

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Application Number: 70805

For: Full Planning Application

Proposal: Erection of 4 no. bungalows and a block of 39 no. apartments for the over 55s including communal facilities, landscaping and car parking provision

Location: Land off Fletcher Fold Road, Bury, BL9 9RX

Applicant: Bolton at Home

Condition 7:

Prior to any further earthworks or vegetation clearance a "Precautionary working measures strategy for mammals" such as hedgehog and badger and amphibians such as common toad will be provided to and agreed in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

Precautionary Working Method Statement (PWMS)

Project Name: Fletcher Fold

Date: 8th January 2025

1. Purpose of the PWMS

This PWMS is designed to protect species such as hedgehogs, badgers, and common toads that may be present on the site during the course of development. All measures must be adhered to by contractors and site personnel to ensure compliance with relevant legislation, including the Wildlife and Countryside Act 1981 (as amended), the Protection of Badgers Act 1992, and the National Planning Policy Framework (NPPF).

2. Background Information

Protected species identified or with the potential to be present on-site could include:

- Hedgehog (*Erinaceus europaeus*)
- Badger (*Meles meles*)
- Common Toad (*Bufo bufo*)

The site contains features such as hedgerows, dense vegetation, or damp areas that are potentially suitable habitats for these species.

3. General Precautionary Measures

3.1 Site Induction and Awareness

All site personnel will be briefed about the potential presence of protected species and the specific measures outlined in this PWMS during site inductions.

A copy of this PWMS will be kept on-site at all times.

3.2 Timing of Works

Works will ideally be carried out during daylight hours to minimize disturbance. Vegetation clearance will be undertaken outside the breeding season for mammals and amphibians (typically March–October). If works must take place during these months, a qualified Ecologist will conduct a pre-clearance survey.

3.3 Pre-Commencement Surveys

A qualified Ecologist will conduct a walkover survey 24–48 hours before works commence to ensure no protected species are present in the work area.

4. Precautionary Measures for Specific Species

4.1 Hedgehogs

Any dense vegetation, bramble, or scrub will be cleared by hand using hand tools such as strimmers. If a hedgehog is encountered, works in the immediate area will stop, and the hedgehog will be relocated to a safe area with suitable cover outside the construction zone.

4.2 Badgers

Site personnel will remain vigilant for signs of badger activity (e.g., setts, latrines, paths). If a badger sett is identified, works in the vicinity will cease immediately and advice will be sought from a licensed Ecologist. Trenches or excavations will be covered overnight or include a means of escape (e.g., a sloped ramp) to prevent badgers from becoming trapped.

4.3 Common Toads and Other Amphibians

Any damp areas or potential amphibian refuges (e.g., piles of logs, stones, or vegetation) will be inspected carefully before clearance. If amphibians are encountered, they will be carefully moved by hand to a suitable location away from the work area (e.g., a nearby pond or damp habitat). Works should ideally avoid periods of heavy rain, as amphibians are more active and mobile in wet conditions.

5. Habitat Protection

Existing hedgerows, trees, and ponds within or adjacent to the site will be retained and protected with appropriate fencing (e.g., Heras fencing). Any temporary storage areas for materials or spoil will be located at least 5m away from retained vegetation or habitat features.

6. Emergency Measures

If a protected species (e.g., badger, hedgehog, or amphibian) is injured or found during works:

- Stop work immediately.
- Contact a qualified Ecologist for advice.
- If necessary, contact a wildlife rehabilitation centre or vet for assistance.

7. Monitoring and Reporting

The implementation of this PWMS will be overseen by the Site Manager. Regular checks will be carried out during works to ensure compliance. Any incidents involving protected species will be reported to the Local Planning Authority and/or Natural England, as required.

The above PWMS will ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

8th January 2025