

As there is now no building at 4 Parkstone Avenue, no ecological surveys can be undertaken.

The Application Form states that this is a 'self-build and custom build development' application and therefore is exempt from a BNG assessment. Bury Council must be satisfied that this is accurate.

With regards to ecological enhancements, I would recommend the following:

- A compensatory bird nest box scheme of at least one bird box situated on the new dwelling, to be secured via a condition;
- Any new external lighting must be designed in line with best practice guidelines (e.g. <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>) to avoid impacts on nocturnal animals such as bats which can be secured via a condition;
- A bat box plan should be secured via condition, to ensure no loss of bat roosting opportunities as a result of the proposed development; and
- Hedgehog highway holes should be incorporated into any fencing on-site, secured via a condition