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From: [REDACTED]
Sent: 28 June 2024 14:04
To: Planning
Subject: App 3/2024/0439 Change of use from public house to residential use, Duke of York Inn Grindleton Brow Grindleton - Ecology Unit Response

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Dear Stephen Kilmartin

App 3/2024/0439 Change of use from public house to residential use, Duke of York Inn Grindleton Brow Grindleton

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

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 a net gain in Biodiversity of more than 10%, as measured by a recognised Biodiversity Metric. This is largely because parts of the site which are currently hard standing will be converted into garden space, which I would regard as a non-significant enhancement. This non-significant enhancement, acceptable to achieve the required net gain in Biodiversity, will not require a long-term maintenance provision.

I hope that these comments are useful.

Yours

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