

Your Ref: 71426
Our Ref: MAN.893.016.EC.R.001

Date: 21st January 2026
Email: daniel.hull@enzygo.com

FAO: Westchurch Homes (the client)

RE: Protected Species Survey (Condition 8) – Dumers Lane, Radcliffe, M26 2BD

Further to recent correspondence, please find enclosed details suitable for submission to Bury Council planning authority in relation to planning application reference 71426 to discharge Condition 8 for the proposed *'Demolition of buildings and erection of 77 no. affordable dwellings and associated access off Wild Street, landscaping and parking'*.

Background

In January 2026 Enzygo Ltd was commissioned to conduct a Protected Species Survey for land at Dumers Lane, Radcliffe, M26 2BD (grid reference: SD 79770 08130) located within the Bury Council planning authority. This was requested to discharge Condition 8 of planning application reference 71426, to redevelop the site to 77 residential units and associated access off Wild Street, landscaping and parking.

Condition 8 states that:

'Prior to any earthworks or vegetation clearance, an updated protected species survey shall be provided to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved details and measures'.

The application is supported by an *Ecological Survey and Assessment* (ERAP, 2025). This assessment noted suitable onsite habitat for badger, hedgehog and common toad, whilst Bealey's Goit, which lies over 10m from the northern tip of the site, was noted to provide suitable habitat for Otter. Additionally, the River Irwell has hydrological/habitat connectivity to Bealey's Goit and has records of Otter, with the most recent from 2023. It was recommended that if site clearance was not conducted by Summer 2025, then a pre-commencement protected species survey, with a particular focus on Otter and Badger, should be conducted.

Methodology

The walkover survey was conducted on 21st January 2026 by Ethan Westmerland MSc. BSc (Hons) [Assistant Ecologist at Enzygo] and Daniel Hull MSc. BSc (Hons) Qualifying Member of CIEEM [Project Management Trainee]. The weather conditions were dry and cloudy (approximately 70% cloud cover), with a temperature of 9°C and a light breeze.

Otter

A search of the site, together with Bealey's Goit and Hutchinson's Goit up to 30m from the site boundary, was undertaken for signs of Otter activity in accordance with current guidance (Chanin, 2003). This involved a search for the presence of holts, spraints, slides, trails, prints and food remains.

Where relevant, Rabbit (*Oryctolagus cuniculus*) and Brown Rat (*Rattus norvegicus*) excavations and associated evidence of activity have also been recorded.

Badger

A search of the site and land within a 30m radius was undertaken for signs of Badger in accordance with current guidance (Harris, Cresswell, & Jefferies, 1989), (Badger Trust, 2023). This involved a search for the presence of setts, foraging activity (e.g. snuffle holes), latrines, dung pits, prints and trampled pathways.

As above, Rabbit and Brown Rat excavations and associated evidence of activity have been recorded.

Other Protected Species

In addition to the targeted Otter and Badger survey, the walkover also included a general inspection of the site to confirm whether habitat conditions for other protected species identified during the original *Ecological Survey and Assessment*, including bats, Great Crested Newt and Hedgehog, had changed since the initial survey. This comprised a visual assessment of buildings and trees for bats, and an inspection of terrestrial and aquatic habitats for their suitability to support protected mammals, amphibians, reptiles and invertebrates.

Results

Otter

No evidence of Otter activity was recorded within the survey area. Specifically, no holts, spraints, slides, trails, prints or food remains were identified during the survey.

Two burrows were recorded along the banks of Bealey's Goit; however, these were small in size and lacked any other Otter field signs. The burrows were instead assessed as being most likely from Brown Rat, given their size and location. Refer to **Appendix A** for photos.

Based on the above, no evidence of Otter use of the site or nearby watercourses was identified at the time of survey.

Badger

No evidence of Badger activity was recorded within the site or within a 30m radius of the site boundary. In particular, no setts, foraging signs, latrines, dung pits, prints or trampled pathways were identified.

Several small burrows were noted in the north-west of the site and adjacent land; however, these were noted to be too small for Badger. They were assessed as being attributed to Brown rat or Rabbit due to their size. Refer to **Appendix A** for photos.

The survey therefore confirmed the absence of Badger field signs within the survey area at the time of survey.

Other Protected Species

It is confirmed that there have been no changes to site conditions in relation to other protected species since the initial *Ecological Survey and Assessment*. No additional ecological features or constraints were identified. The two onsite buildings were inspected and continue to be assessed as having *Negligible* suitability for roosting bats, whilst none of the trees support features suitable for roosting bats. The findings and recommendations of the original assessment therefore remain valid and applicable.

Conclusions

It is confirmed that no evidence of Badger or Otter were detected during the survey and that site conditions remain unchanged in relation to other protected species identified in the *Ecological Survey and Assessment*.

Please refer to the January 2026 *Precautionary Working Method Statement* (Enzygo, 2026) for confirmation of the protected species mitigation strategies applicable to this development.

Yours sincerely,



Daniel Hull MSc BSc (Hons), Qualifying member of CIEEM – Project Management Trainee
Enzygo Ltd

Appendix A – Site Photographs

Photographs of Animal Holes		Details
		Hole 1 Located along the northern bank of Bealey's Goit (Grid Ref: SD 7971 0827)
		Hole 2 Located along the northern bank of Bealey's Goit (Grid Ref: SD 7971 0826)
		Examples of animal holes recorded in the north-west of the site and adjacent land