

For the attention of Jennie Townsend

Application: 70755

Morning Jennie,

All issues can either be conditioned or dealt with via informative text.

Nesting Birds & Hedgehogs

There is the potential for birds & hedgehogs to use shrubs/trees to be removed. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. Should there be a need to remove any of the foliage for the development until after the 1st of March in any one year, I would recommend the following condition be added.

No tree or shrub clearance shall occur between the 1st March and 31st August in any year unless a detailed bird nest & hedgehog survey by a suitably experienced ecologist has been carried out immediately prior to works and written confirmation provided that no active bird nests or hedgehogs are present, which has been agreed in writing by the LPA.

Biodiversity Net Gain

The information submitted with the application includes a Preliminary Ecological Appraisal and Statutory Biodiversity Metric from David Bentley Ecology (Jul 2024).

The appraisal found the site had some ecological value, being largely bramble scrub with some scattered trees. The majority of the trees on the site are due to be lost to the development.

I have examined the Biodiversity Net Gain (BNG) metric spreadsheet (Jul 2024) provided by the applicants ecologist and I am happy with the calculations provided.

After construction of the development and onsite biodiversity remediation there is due to be a loss of 0.14 scrub units and a gain of 0.16 individual tree units, with an overall net gain of 0.02 area unit.

All habitat distinctiveness trading rules have not been adhered to. The loss of 0.14 units of medium distinctiveness scrub units should be replaced with the same broad habitat or with a more higher distinctive habitat.

The applicant should now provide and implement a suitable Biodiversity Gain Plan (BGP) including a Habitat Management and Monitoring Plan (HMMP) for the onsite and potential offsite element of the BNG.

This document must be retained and used to inform future monitoring and compliance of the time to target enhancement methods and ongoing management required to maintain the agreed level of habitat distinctiveness and quality.

The BGP must include the following;

- *An amended BNG Metric Calculation which meets all habitat trading rules and a minimum of 10% uplift in biodiversity.*
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- *An offsite HMMP*
- *Details of the suitability and professional qualifications for the land managers tasked with carrying out the offsite BNG.*

- *Details of the legal and funding mechanism{s} by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.*
- *Where results from monitoring show that conservation aims and objectives of the HMMP are not being met, how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.*

A HMMP shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the HMMP shall include the following.

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period and for a minimum total period of 30 years).*
- g) Details of the body or organization responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

We would suggest a condition to this effect be placed on any permission.

In addition to the BNG requirements and in line with the guidance provided by the applicants surveying ecologist (David Bentley Ecology), we would also suggest the following replacement cover for breeding and reducing predation for birds and hedgehogs are provided and suitably positioned.

- 1 swift brick incorporated into the development
- 2 x Birds boxes incorporated into the landscape plan or building development.
- Hedgehog friendly fencing

Please let me know if you have any further questions.

I have based these comments on the assumption that the development has not been officially registered as a self-build. If this is the case, please let me know and I can amend the comments accordingly.

Yours sincerely,

Samuel

Samuel Bolton

Ecologist - Greater Manchester Ecology Unit

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