From:

To:

05 March 2025 14:19

Planning

Subject: App 3/2025/0100, Land at The Eagle at Barrow Clitheroe Road Whalley BB7 9AQ -

Ecology Response



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Dear Ribble Valley Council

Re App 3/2025/0100, Land at The Eagle at Barrow Clitheroe Road Whalley BB7 9AQ

Thank you for consulting the Ecology Unit on the above planning application. The application site is dominated by a large existing surfaced car park and a small area of modified grassland, of limited nature conservation value. The development will not affect any designated nature conservation sites or any notable habitats and species. I therefore have no objections to the proposals on nature conservation grounds.

Biodiversity Net Gain

I am satisfied that the development could achieve at least a required 10% gain in biodiversity, predominantly through on-site landscaping. Since I would not regard the habitats to be created as significant, the new landscaping could be secured by a standard Landscaping Condition.

It is noted that a very small length of watercourse will need to be enhanced to meet the biodiversity net gain trading rules, and that this watercourse enhancement will need to be achieved off-site. Given the small habitat gain required, I am confident that this off-site provision could be secured by, for example, the purchase of suitable biodiversity units from a habitat bank. Full details of the provision of off-site watercourse biodiversity gain should be provided pre-commencement in information required by the statutory Biodiversity Gain Condition, which will need to be applied to any permission which may be granted to the proposals.

Yours

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