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

Thank you for consulting GMEU on the retrospective application at Land East Of Woodhouse Lane, Norden, Rochdale (25/01092/FUL).

No ecological documents appear to have been provided, however a Biodiversity Net Gain (BNG) Exemption Statement has been submitted. GMEU have the following comments:

As you are aware, this is a retrospective application and from satellite imagery and Google Street View, it appears that an area of grassland has been removed to facilitate the development, which was unlikely to have significant impacts to protected species, although some displacement may have occurred. However we do have the following recommendation:

- Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system and therefore we would recommend that at least one bat box and one bird box is erected onto the new building or suitable mature trees within the landownership. The boxes must be placed at the correct heights/aspects. We suggest that these enhancement measures are secured by condition.

The BNG Exemption Statement evidences that this is a retrospective application and therefore it would be exempt from a BNG assessment. Rochdale Borough Council should be satisfied that this is accurate.

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

Kind regards,

Melissa Sullivan
Ecologist

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