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To: [Development Management](#)
Subject: 24/01137/FUL
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Good afternoon,

Thank you for consulting GMEU on this application at Land at Salley Street, Calderbrook, Littleborough, for the erection of one dwelling (24/01137/FUL). The application is accompanied by a Preliminary Ecological Appraisal (PEA) authored by Rachel Hacking Ecology in August 2021. It is noted in the Application Form that the proposal is a self-build/custom build application and is therefore exempt from a Biodiversity Net Gain (BNG) assessment, Rochdale Borough Council must be satisfied that this is the case. Based on the submitted information, GMEU have the following comments:

The PEA report appears to provide robust ecological assessments, and I have no reason to doubt the findings of the report. However, the survey was undertaken in August 2021 and therefore at least 3 years have now passed. In accordance with CIEEM's advice note on the lifespan of ecological reports/surveys, data that is over 3 years old is not considered to still be valid. It is recommended that an updated site visit is undertaken, and a short addendum statement is produced to clarify whether the site conditions and assessments within the PEA are still the same or if there are any changes.

The below are recommendations for pre-commencement conditions:

- Reasonable Avoidance Measures (RAMs) – given the habitats onsite and works proposed, we'd also recommend that habitat clearance works are undertaken under Reasonable Avoidance Measures (RAMs) to safeguard potential amphibians, hedgehogs and any wildlife that may be present. A Method Statement detailing the RAMs must be produced and followed during any vegetation clearance works and we would recommend that a pre-commencement condition to this effect be placed on any permission, if granted.
- Nesting birds - as all wild birds, their nest and eggs are protected under the Wildlife and Countryside Act 1981 (as amended), we would recommend that the following condition be attached to any permission, should it be granted:
No removal of or works to any trees/shrubs or buildings shall take place during the main bird breeding season 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.
- Biodiversity Enhancements - the enhancements recommended in the PEA report (section 5.2) should be incorporated (to comply with paragraph 187 of the NPPF, 2024), such as incorporating bat and bird boxes into the proposal.

In summary, an updated ecological appraisal should be carried out to record any changes to the original survey undertaken in 2021 as the data is now considered to be out-dated. 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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