

GMEU Comments

Application: 72814

For the attention of Jennie Townsend

Dear Jennie

Condition 5 (CEMP method statement - protection of black brook)

I have read the method statement (JN Building contractors Ltd- 04/11/2025) and I am happy with the measures proposed for the protection of Black Brook. The approved document should now be used on site for the duration of development. I am happy for the condition to be discharged.

Condition 6 (CEMP method statement - invasive non-native species (inns) removal)

I have read the method statement (JN Building contractors Ltd- 04/11/2025) and I am happy with the measures proposed the removal of Himalayan balsam and Giant Bramble. The approved document should now be used on site for the duration of development. I am happy for the condition to be discharged.

Condition 7 (CEMP method statement - amphibians & small mammals)

I have read the method statement (JN Building contractors Ltd- 04/11/2025) and I am happy with the measures proposed for the protection of amphibians and small mammals. The approved document should now be used on site for the duration of development. I am happy for the condition to be discharged.

Condition 8 (biodiversity gain plan)

I am happy with the biodiversity gain plan (BGP) signed 14/01/2026 and that the enhancement has now been found onsite. The updated metric should now be signed by the LPA in the section Planning authority reviewer and dated below that. This is found on the Main Menu tab of the metric. I would keep a copy of this approved metric on this application file.

Condition 9 Habitat Management & Monitoring Plan (HMMP)

I have read PEA Bat roost assessment and BNG Draft plan ref JE8459-25 26/2/25 document. While the document is not in the usual format of a HMMP, I am happy the

pages 39 to 45 of the document lay out what is required to create and maintain the target habitat quality.

The applicant can move to the habitat creation and monitoring stages, in line with the timescales of the development. This document should be kept on file as a means of monitoring the future success of the habitat creation, enhancement and ongoing quality.

Statutory Biodiversity Gain Condition

The combination of a satisfactory completed BGP, HMMP, and approved BNG metric will now also allow for the statutory Biodiversity Gain Condition to be discharged. The HMMP (PEA Bat roost assessment and BNG Draft plan ref JE8459-25 26/2/25) will include the future monitoring regime of the biodiversity and should be used to ensure the ongoing quality of the habitats.

Condition 23 (swift bricks & bat boxes)

I have read the drawings (JN Building contractors Ltd- Jan 2026 PLO1) and I am happy with the model, number and location of the swift bricks and bat boxes. The bricks and boxes should now be installed, in line with the development timescales. I am happy for the Condition to be discharged.

Yours sincerely,

Sam

Samuel Bolton

Ecologist - Greater Manchester Ecology Unit

Morning Jennie,

Sorry, I've just seen the actual HMMP when I came to save my comments. The document HMMP Final V1 should be the reference documents for the HMMP. This is also acceptable.

Sam

Samuel Bolton

Ecologist - Greater Manchester Ecology Unit