

Thank you for your re-consultation on the above application at Bury Old Road, Prestwich.

As you are aware the BNG metric has been revised and now includes the correct habitats and areas. It demonstrates that the proposals will result in a net loss of biodiversity. The accompanying ecology report indicates that off-site credits will be used to achieve the required level of gain. Full details of the units purchased will need to be submitted with the application to discharge the standard pre-commencement BNG condition that will automatically apply to any permission.

On-site habitats are the planting of 9 rowan trees. As these are below the threshold of significant on site gains, their retention and management should be secured by condition.

As the proposal involve the loss of trees, as a precaution we would recommend that the following condition be attached to any permission to protect nesting birds:

*No removal of or works to any trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.*