

Thank you for your consultation on the application at Former Tetlo & Hutchinson Ltd, Regent Street, Bury (73198) for the proposed construction of a new office building following demolition works.

As you are aware, GMEU were consulted on a previous application at this site in November 2025 (72370) and I subsequently responded on 8th December 2025.

For this application, an Ecology Statement has been provided (PPY Design Ltd, 27/05/26) to detail that the application would be exempt from a Biodiversity Net Gain (BNG) assessment under the de minimis exemption. As per my comments on the previous application - there appears to be a small tree present in the private garden (according to Google street view/satellite imagery) however as per BNG guidance, small trees in gardens do not need to be included in the baseline BNG assessment. It appears likely that less than 25m² of other habitat will be removed and therefore I would agree that the proposal is exempt from BNG.

No other ecological documents have been provided for this application, however as per my response to the pre-application (ref: 03037/E – dated 19/12/2025) and the previous application on the site (72370 – dated 08/12/2025), the site is likely to hold very limited ecological value as there appears to only be remains of buildings left with no roof and very sparse vegetation and one small tree in the garden. Therefore, the application is highly unlikely to impact protected species.

GMEU have the following recommendations:

- 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 demolition, works to/or removal of trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
- 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 should

include soft landscaping and the integration of bat or bird boxes into the new dwellings.

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