

Nicola Gunn

From: Planning
Subject: FW: App 3/2025/0845 The Village Hall Franklin Hill Brockhall Village Old Langho - Ecology Unit response

From: Derek Richardson <
Sent: 27 October 2025 13:34
To: Planning <planning@ribblevalley.gov.uk>
Subject: App 3/2025/0845 The Village Hall Franklin Hill Brockhall Village Old Langho - Ecology Unit response

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Ribble Valley Council

App 3/2025/0845 The Village Hall Franklin Hill Brockhall Village Old Langho BB6 8HY

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

Bats

I would accept the conclusion of the bat survey that the building to be demolished has negligible potential to support roosting bats, although I would advise the applicant that bats can, and do, turn up in unexpected places. If bats are found at any time during the course of demolition 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.

I would support proposals to install bat roosting features on the new building, post completion. This would be a useful biodiversity enhancement measure.

Biodiversity Net Gain

The development will result in a small loss in biodiversity, contrary to the statutory requirement for at least a 10% gain in biodiversity to be achieved. The applicant has indicated that off-site biodiversity credits will be obtained from a habitat bank to meet the BNG requirement, and this approach is acceptable.

The statutory Biodiversity Gain Condition will apply to any permission which may be granted to the development, to require the pre-commencement provision of a Biodiversity Gain Plan. This Gain Plan must provide final details of where the required biodiversity credits will be sourced from.

Yours

Derek Richardson

Derek Richardson
Principal Ecologist

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