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To: [Development Management](#)
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Good morning,

Thank you for consulting GMEU on this application at Land At Wardle Football Club, Wardle, Rochdale, for the proposed telecommunications base station.

There appears to be no ecological appraisal or Biodiversity Net Gain (BNG) documents submitted. GMEU have the following comments:

From a review of recent satellite imagery, it appears that the proposed site is likely to comprise modified grassland and potentially other taller grassland. However, the proposal is very small scale, with only a small amount of grassland to be removed to facilitate the works. It is recommended that a Precautionary Method of Works (PMW) is adopted when clearing the grassland such as a two-stage cut to allow any wildlife such as small mammals and amphibians to move off the proposed works area should they be present. It is recommended that a condition to this effect be placed on any permission. GMEU's response regarding a Tree Protection Method Statement (sent on 23/03/2025) should also be implemented.

The following is also 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 shrub/tree planting.

Biodiversity Net Gain (BNG)

It appears that habitat removal will take place to facilitate the works (more than 25m²) which would trigger the requirement for a BNG assessment unless the proposal meets any of the exemptions. If exempt, a statement should be provided, if not exempt, a BNG assessment is required and should consist of a BNG metric and accompanying report to show how the proposal meets a 10% net gain, either onsite or offsite.

In summary, insufficient information has been provided regarding Biodiversity Net Gain (BNG) and this should be provided prior to determination of the application.

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

Kind regards,

Melissa Sullivan

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