Outlook

## Planning application 139878/FO/2024 28 Edge Lane, Chorlton

**From** David Dutton <david.dutton@tameside.gov.uk>
**Date** Tue 18/02/2025 12:54
**To** David Lawless <david.lawless@manchester.gov.uk>

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Hi David

Thank you for consulting the GMEU

Summary
Further information is recommended regarding biodiversity net gain. Other ecological issues relating to bats and nesting birds can be dealt with via condition and or informative.

Bats
An updated bat emergence survey dated 2024, has been provided based on the original bat assessment dated 2019. No evidence of bats emerging, consistant with the previous survey was recorded. I have no reason to doubt the findings of the report. As individual bats can on occasion turn up in unexpected locations, I recommend an informative along the following lines is applied to any permission.

*Whilst the buildings to be demolished have been found to be very low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).*

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
The habitats on site could provide cover for hedgehog, with this priority species recorded in the wider area. There is therefore a risk during construction of accidental harm. I therefore recommend a condition along the following lines is applied to any permission.

*Prior to any earthworks or vegetation clearance a precautionary working measures method statement for wildlife including hedgehog will be provided to and agreed in writing by the LPA*

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)
Section 180 of the NPPF 2023 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 site is primarily

hardstanding with them main features of ecological value on the site being the mature and semi-mature trees. Adverse effects on wildlife appear restricted to loss of bird nesting opportunities and potential bat roosting features.

The development is subject to mandatory biodiversity net gain. An assessment has been provided that indicates a shortfall of 1.09 area based units and 0.06 linear (hedge) units to achieve 10% net gain. This is primarily due to the loss of the majority of the trees on the site. No on-site measures other than gardens appear to be proposed.

There appears to be no information on how the developer wishes to address the shortfall, though I note the application form states the application is exempt under the temporary exemption for minor applications. This date however appears to have been missed as the validation date is 25th April 2024 and a metric has now been provided.

There are also potential issues with the metric as the number of trees recorded in the baseline does not appear to match the number of trees in the arboricultural report or the number retained/lost. *I therefore recommend that prior to determination, clarification on the number of trees on the site is provided.*

I also recommend clarification on the lack of habitat creation on the site as some urban tree planting outside of gardens appears to be proposed.

With regards nesting birds and bats, mitigation and enhancement should be provided, in the form of bat and bird boxes. I would recommend 6 bird bricks and 3 bat bricks. *The details can be provided via condition.*

*David Dutton*
**Ecologist**
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