



2025.06.30 - Ecology comments - 142986/VO/2025

From [REDACTED]
Date Mon 30/06/25 1:05 PM
To Planning [REDACTED]
Cc Steven Mccoombe [REDACTED]

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For the attention of Steven McCoombe

Application: 142986/VO/2025

Dear Steven,

The only outstanding piece of information is a BNG metric with the results page added.

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Bats

The Preliminary Ecological Appraisal (Ascerta October 2024) assessed the trees on site as having negligible potential to support roosting bats. I have no reason to question the findings of the ecologist and no further surveys are required.

We would suggest an informative to this effect be placed on any permission.

Whilst the trees on site have been assessed as negligible risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If safe to do so, the tongue and groove cladding and roof flashings of the buildings should be removed by hand to protect and solitary roosting bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Birds

The trees and shrubs on site have the potential to support nesting birds.

All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. Should the group of trees along the western boundary (G1) need to be trimmed to facilitate the construction or the buildings onsite are to be demolished after the 1st of March, I would recommend the following condition be added.

No tree or shrub clearance 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 works and written confirmation provided that no active bird nests are present, which has been agreed in writing by the LPA.

Small mammals

Preliminary Ecological Appraisal (Ascerta October 2024) felt that the site could provide refuge for small mammals, including hedgehog.

Priority species such as hedgehog are likely present in the area. Reasonable avoidance measures are therefore justified during site clearance. I recommend a condition along the following lines is

applied to any permission.

Prior to any earthworks or vegetation clearance a reasonable avoidance measures method statement for small mammals shall be supplied to and agreed in writing by the LPA

Biodiversity Enhancement

In addition to statutory Biodiversity Net Gain requirements, we would still expect any such scheme to include measures to enhance biodiversity at the site and to provide a net gain for biodiversity, in line with the requirements of the National Planning Policy Framework.

We would also recommend that opportunities for biodiversity enhancement be incorporated into the new development. The applicants ecologist has recommended

- *“Provision of 2 bird boxes (25mm and 32mm entrance hole box, house sparrow terrace, swift box), attached to or integrated into new buildings on site;*
- *Provision of 2 bat features (e.g. Vivara Pro WoodStone Bat box or similar) attached to a retained or new tree on site or provision of a bat box (e.g. Vivara bat bricks or ‘bird brick houses’ bat boxes) integrated within new buildings;”*

I would recommend a condition to this effect.

Biodiversity Net Gain

While the biodiversity loss for this application is relatively low and the LPA can be reasonably confident that the standard statutory BNG condition could be released, the metric does not provide a results table within the spreadsheet. **Please could you ask the applicant to resend the spreadsheet with the results table added.** This is the only outstanding piece of information for the application, in regards to ecology.

Ecologist - Greater Manchester Ecology Unit

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