

Preliminary Ecological Assessment

Former Ambulance Station Cemetery Road, Ramsbottom, BL0 9PU

Document Control

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Client: Home Park Avenue Ltd

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Local Planning Authority: Bury Council

1. Introduction

This Preliminary Ecological Assessment (PEA) has been prepared in support of a full planning application for the redevelopment of the former ambulance station at Cemetery Road, Ramsbottom. The purpose of the assessment is to identify baseline ecological conditions, consider the potential presence of protected species, and determine whether further ecological survey work is required.

2. Site Description and Context

The site comprises a previously developed brownfield parcel of approximately 950 m², formerly occupied by a single-storey ambulance station building with associated hardstanding and areas of amenity grassland. The surrounding area is urban in character, with residential properties and Ramsbottom Cemetery in close proximity.

3. Designated Sites

A review of statutory and non-statutory ecological designations confirms that the site is not located within or adjacent to any designated ecological sites. The proposals are therefore not expected to affect designated nature conservation sites.

4. Habitats

Habitats present within the site are limited to built surfaces, modified amenity grassland and small areas of ornamental planting. No habitats of principal importance are present, and overall habitat value is low.

5. Protected and Notable Species

Bats: A Preliminary Roost Assessment concluded that the existing building and on-site trees have negligible suitability for roosting bats. No evidence of bat activity was recorded and no further bat surveys are required.

Breeding birds: Vegetation on site could support common nesting birds. Vegetation clearance should therefore be undertaken outside the bird nesting season, or subject to a precautionary check by a competent ecologist.

Other species: No evidence of other protected species was recorded and habitat suitability for such species is low.

6. Ecological Impacts

Given the low ecological value of the site, the proposed development is anticipated to result in negligible ecological impacts. No significant effects on habitats or species are predicted.

7. Mitigation and Enhancement

Proportionate mitigation and enhancement measures are recommended, including precautionary measures for nesting birds, sensitive lighting design, and the incorporation of bird and bat boxes as biodiversity enhancements.

8. Conclusion

The Preliminary Ecological Assessment concludes that the site is of low ecological value, no protected species constraints are present, and no further ecological surveys are required to support the planning application.