Outlook

Planning application 143024/FO/2025 Sister Plot C, Former UMIST Campus

From [redacted]
Date Fri 27/06/2025 17:40
To Jennifer Atkinson [redacted]

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Hi Jen

Thank you for consulting the GMEU

Summary
There do not appear to be any significant ecological issues associated with this development.

Bats
The buildings and trees on the site were assessed for bat roosting potential. No evidence of bats was found and all buildings and trees assessed as having negligible bat roosting potential. I have no reason to doubt the findings of the report, the buildings all of designs that appear sub-optimal and the trees young mature and therefore unlikely to have developed caviities suitable to bats. No further information is required at this time. As demolition may however be delayed, I recommend a condition along the following lines is applied to any permission.

If the demolition hereby approved does not commence before 30th April 2026, the building will be reassessed for bat roosting potential and the finding supplied to and agreed in writing by the LPA.

Other Protected Species
I am satisfied that it is very unlikely that any other protected species will utilise this site. No further information or measures are required.

Nesting Birds
Trees and shrubs will be lost, 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 precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.

Other Wildlife
I am satisfied that the risk of species such as hedgehog being present is very low. I recommend as a precaution an informative along the following lines is applied 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.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)
Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The development will result in the loss of some of the existing trees and all the ornamental shrubs and low value grassland. Replacement landscaping is proposed. There appear to be no significant wildlfie issues associated with the site.

An indicative biodiversity net gain assessment has been provided based on the outline landscape proposals. This indicates that 10% net gain can be achieved on the site, primarily as a result of significant urban tree planting, with 270 trees proposed. This appears to be feasible, though whether all trees will achieve moderate condition, given some will be located within hardstanding, is less clear. There is however some flexibility for failure of some trees, or other habitats to achieve the target condition with 16% net gain currently predicted. There is a large net gain in hedge units.

Overall given the flexibility to achieve 10%, I am satisfied that no further information is required at this time, with final details provided in order to discharge the statutory biodiversity gain condition and any standard conditions relating to landscaping or habitat management and monitoring. I would however recommend that the on-site habitat creation proposals are controlled via legal agreement given the number of trees proposed, with additional signficant habitat creation proposals (as defined by defra)
including other neutral grassland and mixed scrub.

Measures for wildlife should be centered around nesting birds. These details can be provided via condition.

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