



18.02.2025

Mr S Rowland
Oakbay Design Limited
29 Bradford Road
Eccles
M30 9FF

Dear Steve,

Re: Land off Wellington Street, Bury, Greater Manchester, BL8 2BD

Oakbay Design Ltd. commissioned Ecology Services Ltd. to undertake a site visit, on land off Wellington Street, Bury, to advise upon the requirements of Biodiversity Net Gain in relation to the proposed development of a single storey warehouse and storage building.

The client informed us that Planning Permission was granted in 2006 for the development of waste recycling, open storage, training, car parking and construction of the new road extension. Land clearance was undertaken around 2006 as part of the planning application. A further Planning Permission was granted in 2015 to implement the warehouse, storage and offices with further clearance of the land and subsequent surfacing with concrete, stone and hardcore as part of the approved Planning Permission. These activities therefore occurred prior to 25th August 2023 as part of planning approvals.

A site visit was undertaken on the 17th February 2025 by Principal Ecologist and Director Mrs L. Eccles-Sargeant BSc. (Hons) MCIEEM, an experienced ecologist with 24 years experience and FISC Level 4. Weather conditions were dry but cold.

The site visit found the site to contain compacted gravel/hard standing, currently being used for storage and car/machine parking with the porta cabin structure. There are de-minimis areas of habitats onsite, including a small area of species-poor grassland to the north of the site office which measured roughly c.22.5m², (See photos below) a small area of grassland to the centre measuring 0.8m² and very sparse vegetation patches of no relevant ecological value in areas. No priority habitats were recorded onsite.

It is concluded that the site's biodiversity value should be set at zero and excluded from Biodiversity Net Gain.

Landscaping proposals will be submitted including the creation of a hedge, scrub and tree planting and a linear area of grassland. These proposals will be of native species, that will provide better habitats for biodiversity than the de-minimis area that exist onsite.

If you have any queries, please do not hesitate to contact me.

Kind regards

Director
Ecology Services Ltd.

Site photos:



Car parking to the north of the site



Storage area to the south and central part of the site



Small area of grassland north of the site office



Sparse vegetation.