

67882 – 4 Tor Avenue, Bury

Summary

Further bat surveys are recommended. The only other potential issue is nesting birds.

Bats

The building was assessed as having moderate bat roosting potential by a highly experienced bat consultant and one dusk survey carried out, outside the peak bat activity season. No evidence of bats roosting was located but bat activity was recorded around the house and we are aware at the GMEU that the Greenmount area has had a significant number of roosts recorded over the years. I therefore have no reason to doubt the recommendations of the report that at least one more dusk and or dawn survey is required prior to determination in line with current best practice for moderate risk buildings. Current guidance also 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).

As the second emergence/dawn survey cannot occur until the next bat activity season, it is probable that an extension of time will be required so it can go to the May or June committee or the application withdrawn and resubmitted in March or April giving time for the second survey to occur during the new consultation period.

Nesting Birds

No evidence of nesting birds was reported by the consultant. As this consultant in my experience always reports supplementary ecological information beyond the bat survey such as nesting birds, invasive species etc. I assume none were present on the building. I note however that some minor trees and shrub removal will be required potential bird nesting habitat. As 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 some potential bat roosting features, potential bird nesting habitat and some garden landscaping. I am satisfied that these can all be replaced on site, through provision of bat and bird boxes and new landscaping. ***The details can be conditioned.***

Ecologist

GM Ecology Unit