

From: David Dutton
Sent: Wednesday, June 7, 2023 4:16 PM
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: Planning application 69572 137 The Rock

Hi Dean

Thank you for consulting the GMEU

Summary

A further bat survey is recommended prior to determination. There are unlikely to be any other significant ecological issues associated with this development.

Bats

A valid bat assessment has been provided. This found no evidence of bats and assessed the building a low risk due to the high number of potential access point but low risk location. I have no reason to doubt the findings of the report.

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 the findings of one dusk or dawn survey is provided to and agreed in writing by the LPA.

Nesting Birds

No reference is made to locating bird nests in the bat report, I therefore assume not were found. More information may however be provided as a result of the additional bat survey. It is likely that either an informative or condition should be applied.

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. There will be no loss of vegetated habitats as a result of this development. Mitigation for loss of bat roosting or bird nesting features may be required. Post development a small garden is proposed. This will result in an overall net gain given the site currently has negligible value. Provision of bird and or bat boxes may also be required.

David Dutton

Ecologist

Planning

Planning and Transportation

Place