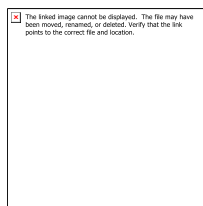

From: [Kate Reed](#)
Sent: 20 June 2022 10:09
To: [Bradley Clarke MCIAT](#)
Cc: [Cassie Chantrey](#)
Subject: RE: 67580_474 Bolton Road, Bury, BL8 2DU

Hi Bradley,

I've added my comments in blue below.

Thanks,

Kate



Kate Reed BSc (Hons.)

Senior Ecologist | [Rachel Hacking Ecology Ltd](#)

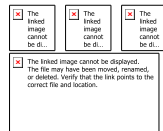
p: 0161 465 8971

m: 07922 427073

w: rachelhackingecology.co.uk

e: kate@rachelhackingecology.co.uk

a: Bowden Hall, Bowden Lane, Marple, Stockport, SK6 6ND.



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Please consider the environment before printing this email.

From: Bradley Clarke <brad@cbdarchitecture.com>
Sent: 16 June 2022 09:12
To: Rachel Hacking <Rachel@rachelhackingecology.co.uk>; Cassie Chantrey <cassie@rachelhackingecology.co.uk>
Subject: Fwd: 67580_474 Bolton Road, Bury, BL8 2DU

Hi Rachel / Cassie

Could you please advise on this, the councils ecologist have quieted the batt survey at 474 Bolton road in Bury that you did

Thanks again

Bradley Clarke MCIAT

Chartered Architectural Technologist
M:07402266305

Begin forwarded message:

From: "Gunn-Russell, Steven" <S.GunnRussell@bury.gov.uk>
Date: 16 June 2022 at 09:10:55 BST
To: Bradley Clarke MCIAT <brad@cbdarchitecture.com>
Subject: 67580_474 Bolton Road, Bury, BL8 2DU

Hi Bradley,

We have received a response from the ecologist with a question – see below. Please can you ask your bat consultant to clarify why they are confident that the features (gap behind uPVC soffit in bay window and missing mortar along roof edge) had negligible potential to provide opportunities for low numbers of bats?

Kind regards,
Steven

From: David Dutton <david.dutton@tameside.gov.uk>
Sent: 15 June 2022 23:14
To: Gunn-Russell, Steven <S.GunnRussell@bury.gov.uk>
Subject: Planning application 67580 474 Bolton Road

Hi Steven

Thank you for consulting the GMEU

Summary

No significant ecological issues were identified by the developer's ecological consultant.

Bats

A valid bat report has been provided by a suitably experienced bat consultant. No evidence of bats was found and the building assessed as having negligible bat roosting potential. I have a minor concern however, relating to this as clearly a couple of access points for crevice dwelling bats were present, (gap behind uPVC soffit in bay window and missing mortar along roof edge,) which were noted as present but, discounted despite no evidence they were inspected other than from the ground and whilst accepting these were unlikely to provide significant opportunity for a major roosts given to the locations of the gaps, guidance on classifying risk would indicate the build was more than negligible risk eg bat conservation guidelines regard buildings with one or two minor roosting opportunities as very low risk to low risk.

I would therefore recommend clarification prior to determination why the bat consultant was confident that these feature had negligible potential to provide opportunities for low numbers of bats.

The small gap exists between the wall and the decorative soffit-like feature on the bay window; therefore, it is unlikely to lead to any potential cavity within the brickwork. In addition, as the uPVC

is a material of poor thermal capacity is it unlikely to be favoured by bats. In addition, the gap is heavily cobwebbed (visible within the photo in the report) and therefore we can assume no bats have accessed this space. The section of missing mortar on the extension as stated within the report is shallow and therefore in my professional opinion this does not provide a suitable roosting feature or access to any suitable cavity as it is too exposed to offer shelter.

Nesting Birds

There appears to be only a very low risk of nesting birds. I recommend an informative along the following lines is applied to any permission.

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. There appears to be minimal loss of vegetated habitats (small area of garden) with species effects limited to potential loss of bat roosting and bird nesting opportunities. I recommend measures to mitigate and enhance the location for bats and birds is provided, through provision of a bird and bat box. ***The details can be conditioned.***

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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

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

Tel. 0161 342 2895

Mobile. 07583961784

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