Sharon Craig

From: Derek Richardson <derek.richardson@tameside.gov.uk>
Sent: 06 June 2025 09:12
To: Maya Cullen
Cc: Planning
Subject: 3/2025/0160 - Hazelmere - Ecology Response

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Ribble Valley Council

Re App 3-2025-0160 Proposed demolition of existing holiday let chalet and replacement with one single-storey two-bedroom holiday-let. Alterations to existing access and with replacement entrance gates and pillars.

Thank you for consulting the Ecology Unit on the above application

Biodiversity Net Gain

The Biodiversity Gain Plan provided as part of the application refers to the required gain being achieved through the enhancement of grassland (the habitat is referred to as 'wildflower meadow), but the Biodiversity Metric refers to the enhancement of woodland rather than grassland. Given the overall character of the site, I would consider that it would be most beneficial to enhance the woodland habitats by introducing new tree and shrub planting, and/or introducing woodland plants as plug plants. Either way, I believe that it would be possible to achieve the required 10% net gain in biodiversity on site, should the application be approved. I would advise that as part of the pre-commencement Biodiversity Gain Condition which will apply to the application further information should be required in an updated Biodiversity Gain Plan concerning on-site landscaping to achieve the gain. If the applicant intends to establish a wildflower meadow rather than enhancing the woodland character of the site an updated Biodiversity Metric should also be provided.

I would not regard on-site habitats to be 'significant' and therefore a 30-year Habitat Management and Monitoring Plan is not required, although a simple habitat management plan should be required by condition to secure the sustainable future of the enhanced habitats.

Bats

Although the building to be demolished has low-negligible potential to support bats, bats can be encountered in unexpected places and the surrounding habitat is very good for bats. I would advise that an informative is included as part of any permission,

"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"

Yours

Derek Richardson

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