

I would be grateful if you could have a look at the submitted documents, which should now be showing on the website, and respond as appropriate.

Kind regards

Iain

**Iain Crossland**  
Principal Planning Officer

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**From:** Derek Richardson <[derek.richardson@tameside.gov.uk](mailto:derek.richardson@tameside.gov.uk)>  
**Sent:** 30 January 2022 11:24  
**To:** DCON <[dcon@chorley.gov.uk](mailto:dcon@chorley.gov.uk)>  
**Subject:** App 21/01475/FULMAJ DXC Technology Euxton House Euxton Lane Euxton Chorley - Ecology Unit Response

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Dear Sir/Madam

**Re 21/01475/FULMAJ | Erection of 118no. dwellings (Use Class C3) with associated access, landscaping, parking and other works following demolition of existing building. | DXC Technology Euxton House Euxton Lane Euxton Chorley PR7 6FE**

Thank you for consulting the Ecology Unit on the above planning application. I have visited the site.

The ecology survey and assesment provided to inform the application has been carried out by suitably qualified ecologists and was to appropriate standards. I would broadly agree with the findings of the report, that the site is currently of limited ecological value. It does not support any specially protected habitats and is unlikely to support any specially protected or priority species, except for nesting birds, although there are some trees of reasonable quality present.

The Ecology assessment states that new landscaping introduced as a part of the development *may* result in a net increase in biodiversity, but this is not quantified. There are no substantive areas of open greenspace shown within the current site layout (except for private gardens), or potential open water SUDs proposals to deal with surface water. SUDs systems can often provide opportunities to enhance sites for wildlife. The NPPF strongly encourages new developments to achieve a meaningful gain in biodiversity.

I would recommend –

- That no tree felling of vegetation clearance required by the scheme takes place during the optimum time of year for bird nesting (March to August inclusive).
- That further information is sought to demonstrate that the scheme is capable of achieveing a meaningful net gain in biodiversity.

Yours sincerely  
Derek Richardson

**Derek Richardson**  
**Principal Ecologist**

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Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

Tel. 0161 342 2593  
Mobile. 07709 394502

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