

From: David Dutton
Sent: 08 February 2023 14:57
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: Planning application 69022 2 Windrush Avenue

Hi Dean

Thank you for consulting the GMEU

Summary

Further bat emergence/re-entry surveys are recommended prior to determination.

Bats

A valid bat report has been provided. This has assessed the building as low to moderate risk due to a number of potential bat roost feature, photographic evidence provided and proximity to high value foraging habitat. We also hold records for bat roost nearby. I therefore have no reason to disagree with the findings of the report.

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 in-line with best practice the findings of dusk and or dusk and re-entry surveys, carried out during the peak bat activity season are provided to and agreed in writing by the LPA

As the peak season is a few months away, the applicant may need to withdraw and resubmit.

Nesting Birds

No evidence of birds such as house sparrow were recorded as having nested on the building, but potential bird nesting habitat is present in the garden and may be lost as a result of the development. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines be applied to any permission.

No works to trees or shrubs shall occur 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 development will result in the loss of bat roosting feature and potential bird nesting habitat. I am unclear how much woody vegetation will be removed from the boundaries, though the proposed layout shows either the existing trees and shrubs or replacement trees and shrubs around the boundaries. I am therefore satisfied that mitigation and enhancement can be achieved on site. The exact details regarding level of bat and bird boxes/bricks will be dependent on the findings of the additional bat surveys.

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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