

From: [Abigail Bailey](#)
To: [Development Management](#)
Subject: Planning Application: 25/01082/DEM
Date: 19 November 2025 15:46:02

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Dear Claire,

Thank you for consulting GMEU on this application at 95 Marland Fold, for prior approval for the demolition of dwelling. The ecology document that I have referred to in these comments is:

- Preliminary Roost Assessment, September 2025 (Arbtech)

Based on this document, and the other plans submitted in relation to this application, I have the following comments:

Bats

A preliminary bat roost assessment was undertaken on 25th September 2025 and comprised an internal and external inspection of the property. No bats or signs of bats were observed during the survey. The roof of the property was found to be in good condition, and the tiles were interlocked tightly. Solar panels were present on one side of the roof, so it was not possible to see the tiles under the panels. However, given that the rest of the roof was in good condition we can be fairly confident that the tiles under the panels will also be in the same condition. Other than the gap in the PVC fascia and barge board, which can be ruled out no other potential roosting features on the property were outlined in the report.

The report recommends that an endoscope survey be undertaken on the day of demolition, this type of survey should have been undertaken as part of the PRA and given that no PRF's have been identified on the property we do not think this approach is necessary. However, bats are mobile in their habits and can be found in the most unlikely places. We would therefore recommend that all contractors are made aware of their legal responsibilities in relation to bats and we recommend that the roof of the property and the shed roof be stripped by hand with care with the presence of bats borne in mind. If bats are found or suspected at any time during the works then work should cease immediately and advice sought from a suitably qualified bat worker. We recommend that a **condition** to this effect be placed on any permission, if granted.

Nesting Birds

No evidence of nesting birds was identified in either B1 or B2, but B2 may provide suitable nesting opportunity for birds. Work that will impact on habitats where nesting birds may be present (for example demolition works), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken. We would suggest that a **condition** to this effect be placed on any permission.

Biodiversity Net Gain (BNG)

Given that the application is for building demolition only, we would assume that it is exempt from a BNG assessment under the 'de minimis' exemption (e.g. less than 25m² of habitat removal). This should be clarified to reassure the LPA that the statutory Biodiversity

Gain Condition will not apply.

Kind regards,

Abbey

Abbey Bailey

Assistant Ecologist

Greater Manchester Ecology Unit

Tameside MBC, Dukinfield Town Hall

King Street, Dukinfield,

Tameside SK16 4LA

Tel: +44 161 342 3447

Please note, my working days are typically Tuesday-Thursday.



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