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Subject: 25/00976/DOC
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Hello,

Thank you for consulting GMEU on this application to discharge conditions on planning permission 24/00805/OUT.

Condition 20

No development shall take place (including demolition, ground works, vegetation clearance) within any phase of the development until a construction environmental management plan (CEMP Biodiversity)) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for each phase shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Method statement to prevent the spread of Japanese rose.
- j) Measures to safeguard hedgehogs and amphibians, which may be present on site.
- k) Reporting mechanisms, including ECoW daily proformas, monthly reports and any bird nesting survey work required in pursuant condition 24, to the LPA.

The approved CEMP (Biodiversity) for each phase shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details for that phase, unless otherwise agreed in writing by the Local Planning Authority.

Comment

The CEMP appears appropriate to discharge condition 20. We would advise that the measures are followed in full.

Condition 25

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) for any habitat areas to be provided on-site in accordance with the Biodiversity Gain Plan approved pursuant to the statutory biodiversity gain condition has been prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;

(b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved BNG Plan;
(d) the management measures to maintain habitat in accordance with the approved BNG Plan for a period of 30 years from the completion of development; and
(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be undertaken in accordance with the approved HMMP.

Comment

The HMMP appears largely appropriate to discharge condition 25 for the HMMP, although there are some species which are not locally native (such as dogwood, field maple, spindle) included in the planting mixes.

The HMMP needs to be considered alongside the final BNG metric for the site, the Biodiversity Gain Plan and the relevant landscape plan (rev 07 is quoted in the HMMP which GMEU hasn't seen).

Please note – an application needs to be made to discharge the Statutory Biodiversity Gain Plan condition for the site, which will need to include the Biodiversity Gain Plan, completed BNG metric, landscape plan and the HMMP for the site. Evidence that appropriate units have been purchased from a registered habitat bank would also be required.

Currently only information to discharge the HMMP has been submitted. It is a legal requirement for the Biodiversity Gain Plan condition to be discharged prior to commencement of the works.

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

Kind regards,

Emma

Emma Marston

Ecology Planning Manager

Greater Manchester Ecology Unit (GMEU)

Please note that my working days are Tuesday to Friday

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