

68799 – The Gatehouse, Woodhill Road, Bury

Thank you for consulting the GMEU

Summary

The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds and biodiversity enhancement measures can be resolved via condition and or informative.

Bats

A valid bat report has been provided. No evidence of bats was found and the building assessed as having very low to negligible bat roosting potential. I have no reason to doubt the findings of the report. Precautionary measures have been recommended during works to the roof. I am satisfied that these are proportionate. I therefore recommend a condition along the following lines is applied to any permission.

The development shall be carried out in accordance with the details contained in the Bat Survey Report, Verity Webster dated May 2022 Section 9.0.1 as already submitted with the planning application and agreed in principle with the LPA prior to determination.

Nesting Birds

The development appears to result in no loss of trees or shrubs and no mention of birds nesting on the buildings was noted. I am therefore satisfied the risks are very low and recommend an informative along the following lines.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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. There appears to be negligible loss of vegetated habitat, the only species impact being the loss of very low roosting potential. As mitigation/enhancement, I recommend inclusion of one integrated bat box/brick or tile in the extension. ***The details can be conditioned.***

Ecologist

GM Ecology Unit