

Dear Caron

Thank you for your consultation on the above application at Carrington Road, Adlington.

As you are aware the information submitted with the application includes an Ecological Survey And Assessment, which updates the previous survey undertaken on the site. The latest survey found the site largely unchanged since the original survey in 2017 with the impacts of development broadly similar. Our advice therefore remains unchanged. That is:

This survey has been undertaken by an experienced ecological consultancy whose work is known to the Ecology Unit. Overall the survey found the site to have some ecological interest, although none of the habitats present were species rich.

Construction Impacts

The ecology report makes a number of recommendations for the retention and protection of ecological features and species on site. These include protection of hedgerows, trees and scrub (paragraph 5.1.21-5.1.4) and nesting birds (5.3.1-5.3.2). The best way to ensure that these measures are followed would be through a construction management plan. We would therefore recommend that the following condition (BS 42020:2013) be attached to any permission if granted.

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) 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.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Lighting

It is also important that the lighting design of the development once occupied does not result in any additional light pollution. There are records of bat roosts in some of the properties along Carrington Road and these bats are likely to use the hedge lines on the application site to reach the Leeds Liverpool Canal to the north. We would

therefore advise that the following condition (BS 42020:2013) be attached to any permission, if granted:

Prior to occupation, a "lighting design strategy for biodiversity" for all areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Invasive Species

The survey found Japanese knotweed on the site. We would therefore recommend that the following condition (BS 42020:2013) be attached to any permission, if granted:

Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Japanese knotweed on site. The measures shall be carried out strictly in accordance with the approved scheme.

Biodiversity Enhancement Measures and Landscaping

Aside from the road access into the site, the boundary hedgerows and trees should be retained and enhanced as part of any landscaping scheme submitted with reserved matters application.

The survey also makes recommendations for measures for biodiversity enhancement, in line with the requirements of the National Planning Policy Framework, for birds (5.3.3-5.3.6), habitat connectivity (5.18), bats (5.4.1-5.4.2) and landscape planting (5.5). We would therefore recommend that a condition be attached to any permission for full details of biodiversity enhancement measures as outlined above be submitted with any reserved matters application.

The scheme also proposes to retain and enhance an area in the north of the site for biodiversity. We would therefore advise that an Ecological Enhancement and Management Plan for this area be submitted with any reserved matters application. These details should include measures for long term monitoring, funding and details of the responsible party.

Should you have any queries relating to these comments, please do not hesitate to contact me again.

Yours sincerely

Suzanne

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