

Good afternoon,

Thank you for consulting GMEU on the application for change of use at Bassfield Farm, Ramsbottom (71217).

The information submitted with the application includes a 'Bat Survey Report' detailing the results of the preliminary day-time survey, undertaken by an experienced ecological consultant, to assess the site for its suitability to support roosting bats. The survey found that the existing building has at least 'moderate' bat roosting potential given the potential roosting features identified. As such, and in line with national guidelines (2023), the Assessment recommends that at least two dusk emergence surveys are to be undertaken on the building between May and August/September 2025.

As stated within the report, there must be no work done to the building in the meantime that may disturb bats or impact potential roosting areas via deconstruction, noise or vibration. Existing potential access gaps must be retained until the bat activity survey work has been completed. Nesting birds must also be considered during construction works as there is potential that they could nest within the building.

A bat report detailing the results of the recommended emergence surveys must be provided so that there is sufficient information to ensure bats will not be harmed by the proposals. The application should therefore not be determined until a full bat survey is submitted in 2025.

The submitted information suggests that the existing garden will not be impacted as part of the proposals and the works will be restricted to the change of use of the existing building only. If this is the case, then a Biodiversity Net Gain (BNG) assessment will not be required.

Should you have any queries relating to this advice, please do not hesitate to contact me again.

Kind regards,

Melissa Sullivan

Ecologist

Planning

Place