

From: Planning
Subject: FW: App 3/2024/0942 Black MossFarm Elmridge Lane Chipping - Ecology Unit Response

From: [REDACTED]
Sent: 24 March 2025 16:41
To: [REDACTED]
Cc: Planning <planning@ribblevalley.gov.uk>
Subject: App 3/2024/0942 Black MossFarm Elmridge Lane Chipping - Ecology Unit Response

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Ribble Valley Council

App 3/2024/0942 Proposed conversion of two stone barns to create three holiday cottages with associated curtilages. Erection of fencing and pedestrian gate. **Black Moss Farm Elmridge Lane Chipping PR3 2NY**

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

Bats

The buildings to be converted have been shown to support bat roosts. All UK bats and their resting places carry a high level of legal protection and their presence is material to the determination of the application.

In this case, the roosts recorded support relatively few bats of relatively common species. It would be possible to allow the development while mitigating for any disturbance to bats, and therefore the conservation status of bats would be capable of being retained. Mitigation measures for avoiding harm to bats have been proposed in Section 4.3 of the Bat Presence / Absence Survey Report (*UES 2024*) provided to inform the application, and these proposals are acceptable. Implementing the mitigation measures will require the applicant to obtain a protected species License from Natural England, which is a separate process from obtaining a grant of planning permission. I would advise that the following Condition is attached to any permission which may be granted to the works,

Condition - "Building conversion works which could affect bat roosts shall not in any circumstances commence unless the local planning authority has been provided with a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead"

Reason – conservation of protected species

Nesting Birds

Nesting Birds may be present in the buildings to be converted, and could be disturbed by the planned works. All nesting birds their eggs and young are specially protected under the terms of the Wildlife and Countryside Act 1981 (as amended). I would advise the applicant that no works which could cause harm to nesting birds should commence during the optimum time of year for bird nesting (March to August inclusive), unless nesting birds have been shown to be absent by a suitably qualified person.

Biodiversity Net Gain

The development only requires a small amount of new or enhanced habitat in order to achieve the required 10% gain in biodiversity, and I am confident that the gain could be achieved either on or off-site, or with a combination of both. The statutory Biodiversity Gain Condition applies to the development, to require the applicant to provide a Biodiversity Gain Plan prior to commencement of the development.

In this location, the addition of new features for nesting birds (e.g. swallow nesting cups or owl nesting boxes) would be a useful biodiversity enhancement for species.

I hope that these comments are useful.

Yours

Derek Richardson
Principal Ecologist

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Principal Ecologist

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Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

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Simon - Social Worker

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