

Bat Survey: Preliminary Roost Assessment

2-4 Kings Road

Prestwich, Manchester

May 2026

Prepared for: Accessory World

Report prepared by: Verity Webster BSc (Hons) MSc CEcol CMIEEM



EXECUTIVE SUMMARY

- On 19th May 2026 a Preliminary Roost Assessment was undertaken at 2-4 Kings Road, Prestwich, Manchester, M25 0LE.
- The building was assessed to determine the suitability for roosting bats. The building is considered to have low suitability for bats due to the presence of potential roost features and proximity to favourable foraging habitat.
- Further survey work in the spring/summer months is recommended to determine the presence or absence of a bat roost in the house. This survey work must be undertaken between May – August when bats are active.

Verity Webster

Ecology and Protected Species Consultancy



1. Introduction

1.1 Application Site

- 1.1.1. This report details bat survey work at 2-4 Kings Road, Prestwich, Manchester, M25 0LE. National grid reference SD82110248.
- 1.1.2. Accessory World commissioned Verity Webster Ltd to undertake the bat survey work to inform the planning application.

1.2 Objectives

- 1.2.1 The objectives of the Preliminary Roost Assessment are to determine:
- The suitability of the buildings on site to support a bat roost.
 - Whether bats are currently using the buildings, or have done in the past.
 - The potential status of any roost present.
 - How bats might be using the site and the potential species present.
 - The potential impacts of the proposals on any potential roost present or on bats using the site.
 - The requirement for further survey work and/or mitigation.
 - How any impacts might be avoided, mitigated and/or ameliorated, including advice on European Protected Species Mitigation (EPSM) application if required.
 - The potential for biodiversity net gain on site.
- 1.2.2 The format and content of this report follow that required by the European Protected Species Mitigation (EPSM) licence application where appropriate.

1.3 Proposals

- 1.3.1 The proposals comprise the extension of the building.

1.4 Ecologist

- 1.4.1 The Preliminary Roost Assessment was undertaken by Verity Webster. Verity is a licensed bat surveyor (Bat Survey Class Licence WML CL18 (Class 2) Registration number: 2015-13858-CLS-CLS).
- 1.4.2 Verity has worked as an ecological consultant since 2007. She has undertaken preliminary bat assessments and further bat emergence/activity surveys for a large variety of projects and schemes, producing the required impact assessment and subsequent mitigation schemes/method statements when necessary.



2. Site Location

- 2.0.1 The survey site is located in a built-up residential area of Sedgley park, Prestwich, approximately 40m east of Bury New Road (A56).
- 2.0.2 Singleton Brook weaves through the landscape east to west approximately 130m to the south. There is extensive open space in the locality. There is green space following the line of the brook east to west, and Kersal Moor Local Nature Reserve (LNR) lies approximately 320m to the southwest. A large area of grassland with trees, in part encompassing a golf course lies approximately 470m to the west. Kersal Dale Local Nature Reserve (LNR) lies approximately 670m to the south. The River Irwell weaves through Kersal Dale, beyond which lies Kersal Vale wetlands.
- 2.0.3 Overall, although the immediate surrounds are built-up, the surrounding landscape has high suitability for bats.

Local Nature Reserve (LNR) Local Nature Reserves (LNRs) are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities. LNRs are areas of natural space for people and wildlife. They can be designated on the basis of wildlife and biodiversity, or for geological reasons.



Figure 1: Ordnance survey map showing the location of the proposed development site.





Figure 2: Aerial image showing the proposed development site and immediate surroundings





3. The Survey Site

3.0.1 The survey site comprises a two-storey commercial building with courtyard to the rear.

The Building

3.0.2 The building is a two-storey detached structure. The frontage (north) faces Kings Road.

3.0.3 The building is constructed of brick with metal sheeting for signage. The windows at the front are wood-frame. The roof is cross-pitched with an extension running south from the main body of the building. The majority of the roof supports tiles with UPVC fascias. The south elevation extension and the west gable of the main body of the building have no fascias and the tiles are fitted directly onto the wall. There is small single-storey flat-roof extension on the east elevation of the rear (south) extension. This has a felt roof and wooden fascias.

3.0.4 There is a loft void that is split into two sections. Both sections are approximately 3m to the apex and lined with breathable roofing membrane. The ridge beams are exposed. There are skylights which allow entry of much natural light.



The front (north) elevation of the building



The rear (south and east) elevation of the building



4. Legislation

Full details of relevant legislation and planning policy can be found in Appendix A.

4.1 UK and EU Legislation

4.1.1 Key legislation regarding the protection of bats:

- Wildlife and Countryside Act 1981 (as amended)
- The Countryside and Rights of Way Act (CROW), 2000
- The Natural Environment and Rural Communities Act (NERC, 2006)
- Conservation of Habitats and Species Regulations 2017 (as amended)

4.1.2 Under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2018, it is a criminal offence to:

- Deliberately capture, injure or kill a bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost.

4.2 Planning Policy and Legislation

4.2.1 Under the NERC Act 2006, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site before they make a decision on the planning permission.

4.2.2 The National Planning Policy Framework (NPPF, 2021) encourages Local Planning Authorities to conserve and enhance biodiversity.

Chapter 15, Para 180 of NPPF states: *"The planning system should contribute to and enhance the natural and local environment by:*

- a) ***protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils....***
- d) ***minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"***.

Para 181 states: *"Plans should: distinguish between the hierarchy of international, national and locally designated sites;*

allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a

strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of

natural capital at a catchment or landscape scale across local authority boundaries."

Para 185 identifies that plans should do the following to protect and enhance biodiversity and geodiversity:



- a) ***“Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and***
- b) ***Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and peruse opportunities for securing measurable net gains for biodiversity.”***

Para 186 states that *“when determining planning applications, local authorities should apply the following principles:*

- a) ***if significant harm to biodiversity from a development cannot be avoided...,adequately mitigated, or, as a last resort compensated for, then planning permission should be refused”***

- 4.2.3 The local planning authority has a responsibility, therefore, to obtain all information regarding the potential for protected species on a site prior to making a decision about a proposal.



5. Survey Methodology

- 5.0.1 The Preliminary Roost Assessment was undertaken in accordance with currently accepted guidance: Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edn). The Bat Conservation Trust, London.

5.1 Desk Study

- 5.1.1 Data sources used to establish background information about bats and their likely presence in the locality:
- Magic Map, Natural England (2016)
 - Bing Maps (2017)
- 5.1.2 Satellite mapping, Ordnance survey, road map, habitat and designated site data from Magic Map (Natural England, 2014) was used to assess the value of the surrounding habitat for bats in the area at a landscape scale (5km), including any potentially important habitat corridors (linear habitat features), feeding grounds or potential roost opportunities, such as large expanses of woodland. The features and habitats immediately surrounding the site (local area) were also assessed at a finer scale as these influence the likely presence of bats within the survey site.

5.2 Preliminary Roost Assessment

- 5.2.1 An internal and external inspection of the building was undertaken during daylight to determine the suitability for bats and establish, if possible, whether bats are using the building or have been in the past.
- 5.2.2 All accessible parts of the building were inspected to look for bats and signs of the presence of bats, including:
- Droppings.
 - Feeding remains including moth and butterfly wings.
 - Staining from urine or oils near crevices or holes or on timber (such as roof beams), walls, chimney breasts etc.
 - Scratch marks on walls and timber.
 - Squeaking or chattering calls.
- 5.2.3 The systematic search inside the building included inspection of beams, floors, surfaces of stored materials, loose roof insulation or felt covering, junctions between roof timbers and timbers and the walls, and crevices within brickwork. Potential access into the building was also inspected by searching for holes in insulation and any light penetration into the interior from the outside.
- 5.2.4 The assessment outside the building included inspection of all walls, windows, window sills, fascias, soffits, eaves and tiles, including a search for any crevices under tiles, under lifted lead flashing or lifted roofing felt, missing mortar, gaps in the ridge or gable end of the roofs, crevices in brickwork or under flaking paintwork or render, gaps in cladding or hanging tiles and any other potential bat roost opportunities.
- 5.2.5 Equipment: During the survey, a strong torch with directional beam was used to inspect the buildings.



- 5.2.6 As a result of the external preliminary roost assessment, the structures on site was characterised as having 'none', 'negligible', 'low', 'medium' or 'high' suitability for bats. It may also be possible to confirm the presence of a roost.
- 5.2.7 Buildings or structures typically characterised as having suitability at the following levels:
- **None:** No habitat features on site likely to be used by any roosting bats at any time of year.
 - **Negligible suitability:** No obvious habitat features likely to be used by roosting bats. Modern or newly-built well-sealed structures may fall into this category. Structures that are metal clad with metal internal beams might have negligible potential if there are no favourable roosting spaces. Structures may also be unfavourable due to the level of disrepair, being subject to poor weather conditions.
 - **Low suitability:** Structures will have sub-optimal roost features with limited potential for roosting bats. Features may be used by single bats opportunistically, but do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis by large numbers of bats.
 - **Medium suitability:** Structures may have a few features with potential for bats, that provide enough space, shelter, protection and other suitable conditions, or several features with limited potential for bats. It may also be that a potentially suitable structure is situated in an area with habitat that has an only low potential for foraging and commuting bats.
 - **High suitability:** Structures support at least one or more features that provide opportunities for roosting bats such that they might be used regularly, for longer periods by larger numbers of bats. These may be external features, such as lifted weatherboard or crevices in brick or stonework, or internal, such as large loft spaces with potential access. Barns, with open doorways and windows with wooden rafters and beams, may fall into this category. If a structure is close to good habitats, such as a waterway, marshland or woodland, this also increases the potential for roosting bats.
 - **Confirmed roost presence:** It is evident as a result of signs from inspection, such as droppings, or sight of bats, that a roost exists within the building. It is not always possible to ascertain the presence or absence of a roost even if some signs, such as droppings or feeding remains are found.

6. Survey Limitations

- 6.0.1 The survey was undertaken in daylight in mid-May. At this time of year bats will be occupying summer roost sites. Evidence of bats on the exterior of a building may be present and evidence of the use of the interior of the building by bats, either in the current or previous seasons is likely to be present where signs (such as droppings and feeding remains) are protected from the elements.
- 6.0.2 The records data from the local records centre was not obtained to inform this assessment. In this case, the external and internal inspection is considered sufficient to inform appropriate recommendations about the need or otherwise of further survey work and, or mitigation.



7. Findings: Preliminary Roost Assessment

7.1 Suitability of the Locality for Bats

- 7.1.1 At a landscape level, the area surrounding the survey site considered to be very good for bats. Refer to Figure 2.
- 7.1.2 Surrounding housing provides good potential roosting opportunities, whilst the matrix of habitats in nearby green space, including woodland, grassland wetland and waterways, provides good foraging habitat.
- 7.1.3 The bat species most likely to be present are common and soprano pipistrelle bat (*Pipistrellus pipistrellus* and *Pipistrellus pygmaeus* respectively). Species that favour open habitats such as Leisler's (*Nyctalus leisleri*) and noctule bat (*Nyctalus noctula*) may also be present, especially as they travel large distances to forage. Daubenton's bat (*Myotis daubentonii*) specialise in foraging over water and are likely to be associated with the River Irwell and waterbodies in Kersal Dale. Species that favour woodland habitat such as Natterer's bat (*Myotis nattereri*), whiskered bat (*Myotis mystacinus*) and Brandt's bat (*Myotis brandtii*) are also likely to be present, but less abundant in the area.

The Conservation Status of Bats in the Area

- 7.1.4 The conservation status of bats in the area is shown in Table 1.

Table 1: The Conservation Status of Bats in the area at a Local, County and Regional Level

Species	Local	County	Regional
<i>Common pipistrelle</i>	<i>Likely to be common in the area. There are records of this species in the area (10km).</i>	<i>Common and widespread Frequently recorded.</i>	<i>Common and widespread Frequently recorded across the Northwest</i>
<i>Soprano pipistrelle</i>	<i>Likely to be present due to the presence of riparian habitat.</i>	<i>Widespread. Frequently recorded.</i>	<i>Common and widespread Frequently recorded across the Northwest</i>
<i>Nathusius's pipistrelle</i>	<i>Likely to be rare in the area.</i>	<i>Infrequently recorded, but this may be due to low survey effort. Not yet recorded breeding in the county.</i>	<i>Rare across the northwest. A migratory species.</i>
<i>Brown long-eared bat</i>	<i>Likely to be in the area. There is a recent record of this species within 10km of the site.</i>	<i>Common and widespread Frequently recorded.</i>	<i>Common and widespread Frequently recorded across the Northwest.</i>
<i>Natterer's bat</i>	<i>Likely to be in the area, although this species favours woodland habitat,</i>	<i>Scattered distribution in Greater Manchester.</i>	<i>Widespread and scattered across the Northwest.</i>



	<i>which is infrequent in the landscape.</i>		
Noctule	Present	Widespread and frequently recorded.	Common and widespread. Frequently recorded in the Northwest.
Whiskered bat	Present but likely rare	Present	Widespread.
Brandt's bat	Rare / absent	Present	Widespread.
Alcathoe's bat	Unknown	Unknown	Widespread. Likely under-recorded.
Daubenton's	Presence is likely due to the riparian habitat present.	Widespread, frequently recorded near water.	Widespread
Serotine	Rare / absent	Unknown	Restricted to south and southwest Britain, rarely recorded in the northwest.
Leislars	Rare	Unknown	Rare, but widespread in Britain. Present in the northwest.
Barbastelle	Unlikely to be present in the area. This species is a woodland-specialist and there is a lack of this habitat present.	Unknown	Present south of a line from North Wales to the Wash.

7.2 Preliminary Roost Assessment

7.2.1 The building inspection and bat roost assessment was undertaken in daylight on 19th May 2026.

The Building

7.2.2 **The building is considered to have low suitability for bats.**

7.2.3 Externally, the walls and metal sheeting on the frontage and rear are generally well-fitted. There are three small crevices in the brickwork on east side of the north elevation. There are two holes in the brickwork under the eaves on the gable of the main body of the building and several small crevices on the south elevation of the extension where mortar has fallen away. These crevices provide good potential opportunities for bats such as pipistrelle species in which to roost.

7.2.4 Internally, the loft space is of a size that would be suitable for bats, such as brown long-eared bat to fly prior to leaving an roost space. However, the skylights allow in much natural light which significantly reduces the suitability for open-roosting bats.

7.2.5 There is no visible access into the loft space and the roofing membrane is well sealed. It is understood that roof work was undertaken approximately 10 years ago.

7.2.6 No evidence of bats was found internally or externally.



Showing crevices in the brickwork on the north elevation



Showing the well-fitted tiles on the north elevation



Showing gaps in the brickwork on the west elevation



Showing crevices under tiles on the south elevation where mortar has fallen away



Showing the loft void, well lit by natural light



8. Appraisal

- 8.0.1 The Preliminary Roost Assessment at 2-4 Kings Road, Prestwich was undertaken to determine the suitability of the house for roosting bats and to determine the likely impact of the proposed works on bats.
- 8.0.2 No bats or signs of the presence of bats were found during the external or internally during inspection of the building.
- 8.0.3 However, given the numerous potential roost features in the roof structure, and the high quality of nearby foraging habitat, the building is considered to have low suitability for bats.
- 8.0.4 Further survey work is considered necessary to determine the presence or absence of a bat roost.
- 8.0.5 The proposals provide the opportunity to enhance the site for roosting bats and recommendations for this have been made.



9. Recommendations

9.1. Bats - Further survey work

9.1.1 The house is considered to have low suitability to support roosting bats. In order to determine the presence or absence of a roost, it is necessary to undertake further survey work. It is recommended that:

- A single evening emergence survey is undertaken between May – August.

9.1.1. The survey work will inform any necessary mitigation.

9.1.2. If a bat roost is confirmed present, it will be necessary to undertake two additional surveys and also necessary to apply for and attain a European Protected Species Mitigation (EPSM) licence prior to the start of works.

9.1.3. An EPSM licence (issued by Natural England) would detail the necessary mitigation and procedures of work required to ensure that no bats are harmed during the works and that the conservation status of the species is retained following the works.

Enhancement

9.0.1 The proposals provide the opportunity to enhance the site for bats.

9.0.2 It is recommended that:

- At least two crevice-roost site for roosting bats is integrated into the newly extended dwelling, for example the 1FR Schwegler Bat Tube. Alternatively, bat boxes could be attached externally to the building. See the examples below. There are many alternatives at NHBS.com.

Note that recommended enhancement measures may alter depending upon the findings of the evening survey work.



1FR Schwegler Bat Tube

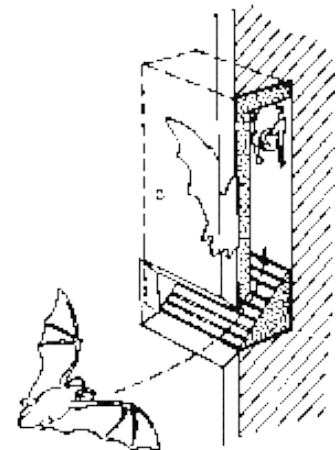
This box is durable and does not require cleaning.



Alternative Bat Boxes

1FE Schwegler bat access panel

This box is durable and does not require cleaning.



Ibstock Enclosed Bat Box 'C'

This box is durable and does not require cleaning.

Beaumaris Woodstone Bat Box

This box is durable and does not require cleaning.

All bat boxes are available from NHBS Ltd





10. References

- BING maps (Accessed 2026) <http://www.bing.com/mapspreview>
- Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edn). The Bat Conservation Trust, London.
- Google maps (Accessed 2026) <https://www.google.co.uk/maps>
- MAGIC Map (Accessed 2026) <http://www.magic.gov.uk/MagicMap.aspx>. DEFRA.



• APPENDIX A: Wildlife Legislation and Planning Policy

UK AND EU LEGISLATION

10.1. KEY LEGISLATION

10.1.1. Key legislation regarding the protection of bats:

- o Wildlife and Countryside Act 1981 (as amended)
- o The Countryside and Rights of Way Act (CROW), 2000
- o The Natural Environment and Rural Communities Act (NERC, 2006)
- o Conservation of Habitats and Species Regulations 2017 (as amended)

10.2. WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

10.2.1. The Wildlife and Countryside Act 1981 is UK legislation.

10.2.2. Bats are listed on Schedule 5 of the Wildlife and Countryside Act (WCA) 1981. Under Section 9 of this legislation it is an offence to:

- Kill, injure or take a bat.
- Possess, a live or dead bat.
- Intentionally or recklessly damage or destroy any structure of place which any bat uses as shelter or protection.
- Intentionally or recklessly disturb a bat whilst it is occupying a structure or place which it uses for shelter or protection.
- Internationally or recklessly obstruct access to any structure or place which a bat uses as shelter or protection.
- Sell, offer or expose for sale any live or dead bat.

10.3. COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

10.3.1. Schedule 12 of the Countryside and Rights of Way (CROW) Act 2000, amended by the Wildlife and Countryside Act 1981 by removing the need to prove intent to damage a roost / harm (etc) a bat or other species listed on Schedule 1 by adding the words 'or recklessly' after 'intentionally' into the wording in Section 9 of the WCA 1981. The CROW act also strengthened the penalties for offences to bats and other species listed on Schedule 5.

10.4. CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 (AS AMENDED)

10.4.1. The Conservation of Habitats and Species Regulations 2017 (as amended) consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994 in respect of England and Wales.

10.4.2. The 1994 Regulations transposed Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. The regulations came into force on 30 October 1994.



10.4.3. The Regulations provide for the designation and protection of European Sites and European Protected Species, including bats.

10.4.4. Under the Regulations, competent authorities (ie any government department or public body) have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive.

10.4.5. With regard to European Protected Species (including bats), the Regulations make it an offence to:

- Deliberately capture;
- Kill;
- Disturb or;
- Trade in animals listed in Schedule 2, which include all UK bat species.

10.5. European Protected Species (EPS) Licenses and the Three Tests

10.5.1. These actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserve public health and safety). For such a licence to be granted the appropriate authority would have to be satisfied that an application has met the three tests, which are:

- 1)- The licence may be granted "to preserve public health or public safety or for reasons of overriding public interest, including those of a social or economic nature and beneficial consequences or primary importance for the environment"
- 2)- There must be "no satisfactory alternative"
- 3)- The proposal "will not be detrimental to the maintenance of the species at a favourable conservation status in its natural range"

10.6. NATURAL ENVIRONMENT AND RURAL COMMUNITIES (NERC) ACT 2006 (PLANNING SYSTEM)

Planning Authorities: A Duty to Conserve Biodiversity

10.6.1. Under this legislation, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site *before* they make a decision on the planning permission.

10.6.2. Part 2, Section 40 confers on the planning authorities a duty to conserve biodiversity and states:

"Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of biodiversity"

Species of Principal Importance

10.6.3. Part 3, Section 41 requires the Secretary of State to "publish a list of the living organisms and types of habitat which in the Secretary of State's opinion are of **principle importance** for the purpose of conserving biodiversity".

10.6.4. This requirement leads to production of a list of species and habitats of Principal Importance. This list includes all UK bats.



PLANNING POLICY

10.7. NATIONAL PLANNING POLICY FRAMEWORK

- 10.7.1 Under the NERC Act 2006, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site before they make a decision on the planning permission.
- 10.7.2 The National Planning Policy Framework (NPPF, 2021) encourages Local Planning Authorities to conserve and enhance biodiversity.

Chapter 15, Para 180 of NPPF states: *"The planning system should contribute to and enhance the natural and local environment by:*

- b) **protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils....***
- e) **minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"**.*

Para 181 states: *"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."*

Para 185 identifies that plans should do the following to protect and enhance biodiversity and geodiversity:

- c) **"Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and***
- d) **Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and peruse opportunities for securing measurable net gains for biodiversity."***



Para 186 states that “*when determining planning applications, local authorities should apply the following principles:*

- b) *if significant harm to biodiversity from a development cannot be avoided...,adequately mitigated, or, as a last resort compensated for, then planning permission should be refused”***

- 10.7.3 The local planning authority has a responsibility, therefore, to obtain all information regarding the potential for protected species on a site prior to making a decision about a proposal.

10.8. ODPM CIRCULAR 06/2005: BIODIVERSITY AND GEOLOGICAL CONSERVATION

- 10.8.1 This document, to be read in conjunction with NPPF provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It makes it clear that it is the intention of the government that local authorities and developers consider protected species at the earliest possible stage in the planning process. Any planning application that is likely to affect protected species should come with details of the surveys which have been undertaken and should include, if necessary, recommendations for mitigation. Applications which do not include sufficient data should be rejected.