

From: [Nick Brookman](#)
To: [Development Management](#)
Subject: FW: 24/01213/FUL
Date: 29 July 2025 09:31:11

From: Melissa Sullivan
Sent: 24 July 2025 11:19
To: Nick Brookman
Subject: 24/01213/FUL

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Hi Nick,

Thank you for consulting GMEU on the application at Land To The Rear Of 159 - 171 Windermere Road, Middleton (24/01213/FUL).

The application is accompanied by a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain (BNG) statutory metric and report (Eco 360, February 2025). Based on the submitted information, GMEU have the following comments:

Ecological Assessment

The site generally holds limited ecological value. The PEA report appears to provide robust ecological assessments, and I have no reason to doubt the findings. No further surveys are required however precautionary measures for hedgehogs and nesting birds (as detailed in Section 5 of the PEA) should be followed.

The scrub habitat may support 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, vegetation 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 clearance 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.

A condition is also recommended to secure the ecological enhancements (listed in Section 5.5) such as bee bricks/boxes, insect hotels and hedgehog nest boxes.

Biodiversity Net Gain (BNG)

I have a couple of minor comments relating to the BNG assessment which should be addressed prior to determination:

- In the BNG metric, the mixed scrub is inputted as 'moderate' condition but the report states it is 'poor' condition. This impacts the baseline value of the site and therefore the

correct condition should be allocated and the BNG metric/report must match.

- As the application is currently achieving a loss of 100% as the BNG shows that all habitat (mixed scrub) will be removed and replaced with developed land, offsite BNG compensation is required. Section 4 of the BNG report recommends three options for the mandatory minimum 10% net gain to be achieved. Confirmation must be provided as to which route the applicant plans to take to achieve this so that GMEU can be confident that the offsite gains will be sought and secured. If the mixed scrub is in 'poor' condition, the deficit is currently 0.32 habitat units.

Provided that the above amendments are made, I will be satisfied with the BNG assessment and no onsite gains will be secured as only developed land is proposed. The Biodiversity Gain Condition will apply should this planning application receive permission. To discharge the condition, a Biodiversity Gain Plan, final version of the BNG metric (including onsite and offsite information), plus evidence of offsite units purchased and legal agreements will be required. Please see [Biodiversity net gain - GOV.UK](https://www.gov.uk/guidance/biodiversity-net-gain) for how this should be dealt with on the decision notice.

In summary, minor amendments/confirmations are required regarding the BNG assessment, prior to determination of this application.

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

Kind regards,

Melissa Sullivan
Ecologist

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