

Good afternoon,

Thank you for consulting GMEU regarding the above application, which is accompanied by an Inspection & Assessment in relation to Bats & Breeding Birds (Tyrer Ecological Consultants, 2024). This found the main dwelling to have moderate bat roosting potential, and as such two surveys between May and August (inclusive) were recommended. Given the assessment was undertaken in November 2024, I assume these surveys are yet to be completed.

As you may be aware, all species of bat and their roosts are protected under UK and European legislation and are a material consideration when determining planning applications. If the development is likely to disturb a potential bat roost then a bat survey should be carried out **before the application is determined**. As per Paragraph 98 and 99 of the ODPM Circular 06/2005, the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. As such, 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**. Ecological surveys should therefore only be left to coverage under planning conditions in exceptional circumstances.

As such, given the recommended further surveys have yet to be undertaken, we would recommend that the application be deferred until the lacking information on a European Protected Species is provided.

Many thanks,

Ciara Bass BSc (Hons)

Assistant Ecologist

Greater Manchester Ecology Unit

Tameside MBC, Dukinfield Town Hall

King Street, Dukinfield,

Tameside SK16 4LA