

73185 - GMEU Response

Dear Claire,

Thank you for consulting GMEU on this application at 8, 8a & 12 Silver Street, for conversion and change of use of multiple floors and external alterations to rear elevation. No ecological information has been submitted with this application; however, the proposed works may have the potential to impact roosting bats. As such, I would recommend that a Preliminary Roost Assessment is undertaken on the dwelling by a suitably qualified ecologist. Further surveys may be required prior to determination based on the results of this assessment.

- Defra Circular 01/2005 gives guidance to local authorities on how these issues should be considered, including that surveys for protected species should not be left to conditions. Therefore, the application should not be determined until a preliminary roost assessment (and any further bat emergence surveys where required) has been provided.

The application is likely exempt from a BNG assessment under the de minimis rule (less than 25m² of habitat to be removed). Bury Council must be satisfied that this is accurate.

Kind regards,

Abbey

Abbey Bailey

Assistant Ecologist

Greater Manchester Ecology Unit