

From: David Dutton
Sent: Friday, May 12, 2023 10:24 AM
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: Planning application 69535 Land at Billberry Close

Hi Dean

Thank you for consulting the GMEU

Summary

The development is forecast to result in a loss of 0.74 biodiversity units. There are no other significant ecological issues associated with this development. Issue relating to nesting birds and Japanese knotweed can be dealt with via condition.

Protected Species

A valid ecological assessment has been provided. This found no evidence of any protected species and has reasonably discounted all such species. This is in-line with my assessment at pre-application. No further information or measures are required.

Nesting Birds

The development will result in the loss of trees and shrubs potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines be applied to any permission.

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Japanese Knotweed

This invasive species listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended) was found on the site. I recommend that as part of any permission a condition along the following lines is applied.

Prior to any earthworks a method statement detailing control measures for japanese knotweed should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.

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. The development will result in the loss of amenity grassland and some of the scrub and trees associated with the site. This will be replaced with 7 bungalows and their gardens.

A biodiversity net gain summary has been provided which has calculated a 0.74 biodiversity unit loss. I have not interrogated this in detail given the small loss but it is in the region I would expect given the site is only 0.3ha. Technically some form of additional mitigation or compensation is required and we

tend to agree with the ecological consultant that this is not achievable on-site (without losing housing units).

Options include a financial contribution calculated at £16k per BU = £11,840. Alternatively, the developer may have over land on the estate they could enhance by for instance planting replacement urban trees or mixed scrub. This is an approach Salford CC have adopted for small losses (Salford have adopted 10% net gain for all developments in their local plan ahead of it becoming mandatory). So in this instance seven native urban trees forecast to exceed 30cm diameter at breast height after 30 years would achieve the required number of biodiversity units if they were still in moderate condition.

With regards wildlife given the presence of house sparrow a UK Biodiversity Priority Species, I recommend a house sparrow terrace is mounted on each dwelling on either an easterly or westerly elevation. *The details can be conditioned.*

David Dutton

Ecologist

Planning

Planning and Transportation

Place