

Good afternoon,

Thank you for consulting GMEU on this application at 54 Ringley Road, Whitefield for the demolition of an existing dwelling and erection of replacement dwelling (71291).

The application is accompanied by a Preliminary Roost Assessment (PRA) report for bats (Gritstone Ecology, May 2024) which found the property had negligible bat roost suitability, and no further survey work is required.

The Application Form states that the development is a 'self-build and custom build development', therefore it is exempt from a Biodiversity Net Gain (BNG) assessment. Bury Council must be satisfied that this is the case.

We would therefore make 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, hedgerow 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 could include integration of a bat and bird box onto the new building.

If you have any queries about these comments, please let me know.

Kind regards,

Melissa Sullivan

Ecologist

Planning

Place