

From: Mandy Elford
Sent: Tue, 22 Dec 2020 14:52:06 +0000
To: [REDACTED]
Cc: Validation
Subject: FW: 17 Tewkesbury Avenue, Hale, WA15 8PN - Bat Survey Guidance
Attachments: ufm2.pdf, 016 TRA - 100 {LOCATION PLAN}.pdf, 016 TRA - 101 {EXISTING SITE PLAN}.pdf, 016 TRA - 102 {PROPOSED SITE PLAN}.pdf, 016 TRA - 103 {EXISTING GROUND AND FIRST FLOOR PLAN}.pdf, 016 TRA - 104 {EXISTING ROOF PLAN}.pdf, 016 TRA - 105 {EXISTING ELEVATIONS}.pdf, 016 TRA - 106 {EXISTING ELEVATIONS}.pdf, 016 TRA - 107 {PROPOSED GROUND FLOOR PLAN}.pdf, 016 TRA - 108 {PROPOSED FIRST FLOOR PLAN}.pdf, 016 TRA - 109 {PROPOSED ROOF PLAN}.pdf, 016 TRA - 110 {PROPOSED ELEVATIONS}.pdf, 016 TRA - 111 {PROPOSED ELEVATIONS}.pdf, IMG_1101 2.JPG, IMG_1102 2.JPG, IMG_1098 2.JPG

Stephen

With reference to your recent enquiry, I have the following comments to make.

We would consider that the existing garage, which is to be demolished, would have a negligible potential to support roosting bats.

However, I do understand why the validation team at Trafford have requested a bat survey as this application will involve a substantial amount of works to the roof of the property to facilitate the new 2-storey side extension. However, having looked at the photographs and the house on Google, it would appear that the roof is in good condition. The property has a hipped roof and therefore works will not affect a gable end. Having looked at the GMLRC database, there are no known bat roosts in the locality and the bat surveys that have been carried out on similar properties in the area have returned negative results. Whilst the property is located in a residential area of Hale, there is good bat commuting and foraging habitat close by. We understand that works to the roof will be carried out by hand and that there will only be a temporary disturbance to the roof. Whilst we would consider that the property has a low potential to support a large bat roost, the occasional bat cannot be discounted. Bats are mobile in their habits and can turn up in unlikely places. We would therefore recommend that contractors are reminded of their legal responsibilities in relation to bats and that the following **informative** be placed on any permission, if granted.

Whilst the building to be altered is considered to have a low risk for bats, the applicant is reminded that under the Conservation of Habitats and Species Regulations (Various Amendments) (England and Wales) Regulations 2018 it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

For future information, if a house/building is considered to have potential to support a bat roost, a preliminary inspection, (internally and externally), by a suitably qualified bat worker can be carried out at any time of the year. The results of such a survey would inform if further survey work would be required.

Should you have any queries relating to the above comments, please do not hesitate to contact me.

Kind Regards

Mandy

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