

69299 – Unit 2, Victoria Retail Park, Victoria Street, Bury

Thank you for consulting the GMEU

Summary

The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds and biodiversity enhancement measures can be resolved via condition and or informative.

Bats

A valid bat report has been provided. The building was assessed as having negligible bat roosting potential. I have no reason to doubt the findings of the report, given the experience of the consultant and nature of the building. The only potential issue highlighted would be if any additional external lighting was to be installed that would increase the level of illumination of the high retaining wall along the western boundary. This does not appear to be the case. Prior to determination, please confirm that no additional pole mounted external lighting is proposed. Bollard lighting will not be an issue in this location. Alternatively, a condition can be applied.

Nesting Birds

No bird nesting habitat appears to be present. No further information or measures are required.

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. No habitat or species impacts appear to be occurring. Mitigation is therefore not required. Enhancement could be provided through installation of a bird box on the retaining wall given it appears to east facing and therefore suitable.

Ecologist

GM Ecology Unit