

From: Suzanne Waymont <tameside.gov.uk>
Sent: Thursday, September 12, 2024 11:36 AM
To: Booth, Claire <bury.gov.uk>
Subject: PA 71000 - Ecology Response

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Dear Claire

Thank you for your consultation on the above application at Eton Business Park. As you are aware the information submitted with the application includes a Biodiversity Net Gain Report, a Biodiversity Metric and a Preliminary Ecological Appraisal.

Biodiversity Net Gain

The BNG report and metric demonstrate that the proposals will result in a net loss of biodiversity with the trading rules of the metric being broken. No information has been provided on how these losses will be addressed. The applicants have therefore not demonstrated that the general condition on BNG, which is attached to all relevant planning permissions, can be discharged and further information is required.

In addition, the metric claims that the line of trees on the site will be enhanced to become a species rich hedgerow with trees. However, the only hedge species to be planted on the landscaping plan is beech and would not therefore not be a species rich hedge, besides not being native to Bury.

Other issues

The Preliminary Ecological Appraisal identifies one tree that has moderate bat roosting potential and that if it is affected by the proposals further surveys would be required. It is not clear if this tree is impacted by the proposal. Clarification is therefore required and if the tree is impacted, the surveys should be undertaken prior to the determination of the application.

Notwithstanding the above issues, the Appraisal makes precautionary recommendations to protect species during any construction works. These include nesting birds, amphibians, bats and hedgehogs. We would advise that these measures be included within a Construction Environmental Management Plan for Biodiversity and the following condition be attached to any permission, should it be granted:

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*

- d) *The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) *The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) *Responsible persons and lines of communication.*
- g) *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) *Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

A management plan for the proposed treatment of Japanese knotweed has been submitted with the application. We would therefore recommend that its implementation be required by condition.

The Appraisal also make recommendation for enhancement measures for species, which are not included with biodiversity net gain. As the recommended bird boxes do not appear to have been included in the landscaping plan, we would advise that the following condition, or similar, be attached to any permission:

A scheme for the bird boxes, as set out in section 5.2 of the Preliminary Ecological Appraisal Report by Elton Ecology dated 14 July 2024 (ref: P2582_01), shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Should you have any queries relating to this advice, please do not hesitate to contact me again.

Yours sincerely

Suzanne

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