

APPLICATION NUMBER: 25/00934/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00934/FUL

CASE OFFICER
Nick Brookman

DATE
10th November 2025

DETERMINATION DATE
22nd November 2025

Address: Heywood Cricket Club, Woodfield Terrace, Aspinall Street, Heywood, Rochdale, OL10 4JE

Proposal: Demolition of an existing portacabin building and replacement of a pre-fabricated modular community building

PUBLICITY	Weekly list expired?	Y	Site Notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY:

DATE:

SITE

The site relates to Heywood Cricket Club, comprising a playing field, club house and crickets nets accessed off Aspinall Street, circa 550m northeast of Heywood Town Centre. The club covers an area of approximately 2.2ha and is abutted by a BMX track to the east, with the River Roch to the north.

This application more specifically relates to an area of land to the west of the main playing field, to the northwest of the clubhouse, where a single storey cabin building currently stands.

PROPOSAL

Planning permission is sought for the demolition of the existing portacabin building and replacement of it with a pre-fabricated modular community building that would comprise a bar and food facilities, a seating area, toilet facilities and an Umpires changing area.

The building would measure 7.7m x 18.7m and it would stand 3.1m tall with a flat roof.

The building would be constructed of an external cedar cladding system. Three new window/door openings would be inserted onto the front east facing elevation with a larger window opening comprising three larger sliding doors. One further door opening would be sited on the south facing elevation providing access to the bar and food preparation area as a staff service entrance

An indicative image of the proposed building is included below:



The development also proposes the inclusion of a seamless water proof roofing system with 5 mounted solar PV Panels.

Automated shutter housing in anthracite grey is proposed for all window and door openings on the front elevation for security purposes.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1 Sustainable Development
JP-S2 Carbon and Energy
JP-S4 Flood Risk and the Water Environment
JP-G7 Trees and Woodland
JP-G8 A Net Enhancement of Biodiversity and Geodiversity
JP-P1 Sustainable Places
JP-P7 Sport and Recreation
JP-C1 An Integrated Network

Adopted Rochdale Core Strategy (CS):

SP2 The Spatial Strategy for the borough
SD1 Delivering sustainable development
DM1 General development requirements

SO2 Creating successful and healthy communities

C6 Improving health and wellbeing
C8 Improving community, sport, leisure and cultural facilities

SO3 Improving design, image and quality of place

P1 Improving image
P3 Improving design of new development

SO4 Promoting a greener environment

G1 Tackling and adapting to climate change
G2 Energy and new development
G6 Enhancing green infrastructure
G7 Increasing the value of biodiversity and geodiversity
G8 Managing water resources and flood risk
G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Saved Policies of the Rochdale Unitary Development Plan (UDP):

G/D/1 Defined Urban Area
G/3 Protection of existing recreational open space
EM/7 Development and flood risk
EM/8 Protection of surface and ground water

RELEVANT SITE HISTORY

21/01407/FUL - Two storey building to house changing rooms and seating/viewing area at first floor following removal of existing cabin – Approved with Conditions 21st April 2022.

16/00715/FUL - Erection of new cricket pavilion following removal of existing portacabin (resubmission of 15/00733/FUL) – Application Withdrawn.

15/00733/FUL - Erection of new cricket pavilion following removal of existing portacabin – Application Withdrawn.

CONSULTATION RESPONSES

Highways And Engineering

No objection.

Lead Local Flood Authority/Drainage

No Comments received.

Environmental Health

No comments received.

United Utilities

No objection subject to condition.

REPRESENTATIONS

Letters of notification were sent to surrounding properties on 14th October 2025 and a Site Notice was posted in the vicinity of the site on the 13th October 2025. No comments were received.

ANALYSIS

Principle of Development

Policy C6 of the Adopted Core Strategy seeks to improve people's health and well-being and reduce health inequalities through creating an environment which promotes and supports health lifestyles and maintaining and enhancing sport and recreational areas. CS Policy C8 seeks to promote the provision of better community, sport and leisure facilities.

The site is located within the Defined Urban Area and in accordance with Policy G/D/1 of the UDP, this seeks to concentrate development in urban areas. Further to this, the proposed site is located in an area that is designated for recreational outdoor space and currently comprises an area of open space adjacent to the existing cricket field, under saved UDP Policy G/3:

G/3 The development of public or private recreational open space for any other purpose will not be permitted unless one or more of the following exceptions applies:

- d) *The development comprises a built recreational facility of greater benefit to the wider community than the open space being lost and does not result in a serious deficiency in open space in the area.*

With regard to criterion (d), such proposals will only be permitted where no suitable alternative brownfield site exists.

School playing fields which are surplus to educational requirements, and privately-owned sports grounds which have deteriorated due to lack of use and maintenance, will continue to be safeguarded from development as they still offer potential to meet current and future recreational needs.

Paragraph 104 of the NPPF also states:

Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- a) *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

The proposed pavilion building is considered to meet exemption d) of UDP Policy G/3; which similarly aligns with the contents of exemption b) of paragraph 104 of the NPPF as the proposed facility would be sited on an area of land that does not comprise the formalised area of the cricket playing field and is of limited recreational value as a result. The proposed structure is of a more modern and aesthetically pleasing design which would provide additional community facilities for the Cricket Club along with an Umpire changing area.

Sport England have been consulted on similar previous applications and have subsequently concluded formerly that such development meets Exception 2 of our Playing Fields Policy, in that:

‘The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.’

Therefore, the proposed expansion of the existing recreational site and facilities is acceptable in principle subject to an assessment of all other planning considerations within the scheme, the principle of the development at this location is acceptable and in accordance with the UDP, Core Strategy and NPPF.

Design and Appearance

Paragraph 131 of the NPPF states that “*the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve*”. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history,

including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. This is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed building is of a simple yet modern and appealing design with the proposed window openings on the front east facing elevation working effectively at breaking up the principal elevation and creating visual interest.

Whilst both side elevations and the rear elevation are devoid of any key design features, this is not considered to be harmful to the character and appearance of the area. This view is reached by the fact that these elevations are of very limited visibility both within the boundaries of the cricket club itself, and from surrounding public vantage points. Similarly, the proposed use of automated shutters would not be considered an unacceptable design feature owing to the location of the application site.

The proposed use of aluminium framed window and door systems introduces a contemporary touch yet balances durability with a refined and modern appearance.

The overall design of the building is typical for a building of this purpose, and within the context of the cricket club, is generally considered to assimilate well with its setting.

Furthermore, it is acknowledged that a cabin is currently sited in the position of the proposed building, and whilst substantially smaller, it is considered to be visually unappealing to the character and appearance of the surrounding area and its proposed replacement would provide an enhancement in this regard.

In light of the above, it is considered that the development proposals are of a suitable standard of design that it would enhance the character and appearance of the surrounding area generally. The proposed materials create a cohesive design that is both functional and visually appealing, blending seamlessly into the environment and subject to recommended conditions, the proposals are considered to accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Flood Risk and Drainage

Paragraph 170 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). The application site sits 200m south of the banks of the River Roch, which is recognised as a main river by the Environment Agency and 90m north Millers Brook. Heywood Cricket Club and the application site are exclusively set within Flood Zones 2 and 3, which is a designation reserved only for those areas recognised to be most at risk from flooding. The site also falls within the Heywood Critical Drainage Area.

Paragraph 173 of the NPPF requires a sequential based approach to individual planning applications in areas known to be at risk now or in future from any form of flood. Paragraph 174 of the NPPF sets out that within this context, the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.

However, paragraph 176 confirms that applications for some minor development and changes of use should not be subject to the sequential test and this includes small non-residential development with a foot print of less than 250sqm.

In assessing this application, given that the boundary of the cricket club lies wholly within Flood Zones 2 and 3 and the proposed development relates specifically to the enjoyment of the cricket ground, it is not considered that there would be a reasonably available site appropriate for the proposed development in an area with a lower risk of flooding.

Notwithstanding Annex 3 of the NPPF which sets out Flood Risk Vulnerability Classification, of which, the proposed development would be considered as 'Water Compatible Development'. Given the proposed building would be sited within flood zone 2, avoiding flood zone 3, such development is considered appropriate within this context.

This application is also supported by a Flood Risk Assessment (FRA) which was previously considered acceptable under application 21/01407/FUL. This FRA considers a flood hazard assessment and considers the site to be at very low risk, which would confirm the contents of the Council's own Strategic Flood Risk Assessment.

The FRA sets out a number of measures for flood protection, setting the floor level for the development 300mm above the 1:100 year flood level, including allowance for climate change. The report also sets out a flood resilient design strategy for the proposed building, and methodology for mitigating against off-site impacts which includes a flood compensation volume of 6.0m³.

The LLFA were consulted on this application but at the time of writing this report comments remain outstanding, Nevertheless, application 21/01407/FUL was previously reviewed by the Lead Local Flood Authority who considered the submitted FRA (which is re-submitted with this current application) to have been thorough in its examination of hydrological conditions, and the LLFA recommended that the conclusions of the report be required via condition. Guidance has also been provided in respect of drainage design, details of which will also be required via a suitably worded condition.

United Utilities were also consulted on this present application and they have requested that the applicant provides a detailed drainage plan and that they have the opportunity to comment on this prior to determination of the application, However, United Utilities have recommended a suitably worded condition in the absence of this information.

Accordingly, no objection has been raised by and in light of the previous satisfaction of the LLFA and United Utilities, it is considered that the necessary details can be required via condition.

Subject to the recommended conditions and conclusions of the Flood Risk Assessment, the application is considered to accord with the requirements of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Ecology

Policy G7 requires that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection and that opportunities for enhancing biodiversity and geodiversity will be supported. It is expected that development proposals will protect and include existing biodiversity and take

opportunities to promote biodiversity and create new habitats using landscaping and building and construction features wherever possible. CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

PfE Policy JP-G8 seeks to deliver a net enhancement of biodiversity resources through a collective of measures which are broadly aligned with the approach to BNG outlined within the Environment Act (2021), the NPPF and supporting guidance documents. The provisions of the Environment Act in respect of BNG are now a statutory requirement for planning applications and so the proposed development should achieve net gains for biodiversity via species enhancement as guided by the NPPF (paragraphs 180d and 185 b) to achieve demonstrable net gain for biodiversity. Given the limited ecological value of area comprising and immediately surrounding the siting of the proposed building, the development is exempt from Statutory BNG given that it does not impact any onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006) and the development impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Owing to the benefit of a site visit it was evident that a number of trees line the western perimeter, outside of the boundary of the cricket club and which sit a suitable distance away from the proposed building so that they would not be unduly impacted by this development.

It is therefore considered that the proposal will have limited impact to local biodiversity, and it is considered that net gain can be achieved through a condition requiring the submission of a scheme biodiversity enhancement features.

Further to this, the existing building is of a size and scale that would be unsuitable for habitation from species of bats or birds, however given that adjacent areas are wooded, it is considered necessary to restrict the installation of external lighting via condition, in addition to attaching informatives reminding the applicant of the statutory protection afforded to species.

Overall, it is considered that the ecological impacts of the proposed development are acceptable and that any potential harm can be controlled or suitably mitigated through conditions or informatives. Subject to the suggested conditions and informatives, the proposed development would comply with adopted Rochdale Core Strategy policies G6 and G7, PfE Policy JP-G8 and the NPPF.

Amenity

Environmental Health were consulted on this application but their comments remain outstanding. Nevertheless, the proposal would be sited approximately 70m east of the closest residential dwellings. The intended purpose of providing the proposed facility for umpire changing and community facilities and amenities associated with the adjacent playing field is not considered to introduce any additional undue noise or disturbance impacts. In any case, it is acknowledged that additional acoustic attenuation is offered through the presence of significant foliage between the proposal and the closest dwellings and it is expected that no unacceptable impact to the residential amenity currently afforded would occur.

Highways

Policy T2 of the CS requires development to comply with the Council's car parking standards and Policy DM1 requires that development provides satisfactory vehicular

access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

Policy JP-C8 of PfE requires new development to be located and designed to enable and encourage walking, cycling and public transport use to reduce the negative effects of car dependency and help deliver high quality, attractive, liveable and sustainable environments.

Paragraph 115 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Council's Highways team were consulted on this application and they have raised no objection.

The scheme is not considered to have an adverse impact on highway safety and would not generate a level of additional traffic which would have a detrimental impact on the safe and efficient operation of the immediate local highway network, or strategic routes. Highways Services have raised no objections and subject to the relevant conditions, the proposals comply with the requirements of CS Policies T1 and T2, Policy JP-C8 of PfE and the NPPF.

Energy and Sustainability

Core Strategy Policy G1 sets out measures to address climate change and emissions, whilst Policy G2 requires that new development adhere to the energy hierarchy.

Policy JP-S1 of PfE requires development to aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

Places for Everyone policy JP-S2 sets out expectations for developments to minimise carbon emissions, following the energy hierarchy, and incorporating renewable energy and EV charging. JP-S2 has replaced existing policies within the Rochdale Core Strategy which related to these considerations.

Greater Manchester's vision is to be at the forefront of action on climate change and to make its fair contributions to international commitments by becoming a carbon neutral city region by 2038. To meet this target, PfE endorses the following commitments:

- ☐ Be carbon neutral by 2038
- ☐ Hold cumulative carbon dioxide emissions to without the carbon budget
- ☐ Initiate a programme of mitigation to reduce emissions including by:
 - o Significantly upscaling solar photovoltaic energy;
 - o Reducing heat demand in homes;
 - o Moving away from carbon intensive gas as the primary source of heat;
 - o Reducing heating and cooling demand for public and commercial buildings;
 - o Increasing biofuel use;

- o Enable sustainable choices for travel and decarbonise transport;
- o Significantly upscaling building retrofit; and
- o Increase the delivery of nature-based solutions and biodiversity net gain.

The application is not accompanied by an Energy and Sustainability Statement. But, in line with current policy objectives and in the interest of encouraging a transition to a low carbon emission and energy network in accordance with CS Policies G1 and G2 and PfE Policy JP-S2, the an objective of the proposed development is to create a 'Net Zero' building that effectively minimises the environmental impact associated with carbon emissions from new construction. The strategy to achieve this goal focuses on reducing emissions in two critical areas: Operational Carbon and Embodied Carbon. By targeting Operational Carbon, the approach will emphasise energy efficiency and the use of renewable energy sources to minimise the carbon footprint during the building's lifetime. In parallel, reducing Embodied Carbon will involve selecting sustainable materials and construction practices that lower the carbon emissions generated during the building's construction and material production phases. Together, these efforts will ensure the building aligns with the Net Zero vision, contributing positively to environmental sustainability.

The application proposes the installation of 5 mounted solar PV panels on the flat roof. No details have been provided to demonstrate the appearance or specifications of the proposed solar PV panels but these will be secured by condition.

Accordingly, subject to condition, the proposal would be satisfactory in terms of the objectives of PfE Policy JP-S2 and CS Policies G1 and G2.

RECOMMENDATION

GRANT subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:

- ☐ Location Plan Drawing No 1007-100-01
- ☐ Existing Site Plan Drawing No 1007.100.02
- ☐ Existing Portacabin Elevations Drawing No 1007.100.07
- ☐ Existing and Proposed Elevations Drawing No 1007.100.06
- ☐ Proposed Elevations Drawing No 1007.100.05
- ☐ Proposed General Arrangement and Roof Plan Drawing No 1007.100.04
- ☐ Proposed Site Plan Drawing No 1007.100.03
- ☐ Design and Access Statement 1st September 2025 Version 1
- ☐ Flood Risk Assessment by RIDA Reference 310 FRA-001

The development shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by condition below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - I. An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - II. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - III. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - IV. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - V. Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

4. No development shall take place until finished floor levels for the proposed buildings and finished ground levels across the site relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Reason for pre-commencement condition: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

5. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6. The building hereby approved shall not be occupied until such time as a scheme of biodiversity enhancements for the site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first use of the building and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7. The development hereby approved shall be carried out in accordance with the Flood Mitigation Measures as set out in section 6 and 7 of the submitted Flood Risk Assessment by RIDA reference 310 FRA-001 and dated Feb 2022. The necessary measures shall be maintained and retained thereafter.

Reason: To prevent placing the development at unacceptable risk of flooding and to prevent contributing to the risk of flooding elsewhere and in accordance with the Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8. No external lighting shall be installed on the building hereby approved or across the site unless and until a detailed scheme for the same has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall be duly implemented in accordance with the approved details and retained as such thereafter.

Reason: In the interests of ensuring the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

9. The building hereby approved shall not be occupied until full details and specifications of solar photo-voltaic panels including large scale drawings at a scale of not less than 1:50 including details of their siting and appearance, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of achieving the objectives of PfE Policy JP-S2 and CS Policies G1 and G2 and in the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S2 and JP-P1 of the

adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) A Biodiversity Gain Plan has been submitted to the planning authority,
- and;
- b) The planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Borough Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions or transitional arrangements are considered to apply.

- De minimis exemption.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Notes for Applicant:

Ecology

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Under the Wildlife and Countryside Act 1981 it is an offence to capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a bat roost. Planning consent does not provide a defence against prosecution under this act. In the event that a bat is detected within the buildings to be demolished, it will be necessary to make contact with Natural England to obtain a license pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead or a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development or works will require a license.

