

From: David Dutton <david.dutton@tameside.gov.uk>
Sent: 10 June 2022 11:55
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: Planning application 67953 24 Brookfield

Hi Dean

Thank you for consulting the GMEU

Summary

I recommend one bat survey occurs prior to determination. Issues relating to nesting birds can be dealt with via condition.

Bats

A valid bat report by a suitably experienced bat consultant has been provided. This assessed the site as low risk and recommend either one emergence survey or reasonable avoidance measures. The consultant regarded it as borderline with regards the need for further surveys. However, unlike the consultant I have access to the local record centre database and a similar property adjacent to the metrolink just 100m from this development has a known bat roost. This tips the level of risk and ***therefore I recommend that prior to determination a bat emergence survey is provided carried out during the peak activity season*** which is now.

Nesting Birds

Evidence that birds nest under the eaves of the property was recorded and it appears likely that some removal of trees/cutting back of vegetation will be required to facilitate the development proposal. 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 and demolition shall not commence 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 a bird nesting site and potential bat roosting opportunities. There may also be the loss of trees. Tree planting is shown in the proposed site layout. I recommend these are native species such as silver birch, holly, rowan etc. A sparrow terrace and bat boxes should also be provided. ***The details can be conditioned.***

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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