

From: [Emma Marston](#)
To: [Claire Ringwood](#); [Ryan Grant \(He/him\)](#)
Cc: [Development Management](#)
Subject: RE: 25/00292/DEM - Vaynor, Lower Falinge
Date: 15 April 2025 17:09:19
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image001.png](#)

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Hi Claire and Ryan,

Apologies for only just replying to this, I was on annual leave when it was sent, returning to work today.

Although a Biodiversity Net Gain baseline calculation for the site has been submitted, if this application only involves demolition and removal of the buildings, and none of the other habitats will be impacted (grassland, allotments, shrubs, trees and hedgerows) then this application is likely to be exempt from BNG. If this is not the case then please can you send through the excel version of the BNG metric as only a pdf one is available on the Council website and it is not possible to interpret this.

I have reviewed the submitted information in relation to bats (Inspection and Assessment in Relation to Bats and Breeding Birds, Tyrer Ecological Consultants, October 2024 and Dusk Survey Results November 2024, Tyrer Ecological Consultants.)

There are a couple of queries that I have with the Dusk Survey Results, to clarify some details. Firstly the report references in section 4.1 that three dusk activity surveys were undertaken in July, August and September, however only results have been provided in August and September. Secondly a roost was identified in 'Quinton' building. In the results table it is recorded as emerging from the southern elevation, however on the visual aid drawing it is indicated from the eastern elevation. I assume these are just typos which need to be amended, and the rest of my comments are based on this assumption.

Bats

- The Reports appears to have used reasonable effort to assess the buildings to be demolished for the presence of bats and their potential to support bats at other times.
- The Report surveys included both a daytime inspection and an appropriate number of emergence/re-entry surveys.
- The Report concluded that:
 - Day roosts of common pipistrelle bats are present in the Buildings Quinton (1 bat recorded) and Vaynor (2 bats recorded).
 - A day roost was also recorded in the non-target building 'Zedburg' which is not covered by this application.
 - No evidence of bats roosting in the other buildings on the site was found

Buildings Quinton, Vaynor and Zedburg are therefore considered a resting place for protected species (bats) under the Conservation of Habitats & Species Regulations (Amendment) (EU Exit) 2019.

- As such in order to derogate from the provisions of the legislation a Protected Species Licence will be required to be granted by Natural England and as such the derogation tests of the Regulations are applicable. The derogation tests are: -
 - the activity is for a certain purpose, for example it's in the public interest to build a new residential development

- there's no satisfactory alternative that will cause less harm to the species
- the development does not harm the long term conservation status of the species
- The **first two tests are essentially planning tests** and GMEU has no remit to comment on these.
- The third test regarding the conservation status of the species, is within GMEU's remit and a summary of the proposed mitigation has been presented within the November 2024 Report at Section 6.0 Indicative Mitigation.
- It is our view that **the proposed mitigation is industry best practice and is highly likely to be acceptable to the licensing body Natural England**. In summary this comprises: -
 - Installation of roost boxes prior to work commencing to allow for suitable roost alternatives to potentially be adopted by the bat population prior to demolition and to provide safe receptor site for any bats discovered during the works
 - Provision within the site of replacement permanent roost boxes, likely to be located on retained trees on the site.
 - Pre-commencements checks and supervision of works such by licenced Ecological Clerk of Works.
- We would advise that the Outline Method Statement for the demolition works is updated to include the measures for roosting bats.
- It is recommended that should the proposal receive permission that a condition is applied using the below, which is adapted from **British Standard Model Condition D.6.2**: -

"Work shall not in any circumstances commence unless the Local Planning Authority has been provided with either:

A licence issued by Natural England pursuant to Regulation 55 of the Conservation for Habitats and Species Regulations 2019, authorising the specified development to go ahead;

Or

A statement in writing from the relevant licencing body or the Local Planning Authority to the effect that it does not consider that the development will require a licence."
- It is important that **any delegated/Committee Report clearly demonstrates that this material consideration has been adequately addressed in the determination of the application**.
- Additionally, I would recommend that the detail of any external lighting (if applicable) is agreed via a condition so that it does not conflict with the bat mitigation proposals, nor the know roost in the adjacent building (Zedburg).
- Best practice guidance indicates that the results of bat surveys are only valid for a limited period (1 – 2 years) as the suitability of structures for bats can alter over time. In this case if works have not commenced under licence within this timeframe, then an updated bat survey should be required including 3 activity surveys during the maternity season. The updated survey should include the details of any additional mitigation over and above what has already been provided. The need for future surveys may be added as an informative/note to any permission if the Planning Authority deem it appropriate.

Nesting Birds

- Suitable nesting habitat is present on the site including within the trees, vegetation and buildings. Opportunities for species such as feral pigeon and house sparrow were observed.
- An **informative** should identify that vegetation clearance and work to demolish the buildings occur outside the bird nesting season March – August inclusive, unless it can be concluded that no breeding activity is present (as per section 7.12-7.13 of the October 2024 report).

Other ecology matters

- The potential for species such as hedgehog to be present on the site has been identified. Therefore if any vegetation clearance is required, Reasonable Avoidance Measures should be secured via a condition (as this is a demolition application I assume no vegetation clearance is required).

If you have any queries about these comments, please let me know.

Kind regards,

Emma

Emma Marston

Ecology Planning Manager

Greater Manchester Ecology Unit (GMEU)

Please note that my working days are Tuesday to Friday

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From: David Dutton

Sent: 08 April 2025 12:55

To: Claire Ringwood ; Derek Richardson ; Tahir Rafiq ; Lisa Singleton F

Cc: Emma Marston

Subject: RE: 25/00292/DEM - Vaynor, Lower Falinge

Thanks Claire

This is down as one of Emma's

David Dutton

Ecologist

Planning and Transportation

Planning and Transportation

Place

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From: Claire Ringwood <Claire.Ringwood@Rochdale.Gov.UK>

Sent: Tuesday, April 8, 2025 12:47 PM

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

<derek.richardson@tameside.gov.uk>; Tahir Rafiq <Tahir.Rafiq@Rochdale.Gov.UK>; Lisa

Singleton F <Lisa.Singleton@Rochdale.Gov.UK>

Subject: 25/00292/DEM - Vaynor, Lower Falinge

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Dear All

Just to let you know I am on leave from today and not back until 22nd April 2025. The above application is time sensitive and expires on the 18th April 2025.

In my absence, can you please send your comment to Ryan Grant and Development Management who will be able to pick these up in order to meet the deadline?

Lisa – I've sent this to you as I'm not sure who the Air officer is.

Kind regards

Claire Ringwood

Senior Planning Officer (Dev't Mgt)

Economy



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 claire.ringwood@rochdale.gov.uk

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