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Sent: 15 June 2022 23:14
To: Gunn-Russell, Steven
Subject: Planning application 67580 474 Bolton Road

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Hi Steven

Thank you for consulting the GMEU

Summary

No significant ecological issues were identified by the developer's ecological consultant.

Bats

A valid bat report has been provided by a suitably experienced bat consultant. No evidence of bats was found and the building assessed as having negligible bat roosting potential. I have a minor concern however, relating to this as clearly a couple of access points for crevice dwelling bats were present, (gap behind uPVC soffit in bay window and missing mortar along roof edge,) which were noted as present but, discounted despite no evidence they were inspected other than from the ground and whilst accepting these were unlikely to provide significant opportunity for a major roosts given to the locations of the gaps, guidance on classifying risk would indicate the build was more than negligible risk eg bat conservation guidelines regard buildings with one or two minor roosting opportunities as very low risk to low risk.

I would therefore recommend clarification prior to determination why the bat consultant was confident that these feature had negligible potential to provide opportunities for low numbers of bats.

Nesting Birds

There appears to be only a very low risk of nesting birds. I recommend an informative along the following lines is applied to any permission.

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).

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. There appears to be minimal loss of vegetated habitats (small area of garden) with species effects limited to potential loss of bat roosting and bird nesting opportunities. I recommend measures to mitigate and enhance the location for bats and birds is provided, through provision of a bird and bat box. ***The details can be conditioned.***

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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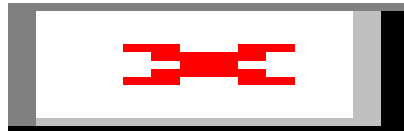
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