

From: David Dutton <david.dutton@tameside.gov.uk>
Sent: 08 March 2022 15:24
To: Beirne, Thomas
Subject: Planning application 68088 The Bungalow Leigh Lane Nurseries

Hi Tom

Thank you for consulting the GMEU

Summary

Technically updated bat emergence surveys are required. Other ecological issues remain unchanged from the previous application.

Bats

An updated bat assessment found no significant changes to the bat roosting potential of the bungalow, which still has high bat roosting potential. The last emergence surveys are however now over 3 years old and therefore technically no longer valid.

This building does however have a long history of bat surveys dating back to around 2007 and no bats have ever been found to roost in the building, with emergence and dusk surveys on at least three previous occasions. Given this is an outline permission ie an update could be provided as part of reserved matters, long history of previous surveys finding no evidence of bats and the apparent lack of any intention of developer taking the development forward, I am happy to deviate from best practice and recommend reasonable avoidance measures are conditioned along the following lines.

The development shall be carried out in accordance with the Method Statement for Reasonable Avoidance Measures contained in the Bat Survey Report, Dave Anderson dated 13th February 2022 as already submitted with the planning application and agreed in principle with the LPA prior to determination.

Nesting Birds

The site has previously been assessed as high risk for birds. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. It is also likely that the garden provides additional bird nesting opportunities. Please apply the following condition to any permission.

No works to trees or shrubs shall occur or demolition works commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by 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 site consists of overgrown former garden a habitat of low ecological value but some mitigation should be provided. I am satisfied that the re-landscaping of the site can achieve no net loss, if suitable trees and shrubs are planted and bird boxes provided on the existing trees or new build. The detail can be conditioned along the following lines.

A landscape plan shall be submitted to and approved in writing by the LPA, prior to commencement of development. The content of the plan should include planting of wildlife attracting species and provide replacement bird nesting and bat roosting habitat. The approved plan will be implemented in accordance with the approved details.

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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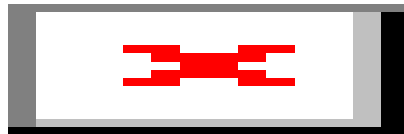
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