

Thank you for your consultation on the application at 106 Kings Road, Prestwich (71549).

No ecological information appears to have been submitted with the application and therefore my advice is based on a review of aerial photography and Google Street View, plus photographs of the site.

The site comprises a singular building and extension works are proposed. In general, the site holds very limited ecological value with the exception of potential for bat roosts within the building.

The plans indicate that works to single storey extensions are proposed only and they contain flat roofs which are generally less suitable for roosting bats than pitched roofs with loft spaces. The existing roof of the main building will not be impacted. Based on this, the proposal is likely to be of very low risk to bats. However, as bats are highly mobile creatures, we would advise that the following informative be attached to any permission, should it be granted:

Whilst the works to the existing building has been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The application will be exempt from a Biodiversity Net Gain (BNG) assessment under the de minimis rule (less than 25m² of habitat to be removed).

In addition to the above, the following is recommended:

- Work that will impact on habitats where nesting birds may be present (for example building demolition, works to/or removal of trees/shrubs), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
- Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application and could include integration of bat or bird boxes onto the existing building or extension.

Overall, GMEU are satisfied that this application can be forwarded to determination.