

Ellie Knowles

From: David Dutton <david.dutton@tameside.gov.uk>
Sent: 17 February 2025 13:20
To: Ellie Knowles
Subject: RE: 140962/FO/2024 - 14 Wilton Road

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Hi Ellie

Thank you for forwarding the bat assessment

Bats

A valid bat assessment has been provided. No evidence of bats was found and the building assessed as having negligible bat roosting potential due to a lack of bat roosting features, the building being well maintained. I have no reason to doubt the findings of the report. No further survey information is required. As individual bats can on occasion turn up in unexpected locations, I recommend an informative along the following lines.

Whilst the buildings to be demolished have 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).

Nesting Birds

No evidence of nesting birds was reported from the building to be demolished. Trees and shrubs however appear to be lost, 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 between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

I note that information on BNG is pending.

David Dutton

Ecologist

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From: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>

Sent: 12 February 2025 09:51

To: David Dutton <david.dutton@tameside.gov.uk>

Subject: 140962/FO/2024 - 14 Wilton Road

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Good morning David,

RE: 140962/FO/2024 – Planning application at 14 Wilton Road

Since your first response dated 14/11/24, the agent has submitted the attached Preliminary Roost Assessment.

Can GMEU please review this survey?

Please note a BNG Metric is still outstanding.

Kind regards,
Ellie Knowles (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate
Manchester City Council

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