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Subject: 25/00331/DOC
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Attachments: [image001.png](#)

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Good afternoon,

Thank you for consulting GMEU for the discharge of conditions at Syke Farm, Littleborough (25/00331/DOC), in relation to Condition 19 Biodiversity Enhancements.

The 'Proposed Biodiversity Enhancement Measures' plan has been reviewed relating to the condition below associated with the application reference 23/00508/LBC:

- 19 The development hereby approved shall not be occupied until such time as a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks are submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The plan appears to show appropriate locations and types of boxes to be used, including the correct aspects for the boxes. I have clarified this below in accordance with best practice guidelines, to ensure the boxes are cited in suitable locations:

- Bat boxes – place ideally at least 4m above the ground (where safe installation is possible), away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day (south, south-east or south-west facing).
- Bird boxes – place 1-3m above ground on tree trunks, avoid where foliage obscures the entrance hole, the front of the nest box should be angled vertically or slightly downwards to prevent rain from entering the nest box and it should be sheltered from prevailing wind, rain and strong sunlight (e.g. north or west facing).

Based on the submitted information, I have no objection to the discharge of condition 19.

Kind regards,

Melissa Sullivan

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