

72530 – Land at Ivy Bank, Walmersley

Thank you for consulting GMEU on the above application for permission in principle.

The site appears to comprise an area of grassland surrounded by woodland, which could support protected species including roosting bats, nesting birds, and badgers. Therefore, a Preliminary Ecological Appraisal to assess the site's potential to support protected species, including bats, birds and badger, will need to be undertaken at technical details stage. Based on the results of this PEA, further protected species surveys may be required prior to the granting of technical details consent. Additionally, unless the development qualifies as a self-build, the application will be subject to statutory Biodiversity Net Gain requirements. Based on the small size of the site and the lack of high-quality habitats apparent on site, an overall 10% net gain should be feasible, either on or off site.

Overall, I cannot see any major current ecological reasons why the application should not be permitted in principle, although species and habitat data gathered at the technical details stage may require further surveys and mitigation prior to the granting of full permission. Unless otherwise exempt, the technical details consent would also be subject to the biodiversity gain condition.

Ecologist
GM Ecology Unit