

From: David Dutton [mailto:david.dutton@tameside.gov.uk]
Sent: 25 January 2022 12:21
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: Planning application 67625 121-131 Bell Lane

Hi Dean

Thank you for consulting the GMEU

Summary

Potential ecological issues relating to bats, nesting birds and biodiversity mitigation and enhancement can be dealt with via condition and or informative.

Bats

The building was visually assessed by a suitably experienced bat consultant. No evidence of bats was found and whilst bat access to the former residential part was possible due to a missing slate, the buildings were assessed as having negligible bat roosting potential. I accept the conclusions of the report as the building is located in sub-optimal location with plenty of heated residential properties nearby that will provide more suitable roosting opportunities. As individual bats can on occasion turn up in unexpected locations, I recommend an informative along the following lines is applied to any permission.

Whilst the building to be demolished has been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Nesting Birds

The presence of pigeon birds nesting in the building was confirmed. There are also some young trees and shrubs to the rear that could provide bird nesting opportunities. Nesting pigeons have legal protection under the terms of the Wildlife & Countryside Act 1981 (as amended) but are also listed as a pest species and a 'general license' can be applied for from Natural England to allow work to proceed that would damage pigeon's nests, if present. I therefore recommend a condition along the following lines is applied to any permission.

No demolition shall occur at any time and no works to trees or shrubs shall occur between the 1st March and 31st August unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately demolition and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA unless the species present is feral pigeon in which case a general license issued by Natural England authorising destruction of feral nests should be provided to 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 site is generally of very low ecological value with biodiversity loss restricted to some young trees and shrubs, bird nesting habitat and potential bat roosting features. The proposed site layout indicates no soft landscaping. I recommend that a couple of small native trees such as silver birch or rowan are included in the landscape layout and that mitigation for loss of bird nesting habitat. ***The details can be conditioned.***

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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