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From: [REDACTED]
Sent: 28 June 2024 13:11
To: Planning
Subject: App 3/2024/0239 Moorcot 24 Nickey Lane Mellor - Ecology Unit Response

 External Email

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Dear Ben Taylor

App 3/2024/0239 Proposed construction of new two-storey three-bedroom dwelling in garden, with new access and associated alterations to original dwelling, Moorcot 24 Nickey Lane Mellor

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

The application involves the loss of an area of garden, including a length of established hedgerow.

I would advise –

- I would accept the findings of the bat 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 a loss in biodiversity. In order to achieve a required net gain in biodiversity, further on-site landscaping and/or off-site habitat creation or enhancement will be required. Since the 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 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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