

From: David Dutton [mailto:david.dutton@tameside.gov.uk]
Sent: 14 January 2022 18:12
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: Planning application 67856 12 Ten Acre Drive

Hi Dean

Happy New Year

Summary

The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds and biodiversity enhancement measures can be resolved via condition.

Bats

The building was visually surveyed by a suitably experienced bat consultant. No evidence of bats was found and the building assessed as having very low bat roosting potential, the only risk being a missing hanging tile. I agree that reasonable avoidance measures are required as I can confirm the consultant's assessment that there is high value foraging nearby and a number of bat roosts have been found on this part of the estate. I therefore recommend a condition along the following lines is applied to any permission.

The development shall be carried out in accordance with the details contained in the Bat Survey: Preliminary Roost Assessment, Verity Webster dated January 2022 Section 9.01 as already submitted with the planning application and agreed in principle with the LPA prior to determination.

Nesting Birds

There is some minor loss of ornamental conifers as a result of the development, 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 174 of the NPPF 2021 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 some ornamental planting, associated bird nesting habitat and one potential bat roosting feature. The layout indicates replacement ornamental planting and the bat report recommends provision of a bat box. I am satisfied that mitigation can be achieved on-site. I recommend a condition along the following lines.

A biodiversity mitigation and enhancement plan shall be submitted to and approved in writing by the LPA, prior to commencement of development. The content of the plan should include elements to mitigate for loss of trees shrubs, bat roosting and bird nesting habitat. The approved plan will be implemented in accordance with the approved details.

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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