

Thank you for consulting the GMEU.

#### Summary

A bat roost was found. Other ecological issues include nesting birds, other wildlife and mitigation for loss of trees and scrub.

#### Bats

A small day roost for common pipistrelle bats was identified following surveys in-line with best practice guidelines. I am satisfied that mitigation is feasible for such a small roost and the conservation status of bats in the locality can be maintained. A license will however be required from Natural England. I recommend a condition along the following lines is applied to any permission.

*The demolition of Prestwich Clough Farm is likely to cause harm to common pipistrelle bats as identified in the Clough Farm, Prestwich Supplementary Bat Survey dated June 2026 and shall not in any circumstances commence unless the local planning authority has been provided with either:*

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or*
- b) a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license*

#### Other Protected Species

Potential evidence that badger forage on the site was identified. No other protected species are likely to be present. As a precaution I recommend an informative along the following lines is applied to any permission.

*The applicant is reminded that under the Protection of Badgers Act 1992 it is an offence to intentionally or recklessly interfere with a badger sett. If a badger sett is found on or near the developments site work should cease immediately and a suitably experienced ecologist employed to advise on how best to proceed.*

#### Nesting Birds

Trees and shrubs will be lost potential bird nesting habitat and evidence that birds nest on the building proposed for demolition found. 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 or demolition commence between the 1<sup>st</sup> March and 31<sup>st</sup> 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 vegetation on-site likely provides cover for species such as hedgehog and amphibians such as common toad, both UK Biodiversity Priority Species. As there are high value habitats in close proximity to the site, associated with Prestwich Clough SBI, I recommend a condition along the following lines is applied to any permission.

*Prior to development a precautionary working measures method statement for mammals and amphibians will be provided to and agreed in writing by the LPA*

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section N2.1 part d) of the NPPF 2026 states that development proposal: should: Conserve and enhance existing natural features of visual, historic or nature conservation value. 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 buildings and garden to a replacement building and garden. Wildlife effects include loss of a bat roosting and bird nesting habitat.

The development is exempt from biodiversity net gain under the small site rule.

I recommend mitigation and enhancement is provided for loss of trees, scrub, a bat roost and bird nesting habitat. *The details can be provided via condition.*

Planning and Transportation

Planning and Transportation

Place