

From: David Dutton <david.dutton@tameside.gov.uk>
Sent: 06 October 2020 11:21
To: Devcon Mailbox
Subject: Planning application 06/2020/0977 Dean Farm

Hi Jonathan

Hope you are well

Summary

The developer's ecological consultant identified potential issues relating to barn owls bats, nesting birds, Himalayan balsam and biodiversity enhancement. These can be resolved via condition. Additional information is required relating to great crested newts.

Great Crested Newts

The consultant correctly notes that previous eDNA surveys for the pond adjacent to the site failed to find any evidence of great crested newts. These surveys occurred in 2014 and 2018. However a traditional survey in 2016 by Avian Ecology found one gcn and eggs as part of application 06/2017/0941. This record appears to be difficult to locate as other consultancies have failed to pick this up through standard data searches. The next nearest record we are aware of is approximately 140m to the NE an eDNA result from 2018.

Both records are near enough to the development to require further measures. If the 2016 record was correct, which I have no reason to doubt then a license would likely be required and the record to the north east would potentially trigger the need for reasonable avoidance measures. ***Further information should therefore be provided prior to determination in the light of the additional desk top information I have provided.***

Bats

The building and trees on site were assessed for bat roosting potential. No evidence of bats was found, with the building assessed as having negligible bat roosting potential and following aerial surveys of trees with moderate potential, the risk level reduced to low. I have no reason to doubt the findings of the report. As this is an outline application, the original survey carried out in 2019 and any reserved matters application may be delayed beyond the validity of these surveys I recommend a condition along the following lines is applied to any permission.

If the development hereby approved does not commence before 30th April 2021, the building and trees will be reassessed for bat roosting potential and the finding supplied to and agreed in writing by the LPA.

Barn Owl

An owl box is present on the existing building, there was evidence of use by a barn owl but not of breeding. The consultant recommends relocation of the box at an appropriate time of year to one of the boundary trees. I am happy with this approach. However as reserved matters may be delayed there is the risk that the box could become a breeding site. I recommend a condition along the following lines is applied to any permission.

As part of reserved matters and updated barn owl survey and the relocation site for the barn owl box will be provided to and agreed in writing by the LPA

Nesting Bird

Trees and shrubs would be lost as a result of the development potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines be applied to any permission.

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Other Mammals

Rabbits were recorded as present on site as well as fox and potentially hedgehog. Whilst not protected under wildlife legislation, all wild mammals are protected from unnecessary suffering. Please apply the following informative to any permission.

The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals. Planning consent does not provide a defence against prosecution under this act.

Himalayan balsam

This species listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981, as amended was recorded on the site. It is an offence to introduce or cause to grow wild any plant listed under this schedule. I recommend a condition along the following lines is applied to any permission.

As part of reserved matters a method statement detailing eradication and/or control and/or avoidance measures for himalayan balsam should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.

Contributing to and Enhancing the Natural Environment

Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of around 0.9ha of primarily low ecological value habitat, with some loss of trees and shrub and associated bird nesting habitat. Without mitigation the development would be contrary to the NPPF. Given the presence of the pond and plantation, there is scope to mitigate through enhancement of these habitats and provision of bird boxes within the plantation. ***Prior to determination please ask for the developers views on this approach.*** If yes the details can be provided as part of reserved matters.

David Dutton

Ecologist

Planning

Planning and Transport

Growth

[Tameside MBC](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)

Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

Tel. 0161 342 2895

Mobile. 07583961784

Email Disclaimer <http://www.tameside.gov.uk/disclaimer>



Confidentiality: This e-mail its contents and any attachments are intended only for the above named. As this e-mail may contain confidential or legally privileged information, if you are not, or suspect that you are not the above named or the person responsible for delivering the message to the above named, delete or destroy the email and any attachments immediately. The contents of this e-mail may not be disclosed to nor used by anyone other than the above named.

Security and Viruses: please note that we cannot guarantee that this message or any attachment is virus free or has not been intercepted and amended.

Monitoring: The Council undertakes monitoring of both incoming and outgoing e-mails. You should therefore be aware that if you send an e-mail to a person within the Council it may be subject to any monitoring deemed necessary by the organisation from time to time. The views of the author may not necessarily reflect those of the Council.

Access: As a public body, the Council may be required to disclose this e-mail (or any response to it) under the Freedom of Information Act 2000, unless the information in it is covered by one of the exemptions in the Act.