

Mon 07/08/2023 11:17

To: Lucy Harrison

Dear Lucy

Thank you for your consultation on the above application at Part Of Plot C And Plot E , Great Jackson Street.

As you are aware the information submitted with the application includes an Ecological Survey And Assessment undertaken by an experienced ecological consultant. The survey considered one building on site to have low bat roosting potential. As such, and in line with national guidelines, the Assessment recommends that one dusk/dawn surveys survey be undertaken on the building. Such a survey does not appear to have been carried out.

As you may be aware, all species of bat and their roosts, even when unoccupied, are protected under UK legislation and are a material consideration when determining planning applications. If the development is likely to disturb a potential bat roost then a full bat survey should be carried out before the application is determined. If bats are found on site under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, a licence is required from the Natural England to derogate the terms of this legislation. Before a licence can be granted three tests must be satisfied. These are:

- i) That the development is “in the interest of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequence of primary importance for the environment”;
- ii) That there is “no satisfactory alternative”;
- iii) That the derogation is “not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range”.

Defra Circular 01/2005 gives guidance to local authorities on how these issues should be considered, including that surveys for protected species should not be left to conditions. **The application should therefore not be determined until a full bat survey is submitted.** Such a survey should be undertaken by a licensed bat specialist and at an appropriate time of year. If bats are found then appropriate mitigation would need to be proposed to demonstrate that the favourable conservation status of bats would be maintained at the site.

Should you have any queries relating to this advice, please do not hesitate to contact me again,

Yours sincerely

[Redacted Signature]

[Redacted Name]

Senior Ecologist

Greater Manchester Ecology Unit
Dukinfield Town Hall
King Street

Dukinfield
Tameside
SK16 4LA



Website: www.gmwildlife.org.uk

Facebook: www.facebook.com/pages/Greater-Manchester-Local-Record-Centre

Twitter: GMLRC@GMrecordcentre