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From: [REDACTED]
Sent: 28 June 2024 13:43
To: Planning
Subject: App 3/2024/0286 8 Walmsley Brow Billington - Ecology Unit Response

 External Email

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Dear Kathryn Hughes

App 3/2024/0286 Proposed conversion and extension of existing bungalow into two-storey semi-detached dwellings and construction of one new detached, two-storey dwelling, 8 Walmsley Brow Billington

Thank you for consulting the Ecology Unit on the above planning application.

The application involves the loss of an area of garden.

I would advise –

- I would accept the findings of the ecology survey report that the proposals are very unlikely to cause any harm to bats. Bats can turn up in unexpected places, so I would advise the applicant that if bats are encountered at any time during works, work must cease and advice sought from a suitably qualified person about how best to proceed. All UK bats and their resting places carry a high level of legal protection.
- The proposals will result in small net gain in Biodiversity as measured by a recognised Biodiversity Metric (+2.52 %). In addition, the application involves further biodiversity enhancements which include native woodland bulb planting and the installation of bat roosting and bird nesting boxes, enhancements which are not necessarily captured by using the Metric calculation. These enhancements are welcome, but in order to achieve a required 10% net gain in biodiversity, further on-site landscaping and/or off-site habitat creation or enhancement will be required. Since the required habitat gains are relatively small, and the habitats which are subject to the gain requirement are relatively simple and widespread, I have a high level of confidence that the necessary 10% gain could be achieved. In this circumstance I would advise that the standard BNG Condition could be applied to any permission which may be granted to the application, to require the submission of a detailed BNG Gain Plan prior to work commencing.

I hope that these comments are useful.

Yours

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