

From: [Melissa Sullivan](#)
To: [Development Management](#)
Subject: 24/00645/LBC
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Good afternoon,

Thank you for consulting GMEU on this application at St Joseph's Preschool Nursery, Hind Hill Street, Heywood (24/00645/LBC).

The application is accompanied by a bat survey report (Evelyn Ecology, October 2024). Based on the submitted information, GMEU have the following comments:

The bat Preliminary Roost Assessment (PRA) found the building to have 'low' potential for roosting bats, triggering the requirement for one bat emergence survey.

Subsequently, the emergence survey was carried out in August 2024 and the results found no bats to be emerging from the building and therefore no bat roosts were identified. However, common pipistrelle bats were noted to be foraging or commuting near to the site which indicates there are bats in the locality. The report presents a robust bat assessment with no further surveys needed to carry out the roofing works and to install the solar panels. I have no reason to doubt the findings of the bat assessment.

GMEU have the following recommendations:

- 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 (e.g. bats).
- 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 could include integration of bat or bird boxes onto the existing building.

The proposal is likely to be exempt from a Biodiversity Net Gain (BNG) assessment under the de minimis rule, as no habitat removal appears to be proposed.

In summary, GMEU are satisfied that the application can be forwarded to determination.

If you have queries relating to this advice, please do not hesitate to contact me.

Kind regards,

Melissa Sullivan

Ecologist

Greater Manchester Ecology Unit

Tameside MBC, Dukinfield Town Hall

King Street, Dukinfield,

Tameside, SK16 4LA

Tel: 0161 342 2842



Greater Manchester Ecology Unit

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