

From: David Dutton <tameside.gov.uk>
Sent: Tuesday, September 10, 2024 10:14 PM
To: Booth, Claire <bury.gov.uk>
Subject: [EXTERNAL] RE: Bury Road Garage - Application 70921

Hi Claire

Thanks for sending this over.

Bats

A valid bat survey was carried out. No evidence of bats was recorded and the buildings assessed as having no to negligible bat roosting potential. I have no reason to doubt the findings of the report, which is in-line with what I would expect. No further information or measures are required.

The report found no other ecological constraints not already anticipated. My previous recommendations regarding other wildlife and BNG still apply.

David Dutton

Ecologist

Planning

Investment, Development and Housing

Place

[Tameside MBC](#) | [Twitter](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#)

Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

From: Booth, Claire <bury.gov.uk>
Sent: 10 September 2024 17:51
To: David Dutton <tameside.gov.uk>
Subject: Bury Road Garage - Application 70921
Importance: High

Hi David,

See attached Bat and Ecology Survey, that was apparently submitted with the application (I have not yet checked) so please can you let me know whether you think this survey is satisfactory.

There are photographs of the red brick building at the back of the building fronting Bury Road, however, is the desk study they have undertaken sufficient?

This application is due a decision in 8 days, so if you could look at this quickly for me we would really appreciate it.

Thanks in advance,

Claire Booth
Senior Planning Officer
Development Management
3 Knowsley Place, Duke Street, Bury, BL9 0EJ

From: David Dutton <tameside.gov.uk>
Sent: Thursday, August 8, 2024 4:20 PM
To: Booth, Claire <bury.gov.uk>
Subject: [EXTERNAL] Planning application 70921 Sheet Metal Works

Hi Claire

Thank you for consulting the GMEU

Summary

I recommend a bat assessment prior to determination. There are unlikely to be any other ecological issues associated with this development.

Bats

Whilst the building lacks a roof space, has skylights, is cluttered and likely subject to noises disturbance, part of the building has a slate roof suitable for low numbers of crevice dwelling species such as common pipistrelle. The development site is also located in close proximity to the Metrolink line, which acts as a wildlife corridor, with habitat connectivity to high value foraging habitat for bats such as the Manchester Bolton and Bury Canal. Therefore whilst the building would appear to be very low risk for high value bat roosts such as maternity and hibernation roosts, it is not possible to rule out individual and low numbers of day roosts under the ridge tiles and slates.

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 therefore recommend that:

Prior to determination a bat assessment is carried out by a suitably experienced bat worker. The assessment should include as a minimum a visual inspection of the existing roof for evidence of bats and exterior of the building for potential bat access points. Should the property be assessed as more than low risk, further information will be required prior to determination.

Other Wildlife

I am satisfied that the development is very low risk for other wildlife including nesting birds. Subject to the findings of the bat assessment which I would expect to note other ecological issues, no further information or measures are required.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

There appears to be no vegetated habitats on site and likely no wildlife issues, subject to the findings of the bat assessment. I agree that the development is exempt from mandatory biodiversity net gain under the de minimis rule.

Assuming no bats or nesting birds are found any ecological measures such as some soft landscaping or provision of bird boxes would result in an enhancement of the local environment with the details provided via condition.

David Dutton

Ecologist

Planning

Investment, Development and Housing

Place

[Tameside MBC](#) | [Twitter](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#)

Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA