



142453/FO/2025

From [REDACTED]
Date Thu 22/05/2025 07:38
To Jennifer Atkinson [REDACTED]

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Hi Jennifer,

Thank you for consulting the Greater Manchester Ecology Unit on application 142453/FO/2025 for the erection of a six storey building to form 82 residential dwellings at Land at the west side of the junction of Grey Mare.

An ecology report (Anthony Nickson Ecology, June 2024) and a BNG Assessment (Anthony Nickson Ecology, February 2025) and accompanying Statutory BNG Metric.

Protected/Priority Species and Habitats

The trees on the site were assessed for their potential to support roosting bats. The majority of the trees had negligible potential. T4 and T6 (as per the ecology report label) had low potential to support roosting bats. Therefore a method statement will be required if these trees are proposed to be removed. The trees will also be suitable for commuting and foraging bats to be active around.

Nesting birds could also be present in the trees and other vegetation.

Hedgehogs could potentially be present in the site.

No other protected/priority species or habitats were recorded on the site or considered likely to be present/impacted by the proposals.

We would therefore advise that:

- A CEMP: Biodiversity is secured via condition to ensure the retained trees are protected during construction, and that suitable RAMS are provided for bats during tree works and for hedgehog during site clearance.
- Work that will impact on habitats where nesting birds may be present (for example works or removal of 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 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 as identified within the ecology report (hedgehog gaps, bat and bird boxes and use of native species in the landscape plan).
- Any new external lighting must be designed in line with best practice guidance to ensure no impact on nocturnal mammals, such as roosting bats.
- 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.

Biodiversity Net Gain

The application site is required to demonstrate a 10% biodiversity net gain, in order to comply with the Environment Act, NPPF and relevant local policy.

The BNG assessment indicates that there will be a loss of -0.78 habitat units (-33.62%). Due to the nature of the site (the urban context and constrained size of the development), it is considered that on-site habitat enhancement/creation to achieve a net gain is unfeasible and therefore the onsite assessment, whereby there is a net loss lost, is acceptable.

Section 4 of the BNG report identifies that 1.02 habitat units are required to be purchased to deliver a 10% net gain and for trading rules to be satisfied. Any offsite compensation will need to be legally secured and registered on the Biodiversity Gain Site Register, prior to the general biodiversity gain condition stage, when an updated metric and Biodiversity Gain Plan must be submitted showing 10% net gain. However, at this stage, the offsetting does not need to be identified and secured, although the BNG Planning Practice Guidance (PPG) does state that:

“decision makers may need to consider more broadly whether the biodiversity gain condition is capable of being successfully discharged.”

Securement of offsetting is not a strict requirement at determination stage, and given the scale of units required, and flexibility of the policy allowing both biodiversity units to be sourced outside the LPA boundaries, and statutory credits purchased as a last resort, it is considered that the current level of information is acceptable. However, it should be reminded that details of this must be secured prior to discharge of conditions, and the biodiversity gain hierarchy must be evidenced in relation to local offsetting and statutory credits only as a last resort.

Our advice is therefore that:-

- The Biodiversity Gain Condition will apply should this planning application receive permission. At that stage sufficient information will be required to be submitted to demonstrate how a 10% net gain will be provided. This includes a Biodiversity Gain Plan, final landscape plan and HMMP, final version of the BNG metric and evidence of purchase of off-site units, detailing how a local habitat bank has been selected where possible.
- Please see [Biodiversity net gain - GOV.UK](#) for how this should be dealt with on the decision notice.
- The habitat creation on site would be considered to be significant on site, given the proposed planting of 20 new trees (medium distinctiveness) and a 30 year HMMP therefore needs to be secured via a Section 106 or a condition.

If you have any queries about these comments, please let me know.

Kind regards,



Ecology Planning Manager
Greater Manchester Ecology Unit (GMEU)

Please note that my working days are Tuesday to Friday

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