# Nicola Gunn

From: Planning

**Subject:** FW: App 3/2024/0943 - Black Moss Farm Elmridge Lane Chipping - Ecology Unit

Response



From:

Sent: 25 April 2025 13:12

To: Maya Cullen

Subject: RE: App 3/2024/0943 - Black Moss Farm Elmridge Lane Chipping - Ecology Unit Response

# $\Lambda$

### **External Email**

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Hi

#### I've had another look at this

- Yes, an informative about the need to avoid any disturbance to known nearby bat roosts during work would be proportionate,
- I would not consider that the proposals have the potential to affect any designated nature conservation sites (the application site is too far away from designated sites, with no apparent pathways evident),
- Although there is no dedicated PEA, useful habitat information is provided in the updated Biodiversity Net Gain Statement. From this information I would conclude that the proposals will not directly affect any notable habitats except for lengths of hedgerow (and maybe ponds, see below), for which compensation would be available through new hedge planting elsewhere within the landholding,
- I would raise a query about the level of information provided regarding the protected species
  great crested newt. The plans would on the face of it indicate that ponds are being retained,
  but the block plans show that buildings will be very close to a pond, and therefore may impact
  directly on amphibian breeding habitat. Given that the pond and associated terrestrial habitat
  may well be affected by the scheme further information concerning impacts on amphibians
  should be required.
- I note that there does not seem to be a landscape assessment available for assessing landscape/visual impacts on the AONB
- I would reiterate my preference for information concerning how the BNG requirements will be met to be provided before deciding the application

## Nicola Gunn

From: Planning

**Subject:** FW: App 3/2024/0943 - Black Moss Farm Elmridge Lane Chipping - Ecology Unit

Response

From: Derek Richardson < Sent: 25 April 2025 11:28

Subject: App 3/2024/0943 - Black Moss Farm Elmridge Lane Chipping - Ecology Unit Response



### **External Email**

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## Ribble Valley Council

App 3/2024/0943 Black Moss Farm Elmridge lane Chipping - Proposed erection of eight new agricultural buildings for dairy cattle and associated infrastructure to include: 1 x covered midden, 2 x plant rooms, 1 x cattle sheds with robotic milking machines, 1 x calving shed, extension to existing calving shed, 1 x 1.5 storey staff room/office and erection of wash down area/fuel storage bay. Creation of hard standing, installation of 3 x silo's, and installation of Sustainable Drainage Systems.

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

# **Bats**

Some of the buildings to be converted have been shown to support bat roosts, and the roosts will be affected by the development proposals. 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 the Bat Survey Report 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"

# **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**

Currently, the development will result in a net loss to Biodiversity, contrary to the statutory requirement for a Biodiversity Gain of at least 10% to be achieved. Full details have not been provided as to how the required gains will be achieved, although it is stated that some habitat creation could take place within the red line application boundary and in other parts of the landholding outside of the application boundary. An outline landscape plan has been provided.

While I would prefer further details of the proposals for achieving a gain of 10% to be provided before deciding the application, I would accept that in principle it would be possible to achieve suitable habitat creation on other parts of the landholding and therefore that the application could go forward for determination. In this case, I would advise –

- That a fully comprehensive Biodiversity Gain Plan will need to be required by the deemed Biodiversity Gain Condition which will apply to any permission granted to the application.
- That a long-term Habitat Management and Monitoring Plan for any on-site and off-site habitat creation should also be required by Condition.
- Any off-site habitat creation will need to be secured by means of an S106 planning obligation.
   This could be prepared at Condition discharge stage. In addition, any off-site habitat creation will need to be Registered on the national Biodiversity Gain Register

#### Other Biodiversity Enhancements

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.

### **Protection of Amphibians**

I would advise that a method statement is prepared providing details of reasonable measures to be taken during the course of any development to avoid any harm to amphibians.

I hope that these comments are useful.

Yours

Derek Richardson Principal Ecologist