

Application: 72814

Dear Jennie,

Condition 5 (cemp method statement - protection of black brook), condition 6 (cemp method statement - invasive non-native species (inns) removal), condition 7 (cemp method statement - amphibians & small mammals)

I have read the method statements for the protection of Black Brook, invasive non-native species (inns) removal and protection of amphibians & small mammals.

I am happy with the recommendations and methods proposed. I am happy for conditions 5, 6 and 7 to be discharged. The applicant should be reminded that these are working documents and should be used on site for the duration of the development.

Biodiversity Gain Plan – Condition 8

The biodiversity gain plan does not match the final approved metric. The final metric recorded a deficit of 0.44 area units. These now seem to have been found onsite.

This is not a problem, but I would need to see the updated BNG metric that lays out how this was met.

Statutory Biodiversity Gain Condition

The combination of a satisfactorily completed BGP, HMMP and approved BNG metric is needed for the statutory Biodiversity Gain Condition to be discharged. This cannot be discharged yet.

Condition 23 (swift bricks & bat boxes)

I have seen the drawings for the swift brick and bat boxes (Dec 2025 - BREG02C). I am happy with the location, number and make of bat and bird boxes/bricks. This condition can now be discharged and the bat/bird roost provision installed in line with the development's timescales.

I hope these comments are useful.

Please let me know if you have any question.

Yours sincerely,

Sam

Samuel Bolton

Ecologist - Greater Manchester Ecology Unit

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Place