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GMEU Comment

Hi Helen,

Thank you for sending the updated BNG metric over to me. This now appears to correctly reflect the baseline and post development habitats. Due to the small nature of the site, it is not possible to deliver a 10% net gain for habitats and hedgerows on the site, therefore to discharge the Biodiversity Gain Condition off site units will need to be purchased. This should be feasible given the small number of units to be purchased and the LPA can therefore be confident that it will be possible for the gain plan to be discharged.

I would therefore advise that:-

The Biodiversity Gain Condition will apply should this planning application receive permission. To discharge this condition additional information will need to be submitted which includes a Biodiversity Gain Plan, final landscape plan, final version of the BNG metric showing a 10% net gain, and evidence of purchase of offsite units (if required). Please see [Biodiversity net gain - GOV.UK](#) paragraphs 025 and 026 for how this should be dealt with on the decision notice (attached guidance is referenced in this).

My previous comment on other ecology matters are still relevant.

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

Kind regards,

Emma

Emma Marston

Ecology Planning Manager

Greater Manchester Ecology Unit (GMEU)