

From: David Dutton
Sent: 21 July 2023 13:16
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: Planning application 69063 12 Owlerbarrow Rd

Hi Dean

Thank you for consulting the GMEU

Summary

Further information on bats is recommended. Issues relating to nesting birds and biodiversity mitigation and enhancement can be dealt with via condition.

Bats

A valid bat report has been provided covering trees and the eastern elevation, though this has not included the north facing elevation of the existing building, where the new garage is proposed. *I therefore recommend that prior to determination, this elevation is also assessed for bats.*

With regards the trees all were assessed as negligible to low with the caveat that due to foliage further precautionary surveys should occur once leaves have dropped. I have no reason to doubt the findings of the report. No further information is required for the trees and eastern elevation is required at this time. *The recommendation of the report could therefore be conditioned but this would be premature until the findings of the additional survey is provided.*

Nesting Birds

Trees and shrubs will be lost, 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.

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 trees and garden, along with associated bird nesting habitat. The area lost is small but difficult to mitigate on the site (when considered under biodiversity net gain guidance) as the remainder of the site is already garden with boundary trees. Native tree and hedge planting is however feasible, with mandatory biodiversity net gain for small sites now put back until late 2024 and this site potentially exempt on size. Mitigation for birds and bats is achievable on-site through provision of bird and bat boxes. *The details can be conditioned.*

David Dutton

Ecologist

Planning

Planning and Transportation

Place