

**From:** David Dutton <david.dutton@tameside.gov.uk>  
**Sent:** 03 November 2022 18:24  
**To:** Beirne, Thomas  
**Subject:** RE: 68608 Land adj to 391 Whalley Road - two houses

Hi Tom

Thank you for consulting the GMEU

#### Summary

There are unlikely to be any significant ecological issues associated with this development. Potential issues relating to bats, nesting birds and ecological mitigation can be dealt with via condition and or informative.

#### Bats

There are a number of garages on the site that could be theoretically utilised by bats. They are however all very low risk structures, the adjacent housing having significantly more potential. I am therefore satisfied that no further information is required. The garages could however on occasion be utilised by crevice dwelling species as a day roost. I therefore recommend an informative along the following lines is applied to any permission.

***Whilst the buildings to be demolished are very low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed***

#### Nesting Birds

Trees and scrub is present on the site, 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 1<sup>st</sup> March and 31<sup>st</sup> 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 has only a very small area of vegetated habitat present and limited species interest. I am satisfied that the proposed landscaping has the potential to mitigate and enhance the biodiversity value of the site if native and wildlife attracting species are utilised. I would also recommend one bat and one bird box as mitigation on the new build. ***The details can be conditioned.***

**David Dutton**  
**Ecologist**

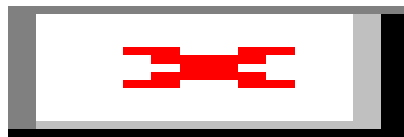
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**From:** Beirne, Thomas <[T.Beirne@bury.gov.uk](mailto:T.Beirne@bury.gov.uk)>  
**Sent:** 31 October 2022 11:41  
**To:** David Dutton <[david.dutton@tameside.gov.uk](mailto:david.dutton@tameside.gov.uk)>  
**Subject:** 68608 Land adj to 391 Whalley Road - two houses

Hi Dave

Hope you don't mind me contacting you ...but need comments on an app on our next committee (08/11)...

It's a garage/parking site in Green belt. Historically it was a tip but has been used for informal parking and has 6 single garages on site.

Proposal is for a pair of semi D houses and 5 residents parking spaces.

Generally the site is gravelled but one tree is to go at rear ---there are proposals for landscaping which I think would mitigate it loss...

Could you take a look and comment

Thanks

Tom

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