



The Wildlife Trust for
**Lancashire
Manchester &
North Merseyside**



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Development Management
Town Hall Knowsley Street,
Bury,
Lancashire,
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10th June 2025

FAO Helen Pressley

Dear Ms Pressley

RE: PLANNING APPLICATION: 71645 | OUTLINE APPLICATION FOR ERECTION OF UP TO 275 NO. UNITS WITH ASSOCIATED CAR PARKING, LANDSCAPING AND INFRASTRUCTURE WORKS | LAND OFF CHUR CH STREET & SCOBELL STREET, TOTTINGTON, BURY, BL8 3DE.

I understand that my comments on the above planning application are outside of the consultation expiry date, but my attention has been drawn to two divergent reports and habitat assessments that have been provided for this site, and I therefore hope that the Trusts view on the application can be noted.

I have recently been made aware of both the consultants ecological reports, which I have now read, and the ecological report provided on behalf of the 'Friends of Bury Folk' (FoBF). The ecological appraisal of the site's habitats and biodiversity value are markedly different depending on which report is viewed, and this should be a cause for concern. The ecological consultant's report on behalf of the developer assesses the grasslands within the site as of limited botanical importance and classify the habitat as 'modified grassland'. However, the ecological surveys undertaken on behalf of FoBF identifies at least 6 species indicative of 'lowland meadow' within the fields and concludes that at least two of the fields should be classified as 'lowland meadow' habitat, with the remainder of the fields being classified as 'other neutral grassland' in moderate condition. Whilst I have not visited the site myself, the extensive and detailed survey data supplied on behalf of FoBF suggests that the grassland habitats are of a much higher quality than indicated. Clearly there is a large difference in survey effort and data relating to the grassland habitats, leading to a vastly different assessment of the quality of the grasslands. It is vital that surveys provide the required level of ecological information so that a full and accurate assessment on the ecological impact of a development can be undertaken. Given this discrepancy and the increased ecological importance attached to the habitats within the site, I feel that the application as it stands should therefore be refused. The Trust would certainly object to the loss of any grassland habitat that can be considered as 'lowland meadow'. The BNG metric would need to be recalculated, and important habitats retained as part of a redesigned master plan.

If you require further information or clarification of my comments, please do not hesitate to contact me.

Your Sincerely

M. C. Walker (signed electronically)

Martyn Walker