

From: David Dutton [mailto:david.dutton@tameside.gov.uk]
Sent: 20 January 2023 16:34
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: Planning application 69142 4 Brookthorpe Rd

Hi Dean

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

A valid bat report has been provided. This found no evidence of bats and assessed the building as having negligible bat roosting potential. I have no reason to doubt the findings of the report. As individual bats can on occasion turn up in unexpected locations, I recommend an informative along the following lines is applied to any permission.

Whilst the building to be demolished has been assessed as negligible 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

Evidence that birds have nested on the building was recorded. At least one small tree is to be removed. 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 or demolition 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 developer appears to have already cleared the garden based on photographs in the bat report, but the majority of trees and shrubs are to be retained. The proposed development will have a smaller footprint than the existing building. Species impacts appear limited to nesting birds. I am satisfied that mitigation and enhancement can be achieved on site, through recreation of the garden areas, mitigation for loss of bird nesting opportunities through provision of a couple of bird boxes on retained trees and enhancement through provision of one bat box. *The details can be conditioned.*

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA