for potential bat access points. Should the property be assessed as more than low risk, further information will be required prior to determination.

Nesting Birds

Birds such as house sparrow, starling and pigeon are known to nest in buildings in town centres. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. Please apply the following informative to any permission. I therefore recommend that as part of the bat assessment, a survey for nesting birds is also provided.

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. If evidence of bats or birds is recorded mitigation will be required.

David Dutton

Ecologist

Planning

Planning and Transportation

Place