

From: [David Dutton](#)
To: [Development Management](#)
Subject: Planning application 25/00944/FUL Morrison Petrol Filling Station, Heywood
Date: 18 November 2025 10:43:58

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Hi Sam

Thank you for consulting the GMEU.

Summary

Ecological issues include nesting birds and biodiversity net gain.

Bats

All buildings and trees on the site were assessed as having no bat roosting potential. I have no reason to doubt the findings of the report. No further information or measures are required.

Other Protected Species

No evidence of any other protected species was recorded, with the site assessed as having negligible value for any such species. I have no reason to doubt the findings of the assessment. No further information or measures are required.

Nesting Birds

Trees and shrubs will be lost, potential bird nesting habitat, assessed as low risk owing to the existing levels of disturbance. I have no reason to doubt the findings of the report. I recommend an informative along the following lines is applied to any permission.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The development will result in the loss of existing soft landscaping to development including low risk bird nesting opportunities. No replacement soft landscaping is proposed.

A BNG assessment has been provided. This indicates a shortfall of 0.33 units to achieve 10% net gain. Whilst no metric has been provided, I have no reason to doubt the figures given the habitats present, the main losses due to the removal of three trees. The developer intends to purchase the units from a habitat bank. I am satisfied that this is the best approach for this site given it is a petrol station, with minimal opportunities for on-site enhancements.

As no on-site habitat mitigation is proposed, a 30 year habitat management and monitoring

plan will not be required.

To discharge the statutory biodiversity gain condition, they will need to provide:

- The biodiversity gain plan,
- Final version of the statutory metric in excel format and
- Have registered the purchase of off-site units with defra. *(NB as I have not seen the metric, I recommend they provide a copy of the metric prior to purchasing the units in case there are any minor issues with the metric that changes the number of off-site units required).*

With regards to wildlife, I recommend provision of one bird box on a retained tree. *The details can be provided via condition.*

David Dutton

Ecologist

Planning and Transportation

Planning and Transportation

Place

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