

Emily Booth

From: David Dutton <david.dutton@tameside.gov.uk>
Sent: 08 November 2023 19:07
To: Emily Booth
Subject: Planning application 138176/FO/2023 University of Manchester

Hi Emily

Thank you for consulting the GMEU

Summary

There appear to be no ecological issues associated with this development.

Bats

A valid bat report has been provided. This found no evidence of bats and has concluded that there is negligible risk to roosting bats resulting from this development proposal. 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 permissoin.

Whilst the proposed development 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 all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

Birds

There is no mention of nesting birds in the bat assessment, I therefore assume they are absent. As flat rooves can be utilised by nesting birds, I recommend an informative along the following lines is applied to any permission.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The building roof appears to have no ecological value at present. Therefore, any measures to enhance the roof for wildlife would be an enhancement. The simplest measure would be provision of bird box eg house sparrow terrace, but this is simply a suggestion. *The detail can be conditioned if enhancement is required.*

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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

Tel. 0161 342 2895

Mobile. 07583961784

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