

From: David Dutton [mailto:david.dutton@tameside.gov.uk]
Sent: 15 August 2022 12:55
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: Planning application 68626 Further Davises Farm

Hi Dean

Thank you for consulting the GMEU

Summary

The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds and biodiversity enhancement measures can be resolved via condition and or informative.

Bats

A valid bat report has been provided. No evidence of bats was found owing primarily to the stonework being well pointed, the roof being in good condition and much of the works already complete the development assessed as very low risk for bats. I have no reason to doubt the findings of the report, the photographs supporting the findings. As the building was assessed as very low risk reasonable avoidance measures have been recommended. I accept that these are proportionate to the risk and should be conditioned as part of any permission.

I recommend a condition along the following lines.

The development shall be carried out in accordance with the details contained in the Bat Survey Report, Envirotech reference 7210 Section 9.2.1.1 as already submitted with the planning application and agreed in principle with the LPA prior to determination.

Nesting Birds

No evidence of nesting birds was recorded. 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 is no loss of vegetated habitat as a result of this development. Species impacts are also limited. Provision of a bat box as recommended by Envirotech is adequate and appropriate in terms of enhancement. ***The details can be conditioned.***

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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