

Initial Consultation on Planning Application 71263

Thank you for consulting GMEU regarding the above application.

A Bat Report (Whistling Beetle Ecological Consultants, 2025) has been produced. The results state that no significant opportunities suitable for use by individuals or groups of bats were observed on the building's exterior, while a detailed external inspection also found no evidence of any current or historic use by bats. The roof space was inspected by the ecologist using thermal imaging and specialist UV lighting; no openings which would allow access for bats were found, and no light ingress was visible to indicate any potential access points. No evidence to show current or past occupation by bats was recorded within the loft. The building was subsequently assessed as having low bat roosting potential.

No further nocturnal bat surveys have been undertaken, though as per Section 10.1 of the report, the ecologist proposes that any work on the roof tiles and fascia boards are carried out by hand. The contractor undertaking the work must be made aware that if any bats are found on any part of the building, then work must cease immediately, and advice sought from a licensed bat worker. While the building has been assessed as having low potential, which usually requires a further survey, the proposed approach appears to be proportionate to the building's very limited potential to support roosting bats, given protected species surveys should only be requested when there is a reasonable likelihood of the species being present and impacted by a development. Additionally, recent updates to the bat survey guidelines indicate that in some circumstances, low potential buildings can be demolished under an Ecological Clerk of Works with Precautionary Method Statement, if the ecologist is satisfied that all potential roost areas can be fully inspected. It is clear that the ecologist was able to undertake a thorough investigation of the building, and no evidence of roosting bats was identified. As such, this approach would be acceptable; the measures outlined in Section 10.1 of the report should be secured via a condition, and no further surveys are required.

Notwithstanding the above, the following is also recommended:

- Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposal will impact on protected species.
- The precautionary working methods for mammals proposed within Section 10.6-10.8 of the ecology report should be adhered to and secured via a condition.

- Vegetation removal should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
- Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application; these could include integration of bat or bird boxes into the proposed building on site

Do let me know if you have any questions.

Many thanks,

Ciara Bass BSc (Hons)

Assistant Ecologist

Greater Manchester Ecology Unit

Tameside MBC, Dukinfield Town Hall

King Street, Dukinfield,

Tameside SK16 4LA

Tel: +44 161 342 2976



This e-mail is intended only for the addressees named above. As this e-mail may contain confidential or legally privileged information, if you are not, or suspect you are not, the named addressees or the person responsible for delivering the message

to the named addresses, please telephone the sender on the above telephone number immediately. The contents of this e-mail may not be disclosed to nor used by anyone other than the named addresses. Please note that we cannot guarantee that this message or any attachments are virus free or have been intercepted and amended.