

From: David Dutton
Sent: Wednesday, August 14, 2024 5:51 PM
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: [EXTERNAL] Planning application 70955 Former HSS Hire

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Hi Dean

Thank you for consulting the GMEU

Summary

Potential ecological issues include bats, nesting birds and biodiversity net gain.

Bats

Disturbance is proposed to the existing roof space. Whilst the a bat assessment for the previous application found no evidence of bats and assessed the building as negligible risk, this survey is now around 3 years old and therefore no longer valid. It has not in any event been submitted as part of this application. *I therefore recommend a bat assessment prior to determination.*

Nesting Birds

Previously feral pigeon were confirmed as nesting in the building and trees and scrub are present around the northern part of the site. *As part of the bat assessment, I recommend an updated nesting bird assessment.*

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

Young trees and scrub appear to be present. It is unclear from the information provided whether or not they will be retained.

With regards BNG, the developer is claiming exemption under the de minimis rule, ie less than 25sqm of vegetation is to be removed. This however is not self-evident from the previous ecological survey and google earth, with more than 25sqm of vegetation appearing to be present. *I therefore recommend verification by the ecological consultant employed to carry out the bat and bird assessment prior to determination of the area of vegetated habitat to be lost.*

David Dutton

Ecologist

Planning

Investment, Development and Housing

Place