

Thank you for your consultation on the application at Land to Rear of 29 Raven Street, Bury (72370).

No ecological documents have been provided for this application, however as per my response to the pre-application (ref: 03037/E – dated 19/12/2025), 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.

Biodiversity Net Gain (BNG) – There appears to be a small tree present in the private garden, 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 assume that the application is exempt from BNG under the de minimis exemption. Bury Council should be satisfied that this is accurate.

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.