

From: [Melissa Sullivan](#)
To: [Development Management](#)
Subject: 24/01231/FUL
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Good morning,

Thank you for consulting GMEU on this application at 10 Limefield Terrace Halifax Road (24/01231/FUL). Apologies for the delay in responding.

The application is accompanied by a Biodiversity Net Gain (BNG) statutory metric and report (E3P, February 2025). Based on the submitted information, GMEU have the following comments:

No ecological documents such as a Preliminary Ecological Appraisal (PEA) appear to have been submitted however given that the site has already been cleared, it is likely to hold limited ecological value for protected species. The following is therefore recommended:

- 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 works to/or removal of grassland), 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 bat or bird boxes and native planting.

Biodiversity Net Gain (BNG)

- As per the BNG assessment, the application is currently incurring a loss of 0.1 habitat units (-100%) and the trading rules have not been satisfied. The report suggests that gaining the units onsite is not feasible and that off-site compensation will be required. Provided that the applicant is aware and accepts this approach, GMEU are satisfied with the information provided at this stage.
- The Biodiversity Gain Plan condition will apply should this planning application receive permission. At that stage sufficient information is required to be submitted to demonstrate how a 10% net gain will be provided offsite. This includes a Biodiversity Gain Plan, final version of the BNG metric and evidence of where BNG units have been purchased from. Please see [Biodiversity net gain - GOV.UK](#) for how this should be dealt with on the decision notice.

In summary, GMEU are satisfied that this application can be forwarded to determination, taking into consideration the comments above.

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

Kind regards,

Melissa Sullivan

Ecologist

Greater Manchester Ecology Unit

Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
Tameside, SK16 4LA
Tel: 0161 342 2842



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