

From: [Samuel Bolton](#)
To: [Development Management](#)
Subject: 2026_01_27 Ecology comments PL/2025/1338
Date: 27 January 2026 15:35:11

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For the attention of Aimee Bovaird

Application: PL/2025/1338

Dear Aimee,

Thank you for consulting the Ecology Unit on this application.

The Local Records Centre holds few records of foraging or roosting bats in the area. Having assessed the work planned for the building and given that the old slate roof has already been replaced, there is negligible potential for the works to disturb roosting bats and no further surveys are required.

As with most planning applications the following general advice applies:

- 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.
- Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
- 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.

If you have any further queries about this application, please let us know.

Yours sincerely,

Samuel Bolton

Samuel Bolton

Ecologist - Greater Manchester Ecology Unit

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