

Based on the information provided, I have the following general recommendations below:

- 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.
- Work that will impact on habitats where nesting birds may be present (for example building works), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken. We would suggest that a condition to this effect be placed on any permission.
- Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application and could include integration of a bat and bird box onto the building. We would suggest that a condition to this effect be placed on any permission.

As the application is for change of use only, the application would be exempt from a Biodiversity Net Gain (BNG) assessment under the de minimis rule. Bury Council must be satisfied that this is accurate.

In summary, GMEU are satisfied that the application can be forwarded to determination and that any permission if granted is supported by the conditions above.