

GMEU - 72820

Thank you for consulting GMEU on the below consultation.

The application is accompanied by an Ecological Assessment (Mulberry, 2026). This found the buildings on site to have negligible bat roosting potential and as such no further survey effort as deemed necessary. Based on the evidence provided, I have no reason to doubt this assessment. Nevertheless, it is recommended in Section 3.2.1. that a precautionary approach is adopted during works, and this should be secured via condition. The other recommendations made within Section 3 of the report, including nesting bird checks where required and precautionary working methods for amphibians, should be secured via condition.

Ecological enhancements are also proposed within the report, including bat and bird boxes. These should be secured via condition. Additionally, 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 proposal will impact on protected species.

The application is described as being exempt from mandatory Biodiversity Net Gain under the self-build exemption. This will need to be verified by the LPA. If the application does not qualify for this exemption or any others, the Biodiversity Gain Condition will apply, and evidence that a 10% net gain can be achieved will be required prior to determination.

Himalayan balsam was identified on site, which is listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended). It is an offence to introduce or cause to grow wild any plant listed under this schedule. It is therefore recommended that the plant is removed from the site by a suitably qualified contractor under a method statement. This can be secured via condition.

Greater Manchester Ecology Unit