

From: Abigail Bailey <tameside.gov.uk>

Sent: 26 November 2025 10:07

To: Development Control <bury.gov.uk>

Subject: GMEU Response Planning Application: 72505

Dear Claire,

Thank you for consulting GMEU on this application at 2 Delamere Avenue, for demolition of existing dwelling and erection of replacement dwelling. The ecology documents that I have referred to in these comments are:

- Preliminary Ecological Appraisal and Roost Assessment, October 2025 (Arbtech)
- Arboricultural Impact Assessment with Arboricultural Method Statement, September 2025 (Godwins Tree Surveys)

Based on these documents, and the other plans submitted in relation to this application, I have the following comments:

Bats

Preliminary Roost Assessment (PRA)

Three buildings were assessed for bat roost potential (B1 – residential dwelling, B2 – single-story outbuilding, B3 – garage). B1 was assessed as having ‘high’ bat roost potential due to the presence of bat droppings under a potential roosting feature, B2 was assessed as having ‘moderate’ bat roosting potential, and B3 was assessed as having ‘low’ bat roosting potential. Therefore, further bat emergence surveys are required on all three buildings (three for B1, two for B2, and one for B3), during May-August inclusive (page 17 of PEA/PRA).

No such assessment appears to have been submitted with the application currently and Defra Circular 01/2005 gives guidance to local authorities on how these issues should be considered, including that surveys for protected species should not be left to conditions. Therefore, the application should not be determined until a bat report detailing the further surveys has been provided. It should be noted that the survey must take place between May and August, with each survey spaced at least three weeks apart.

Nesting Birds

Notwithstanding the above further ecological considerations, there is habitat suitable for nesting birds in trees and hedgerows on-site within the garden, and potentially B1. Work that will impact on habitats where nesting birds may be present (for example demolition works and tree removal), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken. We would suggest that a **condition** to this effect be placed on any permission.

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 and could include at least two bird boxes which should be secured via **condition**, to provide biodiversity enhancements (as per page 19 of the PEA/PRA).

Trees

All trees to be retained on the site should be protected from the development to prevent damage to the root system. Protection should follow guidelines presented within BS 5837:2012 ‘Trees in relation to design, demolition & construction’. We would therefore recommend a **condition** to this effect should be placed on any permission.

Biodiversity Net Gain (BNG)

The Application Form states that this is a 'self-build and custom build development' application and therefore is exempt from a BNG assessment. Bury Council must be satisfied that this is accurate.

Kind regards,
Abbey

Abbey Bailey
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Please note, my working days are typically Tuesday-Thursday.

