

From: David Dutton <david.dutton@tameside.gov.uk>
Sent: 20 September 2022 20:55
To: Beirne, Thomas
Subject: Planning application 68736 34 Hillingdon Rd, Whitefield

Hi Tom

Thank you for consulting the GMEU

Summary

The new application is not materially different from an ecological perspective to the previous development proposal 67573. The same ecological information has been supplied which is still valid. My previous response of the 3rd March 2022 therefore still applies.

Bats

The building proposed for demolition was visually inspected for potential bat roosting features or evidence of bats. None were found and the building assessed as having negligible to very low bat roosting potential, primarily due to a lack of evidence that bats could gain access. I have no reason to doubt the findings of the report. As individual bats can on occasion turn up in unexpected locations and a number of bat roosts are known to be present nearby, 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

No evidence of nesting birds was recorded and there appears to be little in the way of potential bird nesting habitat within the footprint of the development. I am therefore satisfied that the risks are very low. As trees and shrubs are present around the perimeter of the site, I recommend an informative along the following lines.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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 appears to have minimal if any impact on habitats or species, confined primarily to the footprint of the existing building and hardstanding. In order to enhance the site, any measures such as planting of a tree or hedge or provision of a bird or bat box would enhance the site. ***The details can be conditioned.***

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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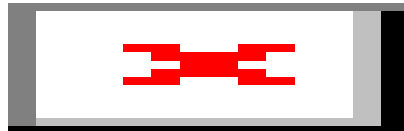
Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

Tel. 0161 342 2895

Mobile. 07583961784

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