
2026_07_02 Ecology comments 143452/FO/2025

From [REDACTED]
Date Thu 02/07/26 11:27 AM
To Planning [REDACTED]
Cc Steven Mccoombe [REDACTED]

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For the attention of Steve McCoombe

Application: 24/00717/FUL

Dear Steve ,

The main considerations for this application are biodiversity net gain (BNG) and birds. All can be conditioned or informative text provided.

Nesting Birds

There is potential for the remaining foliage to support nesting birds. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. Should any tree and shrub removal be delayed until after the 1st of March, I would recommend the following condition be added.

No tree or shrub clearance 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 works and written confirmation provided that no active bird nests are present, which has been agreed in writing by the LPA.

Biodiversity Net Gain (BNG)

The information submitted with the application includes a Biodiversity Net Gain (BNG) report and statutory Biodiversity Metric from Arbtech (June 2026)

The appraisal found the site had some ecological value, consisting of gardens, grassland and individual trees

I have examined the Biodiversity Net Gain (BNG) metric spreadsheet and I am happy with the calculations provided.

After construction of the development, onsite biodiversity remediation and the 10% net gain requirement there is due to be a deficit of 1.08 Area Habitat units .

Given the availability of offsite units, this appears to be a realistic achievement for the site and therefore the LPA can be reasonably confident that the statutory biodiversity requirements could be discharged.

(Link to various wording for signposting applicant to statutory framework for Biodiversity Net Gain https://assets.publishing.service.gov.uk/media/663251d969098ded31fca800/BNG_Decision_Notice_Text.odt)

I would consider the onsite biodiversity mitigation/enhancement to be significant as the applicant is aiming for good condition modified grassland, but this can be conditioned rather than a S106 sought.

If approved, the Biodiversity Gain Plan (BGP), habitat management and monitoring plan and updated metric should be completed to show how the biodiversity gain will be achieved on and offsite and approved by the LPA, before any condition can be discharged.

For guidance the HMMP should include;

- Description and evaluation of features to be managed.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period and for a minimum total period of 30 years).
- Details of the body or organization responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.

Biodiversity Enhancement

We would also expect any such scheme to include measures to enhance biodiversity at the site, in line with the requirements of the National Planning Policy Framework. We would recommend that opportunities for biodiversity enhancement be incorporated into the new development. These should include:

- Bat bricks and/or tubes within the new development (Part of mitigation requirements)
- Bird box/bricks
- Hedgehog friendly fencing

We suggest a condition to this effect be placed on any permission.

As with most planning applications the following general advice applies:

- 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.

In conclusion we are satisfied that the application can be forwarded for determination and that any permission if granted is supported by the **conditions/informative** above.

If you have any further queries about this application, please let us know.

Yours sincerely,



Ecologist - Greater Manchester Ecology Unit

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