

From: Abigail Bailey <tameside.gov.uk>
Sent: 01 July 2026 14:49
To: Booth, Claire <bury.gov.uk>
Subject: RE: 73000: 2-4 Kings Road - Additional survey

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Good afternoon Claire,

Thank you for sending over the bat survey report. Please find my full response for this application below:

Bats and Nesting Birds

A Preliminary Roost Assessment was conducted in May 2026 that assessed the building to have 'low' potential for roosting bats, and therefore a bat emergence survey was conducted in June 2026, during which no bats were found to be emerging from the building.

No further surveys or licences are required, however we recommend that Reasonable Avoidance Measures (as per Section 10.0 of the bat survey report) are following during development, which should be secured via a condition, and that an informative along the following lines is attached to any permission, if granted:

- Whilst the works to the existing building have been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found 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.

There is no vegetation on-site that would provide habitats for nesting birds, however consideration for nesting birds that may utilise buildings for their nests (e.g. pigeons) should be taken, and if a nest is found during development, works should stop immediately and an ecologist be contacted.

Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible, measures to enhance the site for biodiversity should be secured as part of this planning application and should include integration of at least two bat boxes onto the building (or at least one bat box and one bird box) prior to habitation of the extension, which should be secured via condition, to provide biodiversity enhancements.

Other Protected Species

Protected species can turn up in unexpected places, and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

Biodiversity Net Gain (BNG)

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

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