

From: [David Dutton](#)
To: [Development Management](#)
Subject: Prior notification RSPCA, 1 Redcross St, Rochdale
Date: 08 April 2025 16:29:26
Attachments: [image001.png](#)

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Hi Tom

Thank you for consulting the GMEU.

Summary

No evidence of bats roosting or birds nesting was found on the building proposed for demolition.

Bats

Valid bat reports have been provided. Following a day time assessment and a dusk survey, it was concluded that the building was not being utilised by bats. 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 approval.

Whilst the building to be demolished has been found to be very low risk, 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 that birds have nested on the building was recorded, but vegetation nearby was identified as potential bird nesting habitat which given the proximity to the building is likely to be removed during the demolition. I therefore recommend a condition along the following lines is 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.

or an informative along the following lines.

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. Prior approval 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).

David Dutton

Ecologist

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