

From: David Dutton <david.dutton@tameside.gov.uk>
Sent: 18 February 2022 11:41
To: Gunn-Russell, Steven
Subject: RE: 67482_43 Hilton Lane, Prestwich, M25 9SA

Hi Steven

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

The buildings on site were visually assessed by a suitably experienced consultant. No evidence of bats was found with the garage regarded as having negligible potential and the house very low potential. In line with best practice precautionary measures have been recommended for the demolition of the house. I recommend a condition along the following lines is applied to any permission.

The demolition of the house shall be carried out in accordance with the details contained in the Bat Survey Report, Verity Webster December 2021 Section 9.01 as already submitted with the planning application and agreed in principle with the LPA prior to determination.

Nesting Birds

No evidence of birds nesting on the buildings was reported. The site does however include trees and shrubs to front and rear, which may or may not be removed, potential bird nesting habitat. 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. Ecological impacts are restricted to potential loss of trees, associated bird nesting habitat and some very low risk bat roosting opportunities. I am satisfied that mitigation can be achieved on site through replacement planting for any trees lost, provision of bird boxes for any loss of bird nesting habitat and provision of a bat box for loss of bat roosting features. The details can be conditioned along the following lines.

A biodiversity mitigation and enhancement plan shall be submitted to and approved in writing by the LPA, prior to commencement of development. The content of the plan should include elements to mitigate for loss of trees shrubs and bird nesting and bat roosting opportunities. The approved plan will be implemented in accordance with the approved details.

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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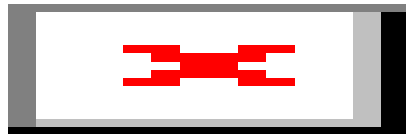
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From: Gunn-Russell, Steven <S.GunnRussell@bury.gov.uk>

Sent: 18 February 2022 09:55

To: David Dutton <david.dutton@tameside.gov.uk>

Subject: 67482_43 Hilton Lane, Prestwich, M25 9SA

Hi David,

See attached.

I have opened it successfully.

Does it open at your end this time?

Kind regards,
Steven

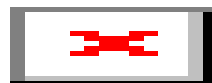
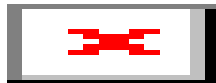
From: Sam Golding [<mailto:sam@goldsketch.co.uk>]
Sent: 18 February 2022 09:47
To: Gunn-Russell, Steven <S.GunnRussell@bury.gov.uk>
Cc: Tom Pendlebury <tom@goldsketch.co.uk>
Subject: RE: 67482_43 Hilton Lane, Prestwich, M25 9SA

Please find attached as requested.

Kind regards

Sam Golding
BSc(Hons) MCIAT
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Chartered Architectural Technologist

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From: Gunn-Russell, Steven <S.GunnRussell@bury.gov.uk>
Sent: 17 February 2022 16:36
To: Sam Golding <sam@goldsketch.co.uk>
Cc: Tom Pendlebury <tom@goldsketch.co.uk>
Subject: 67482_43 Hilton Lane, Prestwich, M25 9SA

Hi Sam,

We are having difficulty opening the bat survey report. Seems to be something wrong with the file type. I would be grateful if you can please send it again both pdf and a word version?

Kind regards,
Steven

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