

From: David Dutton <david.dutton@tameside.gov.uk>
Sent: 24 February 2022 19:33
To: Clapworthy, Dean
Subject: Planning application 67944 305 Middleton Rd

Hi Dean

Thank you for consulting the GMEU

Summary

The application is not materially different from an ecological perspective to the previous applications, other than the bat survey becoming dated.

Bats

I previously accepted the findings of this bat report as part of the previous withdrawn application 65784 and refused application 67944. The consultants carried out an assessment and two emergence surveys. No evidence of bats roosting was recorded and only very low levels of bat activity. It was therefore concluded that the development would have negligible impact on the nature conservation status of these species.

The report is however becoming dated such reports only usually being valid for one to two years and I previously recommend for application 67944 that the bat report be updated, if the building was not demolished prior to April 2022.

I therefore recommend given the application is not likely to be determined prior to this date that the existing bat report is reviewed and amended (if necessary) prior to determination.

Nesting Birds

There is a dense hedge around the frontage of the property and a couple of trees within the site. In the previous application these appeared to be proposed for removal. The hedge is now retained though trees are still lost, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines be applied to any permission.

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Contributing to and Enhancing the Natural Environment

Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of a couple of probably ornamental trees and and potentially bird nesting habitat. Mitigation and enhancement should be provided. I recommend native tree planting as mitigation is provided and that a bird box or brick is integrated in to the design of the new build. ***The details can be conditioned.***

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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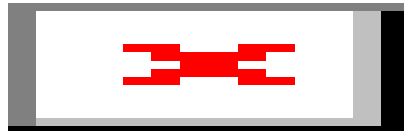
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