

73043 – 31 Charnley Street, Whitefield, Manchester, M45 6BG

GMEU Response:

Dear Helen,

Thank you for consulting GMEU on this Permission in Principle (PIP) application at 31 Charnley Street, Whitefield (73043).

No ecological information appears to have been submitted for this PIP application. Based on this, GMEU have the following comments:

Desk Based Review

From a review of recent satellite imagery and Google Street View, it appears that the site comprises hardstanding and multiple garages/buildings, with a small area of scrub to the north of the site. There are trees adjacent to the site. The site overall is likely to some hold ecological value and may support protected species such as (but not limited to) bats, nesting birds and small mammals. Provided that the relevant ecological surveys are undertaken and provided, we don't believe there would be a reason to refuse the application.

Ecological Survey Recommendations

Should the proposal be forwarded to 'Technical Details Consent' stage, we would expect ecological constraints and impacts to protected species to be considered, with the below advised:

- A Preliminary Ecological Appraisal (PEA) to identify any impacts the proposal may have on protected/priority species and nearby designated sites and to inform further surveys, mitigation and enhancement measures. This should include a Preliminary Roost Assessment to identify the roosting suitability for the buildings to be demolished.
- If the above assessment identifies the need for further survey work, this will be required, along with appropriate mitigation measures, when the Technical Details Consent application is submitted.

GMEU advise that the ecologically valuable habitats present (such as the trees) are retained where feasible, and that the application demonstrates how the mitigation hierarchy has been applied.

Biodiversity Net Gain (BNG)

Biodiversity Net Gain assessments are now a mandatory requirement, with a minimum of 10% BNG to be achieved for all developments unless it meets any exemptions. If not exempt, we would expect a full BNG assessment to be submitted as part of the planning application including both a statutory metric and accompanying BNG report. The

baseline information would be gathered from a site visit encompassing a UK Hab survey which can be carried out alongside the PEA survey. The BNG must demonstrate how the proposal will achieve a minimum of 10% BNG either on-site or off-site.

Contributing to and Enhancing the Natural Environment

Section 15 (paragraph 187) of the NPPF 2024 states that planning policies and decisions should contribute to and enhance the natural and local environment.

Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application and could include the integration of a bat and bird box onto each new dwelling. Planting of native shrubs and trees is also recommended.

Summary

Whilst we have no objection to this Permission in Principle application, the site is likely to be of some ecological value and may support protected species. Therefore, we would expect that the above assessments are carried out should detailed 'Technical Details Consent' be sought, in line with current planning policy and relevant legislation.

If you have any queries about these comments, please let me know.

Kind regards,

Abbey

Abbey Bailey

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