

Sharon Hill L

From: Samuel Bolton <samuel.bolton@tameside.gov.uk>
Sent: 26 June 2025 12:21
To: Development Management
Cc: Sam Yuen (He/him)
Subject: 2025_06_26 - Ecology comment - 25/00489/PRA56

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For the attention of Sam Yuen

Application: 25/00489/PRA56

Dear Sam,

The information submitted with the application includes a Preliminary Ecological Appraisal undertaken by an experienced ecological consultant (Tyrer Ecological Consultants Ltd – (Feb 2024). The report states “*Building B2 at Greengate Farm is determined to offer ‘Moderate’ bat roost suitability in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023); further survey work is recommended to be carried out at the site before an impact assessment can be concluded.*”

The survey considered the building to have moderate bat roosting potential. As such, and in line with national guidelines, the Assessment recommends that two dusk/dawn surveys survey be undertaken on the building. Such surveys do 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,

Sam

Samuel Bolton

Ecologist - Greater Manchester Ecology Unit

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