

# **Biodiversity Mitigation and Enhancement Plan**

**Discharge of Condition:** 9

**Planning Application Reference:** 68067

**Local Planning Authority:** Bury Council

**Applicant:** Mrs Annmarie Bennett, Owlerbarrow House, Bury. BL8 1RD

**Report Date:** 1st October 2025

**Site Address:**

No. 1 Dwelling to the Rear of Owlerbarrow House,  
Owlerbarrow Road, Bury, BL8 1RD

**Proposed Development:**

Construction of a single-storey bungalow within an existing garden/unused allotment area.

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## **1. Background**

This Biodiversity Mitigation and Enhancement Plan has been prepared in support of the approved development at Owlerbarrow House, Owlerbarrow Road, Bury (Planning Reference 68067). Planning permission was granted by Bury Council on **15 December 2022**.

**Condition 9** of the approval requires the submission of a biodiversity mitigation plan addressing potential habitat loss arising from site clearance, including provisions for tree and shrub planting and bird nesting features.

**Condition 9 states:**

“Prior to site clearance, a biodiversity mitigation plan for loss of trees, hedges and associated bird nesting and other wildlife habitats shall be submitted to and be approved by the Local Planning Authority. The contents of the plan should include native tree and shrub planting and the provision of bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building is first occupied or within the first available tree planting season; and any trees or shrubs removed, dying or becoming severely damaged or diseased within five years of planting shall be replaced by trees or shrubs of a similar size and species.”

**Reason:**

To mitigate the impact of the loss of habitat for nesting birds and other wildlife, and in the interests of visual amenity pursuant to Policies **H2/2 (Layout of New Residential Development)**, **EN1/2 (Townscape and Built Design)**, and **EN8/2 (Woodland and Tree Planting)** of the Bury Unitary Development Plan, and **Chapter 15 – Conserving and Enhancing the Natural Environment** of the National Planning Policy Framework (NPPF).

This report sets out the proposed measures to discharge Condition 9 by ensuring biodiversity is protected, mitigated, and enhanced throughout and following development.

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## **1.2 Ecological Context**

The site lies within the rear garden of Owlerbarrow House and comprises a disused vegetable garden/allotment area. The main dwelling is a detached residential property with a mature, well-

stocked garden surrounding a central lawn. The site is bordered by similar residential properties to the east, west, and south. Adjacent to the site are the playing fields of Elton High School, and beyond the woodlands of Leigh Lane.

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## 2. Existing Site Conditions

The existing garden area includes the following features:

- **Trees:** 3 × Leylandii, 1 × Beech, 1 × Rowan, 1 × Cherry
  - **Shrubs and Bushes:** Buddleia, Holly bush, Privet hedge (34 m length on west boundary)
  - **Other Vegetation:** Raspberry, Blackberry, and Redcurrant bushes (overgrown), Snowberry (*Symphoricarpos albus*), Box honeysuckle, Bracken
  - **Structures:** Two wooden sheds and two glass/aluminium greenhouses (to be removed)
  - **Miscellaneous:** Wooden compost bin and raised timber beds and frames (previously used for fruit and vegetable cultivation)
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### 2.1 Development Impacts

- Removal of several trees (Leylandii, Beech, Rowan, Cherry) may temporarily reduce nesting and foraging habitat for birds.
  - Removal of selected shrubs could temporarily reduce nectar sources for pollinators.
  - Partial removal (approx. 10 m) of the 34 m privet hedge may reduce shelter and foraging opportunities for small mammals.
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## 3. Mitigation Measures

### Timing Restriction:

No vegetation clearance or tree/shrub removal shall take place between **1 March and 31 August** (bird nesting season).

### 3.1 Tree and Shrub Retention and Relocation

- The young **Rowan (*Sorbus aucuparia*)** will be carefully relocated within the site.
- **Buddleia cuttings** have been taken and will be replanted in spring to maintain nectar sources.
- 24 m of dense privet hedge will be retained along the western boundary of Owlerbarrow House

### 3.2 Replacement Planting

- New **native flowering shrubs** (Lavender, Rose, Buddleia, Honeysuckle) will be introduced to support pollinators.

- **Native hedgerows** (Hawthorn and Holly) will be planted along the northern and southern boundaries to provide long-term foraging and shelter habitats.
  - An additional **Rowan tree** and replacement **Cherry tree** will be planted to replace canopy cover and provide fruiting habitat for birds.
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#### 4. Wildflower and Pollinator Planting

Some of the area of garden to be laid to grass will be created by incorporating **species-rich flowering turf or seed mix**, such as Turfgrowers Traditional Wildflower Turf, or Emorsgate Seeds EL1 – Flowering Lawn Mixture. The remainder of the grassed area will be established using a durable general-purpose lawn mix.

All soft landscaping will be implemented within 12 months of occupation of the new dwelling.

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#### 5. Habitat Features

- **Bird Boxes:** Two boxes (for common garden species) installed on the north-facing wall of the bungalow, approximately 2.5 m above ground. (see attached photo).
  - **Additional Bird Box:** One box placed within the retained garden.
  - **Invertebrate Habitat:** A bug hotel/log pile created under the trees from on-site woody materials.
  - **Ornamental Pond:** Small pond with water spitter for oxygenation, providing habitat for aquatic and semi-aquatic species.
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#### 6. Net Gain and Ecological Enhancement

The proposed measures will ensure no net loss of biodiversity and will enhance ecological value through:

- Increased availability of nectar-rich planting for pollinators.
  - Replacement of low-value non-native trees (Leylandii) with native species of higher ecological benefit.
  - Creation of new nesting and refuge features for birds, insects, and small mammals.
  - Enhanced planting diversity and structural variety across the site.
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#### 7. Management and Monitoring

- All measures shall be implemented within **12 months of occupation** or during the **first available planting season**.
- New planting will be maintained for a **minimum of five years**, including watering, weeding, and replacement of any failed plants.

- **Nest boxes** will be inspected annually and cleaned outside the breeding season.
  - **Wildflower areas** will be managed with one annual cut after seed set (late summer).
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## 8. Conclusion

The proposed development affects a small, overgrown section of garden with limited existing ecological value. (see attached photos) The mitigation and enhancement measures outlined in this plan will ensure that the development delivers a **net biodiversity gain**.

By replacing low-value features (Leylandii, sheds, and disused allotment structures) with **native trees, nectar-rich shrubs, wildflower planting, and habitat features**, the scheme will enhance biodiversity, landscape character, and ecological resilience. The new planting scheme will not only provide year-round resources for birds, pollinators, and other wildlife but will also create a **visually attractive, wildlife-friendly garden** that enhances the character of the property and its contribution to the wider environment. Compared with the existing situation, the development will result in a **clear biodiversity gain**, transforming the site into a sustainable, ecologically valuable, and welcoming green space.

Although the development is **exempt from the mandatory Biodiversity Net Gain (BNG) requirement** (permission granted prior to 12 February 2024), the applicant is voluntarily implementing enhancements consistent with best practice and local policy.

Furthermore, as the dwelling will provide accommodation for the applicant's elderly mother and remain under long-term family ownership, there is a strong commitment to ensuring the successful establishment, monitoring, and maintenance of all biodiversity measures.

Bury Council can be assured that all ecological commitments will be implemented, monitored, and maintained to a high standard, ensuring a sustainable and wildlife-friendly development for the long term.

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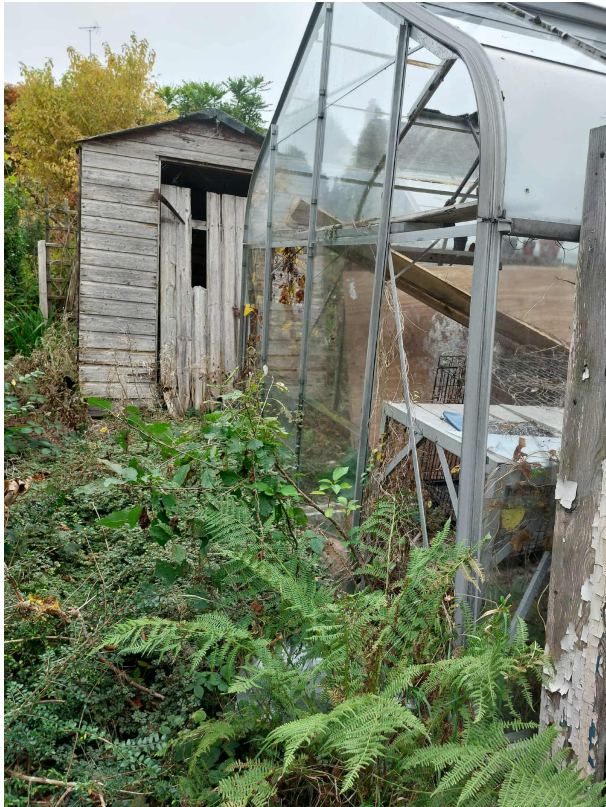
**RSPB Apex classic nest  
box**

**Proposed bird boxes x 3**

**Dilapidated sheds and green houses.**



Currently overgrown former allotment area of the garden.



Proposals for a visually pleasing biodiversity enhancing space.

