

72224 – 102 Nelson Street, Bury

Thank you for consulting GMEU on this application at 102 Nelson Street, Bury (72224) for the reinstatement of a mid-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.

From a review of the photographs and recent satellite imagery, the dwelling appears to have been subject to partial collapse/damage and the remains of the building are still standing, it is assumed that this will be demolished to facilitate the new building. There appears to be small, grassed areas to the front and rear of the property associated with the garden, although they are limited in size. The rear of the property also appears to contain discarded materials (likely associated with the building collapse) which is covering most of the grass habitat. There is potential that the adjoining property could contain bat roost potential, and the demolition could disturb any bat roosts, however given the extent of the gas explosion, it is assumed that any bats which may have been present would likely have been disturbed during the incident.

Based on the above, the site is of very limited ecological value, however I 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), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken. We would suggest that a condition to this effect be placed on any permission.
- 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 west facing aspect of the dwelling, along with planting of native shrubs/plants in the garden.

The proposal would likely be exempt from a BNG assessment under the de minimis rule (less than 25m² of habitat removal), given the very limited grassed areas onsite and some of it may also be retained.

In summary, GMEU are satisfied that the application can be forwarded to determination and that any permission if granted is supported by the conditions above.

Ecologist

GM Ecology Unit