

Janak Singh

From: David Dutton <david.dutton@tameside.gov.uk>
Sent: 12 October 2020 18:45
To: Devcon Mailbox
Subject: Planning application 06/2020/1002 Land north of Jepps Lane

Hi Robert

Hope you are well.

Summary

The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds, invasive species and biodiversity enhancement measures remain unchanged from the previous application 06/2019/0866 can be resolved via condition and or informative.

Impact on European Sites

I agree with the consultants views that there is unlikely to be any impact on European sites, but that Natural England should be consulted. Previously a shadow HRA was provided that I supported.

Bats

Two trees were identified as having bat roosting potential. The indicative layout indicates that one of these two trees would be lost. However as this is an outline application, the layout could change and surveys now would most likely no longer be valid by the time reserved matters came forward. I therefore recommend a condition along the following lines is applied to any permission.

The removal of trees called T1 & T2 may have the potential to cause harm to bats as identified in the Ecological Survey and Assessment Avian ERAP ref. 2019-055 Figure 2 and shall not in any circumstances occur unless a bat emergence survey has been provided to and agreed in writing by the local planning authority

Great Crested Newts

All ponds within 500m were assessed and those within 250m subject to eDNA analysis. One pond within a residential garden could not be accessed, this was just 50m from the site. Of the ponds surveyed one 250m to the south came back positive for great crested newts. This pond is however at the limit of normal migration and separated by the house by the housing south of Jepps Lane. No impact is therefore likely. I noted that the eDNA data was likely to become dated. Whilst still valid it is now highly unlikely that a reserved matters application will come forward prior to an update being required. I therefore recommend a condition along the following lines is applied to any permission.

As part of reserved matters ponds within 250m of the development will be resurveyed for great crested newts and the findings supplied to and agreed in writing by the LPA

Nesting Birds

The development is likely to result in the loss of short sections of hedgerow and some trees, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines be applied to any permission.

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Invasive Species

Himalayan balsam and variegated yellow-archangel were recorded on the site. Both species are listed under schedule 9 part 2 of the Wildlife and Countryside Act 1981 (as amended), it is an offence to introduce or cause to

grow wild any plant listed under this schedule. It should also be noted that himalayan balsam can spread rapidly. I therefore recommend a condition along the following lines is applied to any permission.

As part of reserved matters an updated survey for invasive species will be supplied and a method statement detailing eradication and/or control and/or avoidance measures for himalayan balsam and variegated yellow archangel should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.

Contributing to and Enhancing the Natural Environment

Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of around 5ha of improved grassland a low value habitat and, undisclosed lengths of hedgerow and hedgerow trees. I was unable to open the indicative layout but assuming unchanged from the previous application several public open spaces and a number of linear greens space through the site of indeterminate open space typology, possibly road verges but also possibly front gardens. Confirmation is required on whether mitigation will be achieved on-site or whether off-site compensation is to be provided. ***Assuming one or the other is intended the details can be provided as part of reserved matters through a landscape and environmental management plan or section 106 agreement.***

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