

Nicola Gunn

From: Planning
Subject: FW: App 3/2025/0696 Markhor Eaves Hall Lane West Bradford - Ecology Unit response

From: Derek Richardson
Sent: 25 September 2025 17:25
To: Planning <planning@ribblevalley.gov.uk>
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Ribble Valley Council

Application 3/2025/0696 Proposed demolition of existing bungalow, to be replaced with the erection of a new dormer bungalow on existing site, Markhor Eaves Hall Lane West Bradford BB7 3JG

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

Bats

The property to be demolished has been shown to support a small bat roost (used by a single *Pipistrelle* bat). All UK bats and their resting places carry a high level of legal protection, but in this case it ought to be possible to mitigate and compensate for the loss of a bat roost and therefore the local conservation status of bats would be capable of being maintained if permission were to be granted to the development. The development plans provided indicate that it would be possible to provide a compensatory bat roosting site as part of the new development.

I would advise that a Bat Mitigation Plan should be required to be prepared as a Condition of any permission which may be granted to the proposals. Once agreed, the Plan must be implemented in full.

The applicant should note that a License must be obtained from Natural England to derogate from the terms of the legislation which protects bats. Obtaining a License is a separate process from obtaining a grant of planning permission.

Biodiversity Net Gain

The development will result in a small loss in Biodiversity as measured using a Biodiversity Metric, contrary to the statutory requirement for the development to achieve at least a 10% gain in Biodiversity. However, the development could achieve the required gains by purchasing biodiversity credits from an off-site habitat bank. I would advise that a comprehensive Biodiversity Gain Plan (BGP) must be required to be provided by means of a pre-commencement Condition placed on any permission. The BGP will need to provide full details of how the off-site biodiversity gains are to be secured.

Advisory – no vegetation clearance required by the scheme should be undertaken 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. All nesting birds their eggs and young are protected under the terms of the Wildlife and Countryside Act 1981 (as amended).

Yours

Derek Richardson

Derek Richardson
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