

69163 – Rainsough Cottage, 5 Rainsough Brow, Prestwich

Thank you for consulting the GMEU

Summary

A new bat survey is recommended. Other ecological issues previously agreed remain unchanged.

Bats

The previous bat survey is now nearly 3 years old and therefore would no longer be regarded as valid. *I therefore recommend that prior to determination an updated bat report is provided.*

Nesting Birds

The site has not been cleared and appears from aerial photographs to be revegetating in the areas previously cleared. *The previously applied nesting bird condition should be applied to any new permission.*

Invasive Species

An agreed invasive species management plan was commenced under the existing permission. This was still ongoing towards end of 2022, with the final report noting that further control may be required through 2023. I recommend an updated INNs report is provided. *This can be conditioned or an update provided prior to determination.*

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. I previously accepted that mitigation could be achieved on-site for loss of trees, shrubs and bird nesting habitat. *My previous recommendations still apply*

Ecologist

GM Ecology Unit