

From: [REDACTED]
Sent: 08 February 2026 17:15
To: Planning
Subject: App 3/2026/0071 Markhor Eaves Lane West Bradford - Ecology Unit Response

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Ribble Valley Council

Planning Application No: 3/2026/0071

Proposal: Proposed erection of new dormer bungalow to replace existing.

Location: Markhor Eaves Hall Lane West Bradford BB7 3JG

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

Impact on Designated Nature Conservation Sites

The application site is immediately adjacent to the Drakehouse Wood Biological Heritage Site (BHS). Given the scale and type of development planned (essentially a replacement dwelling on a similar footprint) I would not consider that the development will cause any harm to the special interest of the BHS.

Bats

The building to be demolished has been shown to support a small bat roost. All bats and their resting places carry a high level of legal protection. In this case the roost is small, of a relatively common bat species and is not a maternity roost. Mitigation for any disturbance to bats is available, and in fact the plans for the new house show a dedicated bat roosting place incorporated into the new structure. This is acceptable, and the local conservation status of bats is capable of being maintained.

I would advise that a comprehensive Bat Mitigation Plan is required to be prepared as a Condition of any permission which may be granted to the application. The applicant should also be advised that a protected species License will also need to be obtained from Natural England before any work is undertaken which could affect bats. Obtaining a protected species 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, contrary to statute which requires at least a 10% net gain. There is limited space within the application site to achieve further sustainable habitat creation, and therefore the best available option would be for the applicant to purchase appropriate biodiversity units from a Registered Habitat Bank. Full details of how the biodiversity gains are to be achieved will need to be provided in the final Biodiversity Gain Plan which will need to be supplied by the statutory Biodiversity Gain Condition.

Yours

Derek Richardson

Derek Richardson
Principal Ecologist

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