

From: [Samuel Bolton](#)
To: [Development Management](#)
Subject: 12_09_2025 Ecology comment 25/00554/FUL
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For the attention of Anna Hayes

Application: 25/00554/FUL25

Dear Anna,

There are two main concerns. Biodiversity Net Gain and peat

Biodiversity Net Gain

The application is above the de-minimus threshold for biodiversity net gain.

The development will result in the loss of biodiversity, no information on quantified biodiversity losses on the site has been provided. The scheme is currently contrary to the National Planning Policy Framework and statutory biodiversity net gain requirements, as it will not deliver a minimum of 10% net gain in biodiversity.

Mitigation and compensation will be required and a minimum of 10% net biodiversity gain should be provided.

It is recommended that before determination a statutory Biodiversity Net Gain (BNG) metric spreadsheet should be provided that outlines any potential loss of habitat, along with details of how this loss will be mitigated for.

Peat

The application is within Natural England's Peat extent map. Please could you consult Natural England about this application. It maybe that they would want the applicant to alter the method of levelling the ground, in order to not disturb any peat. The alternative may be to carry out some peat depth sampling to evidence that the field is not on peat.

I hope these comments are useful.

Please let me know if you've any questions.

Regards

Sam

Samuel Bolton

Ecologist - Greater Manchester Ecology Unit

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