

From: David Dutton <david.dutton@tameside.gov.uk>
Sent: 09 June 2022 13:40
To: Beirne, Thomas
Subject: Planning application 66674 Former Nursery buildings off Earl Street

Hi Tom

Thank you for consulting the GMEU

Summary

Emergence surveys have been recommended for the building proposed for conversion. Other ecological issues include nesting birds, invasive species and mitigation for loss of semi-natural habitats and bird nesting opportunities.

Bats

A valid bat report has been provided though it is becoming dated. The building proposed for demolition and trees on site were assessed as having negligible bat roosting potential, with the building proposed for conversion assessed as having moderate potential. In-line with best practice two further emergence surveys have been recommended. I have no reason to disagree with the findings of the report. As current guidance states it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision (UK Government Guidance within the ODPM Government Circular 06/2005), ***I recommend that prior to determination two dusk or dawn and dusk survey are provided.***

Nesting Birds

Bird nesting habitat will be lost as a result of the development. 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 or works to building B1 commence 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.#

Hedgehog

Dense bramble is present on the site a favoured habitat for hedgehog to nest and hibernate with good connectivity to this site due to the presence of the metrolink embankment. Hedgehog are a UK Biodiversity Priority species. I recommend a condition along the following lines is applied to any permission.

Prior to any vegetation clearance a reasonable avoidance measures method statement for hedgehog will be provided to and agreed in writing by the LPA

Invasive Species

Japanese knotweed and variegated yellow-archangel were found on the site. Both species are listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended). I recommend a condition along the following lines.

Prior to any earthworks a method statement detailing eradication and/or control and/or avoidance measures for, japanese knotweed and vaiegated yellow archangel should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full unless otherwise 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 bramble scrub, tall herb and associated bird nesting habitat to be replaced with gardens and landscape trees. At present it is not clear whether adequate mitigation is being provided for the losses on site. ***I recommend further information is provide for instance a biodiversity net gain assessment to demonstrate adequate mitigation will be provided.***

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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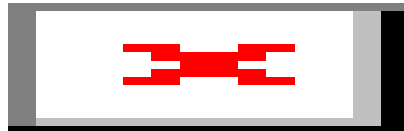
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