

72226 – 106 Nelson Street, Bury

Thank you for consulting GMEU on this application at 106 Nelson Street, Bury (72226) for the reinstatement of an end-terrace house following a gas explosion collapse.

No ecological or Biodiversity Net Gain (BNG) documents appear to have been submitted as part of the application. This however is not considered to be an issue as the photographs provided, and review of recent satellite imagery, shows that the site is currently hardstanding with very sparse areas of ruderal/ephemeral vegetation beginning to grow through. The site is therefore unlikely to hold any ecological value and an ecological assessment would not be required. The proposal would also be exempt from a BNG assessment under the de minimis rule (less than 25m² of habitat removal).

Section 15 (paragraph 187) of the NPPF 2024 states that planning policies and decisions should contribute to and enhance the natural and local environment. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application and could include integration of a bird box onto the building onto the west facing aspect of the dwelling, along with planting of native shrubs/plants in the garden.

In summary, there are no ecological constraints associated with this site and GMEU are satisfied that the application can be forwarded to determination.

Ecologist

GM Ecology Unit