

## Lyndsay Prout

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**From:** Derek Richardson <derek.richardson@tameside.gov.uk>  
**Sent:** 04 January 2019 15:47  
**To:** Devcon Mailbox  
**Subject:** App 06/2018/1260 Hybrid application, Land at Lightfoot Green Lane, Fulwood, Preston - Ecology Response

Dear James Mercer

Thank you for consulting the Ecology Unit on the above planning application.

The Ecology survey report submitted to inform the application has been prepared by suitably qualified ecologists and was undertaken to appropriate standards. In particular I would accept the conclusions of the survey that the specially protected species great crested newt will not be affected by the development. No further surveys are needed prior to deciding the application.

The application site is dominated by species-poor improved agricultural grassland of limited ecological value but there are some habitats at the site boundaries (trees, woodland and hedgerows) which have some local nature conservation value. The Blundel Brook, an important wildlife corridor, runs to the north of the application site. Currently the plans for the development indicate that these features are capable of being retained, which is welcomed, although appropriate care will be needed to avoid any harm to retained features, and particularly the Brook, during the planned importation of materials and re-profiling of the site. Best Practice will need to be followed throughout to ensure that the Brook is not encroached upon or polluted by run-off from any imported materials. I would recommend that robust fencing is erected to demarcate existing landscape features to be retained and protected and that suitable buffer zones (of at least 4m) are set out between these features and any tipping and re-profiling activity.

The application presents an opportunity to enhance parts of the natural environment following re-profiling through new planting. To this end I would **recommend** that, if permission is to be granted to the application –

- A detailed Landscape Creation and Management Plan for the site should be required to be prepared prior to commencement. The details should include –
  - Planting plans
  - Written specifications (including cultivation and other operations associated with plant and grass establishment)
  - Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate
  - Implementation timetables.
  - Proposals for the retention of existing landscape features

The Plan should be required by a **Condition** placed on any permission, and once approved the Plan should be implemented in full.

I would also **recommend** –

- No tree removals or vegetation clearance required to facilitate the scheme should take place during the optimum period for bird nesting (March to August inclusive). All nesting birds their eggs

and young are specially protected under the terms of the Wildlife and Countryside Act 1981 (as amended)

- Efforts should be made to eradicate the invasive plant Himalayan Balsam from the site before any re-profiling works commence. Under the terms of the Wildlife and Countryside Act 1981 (as amended) it is an offence to cause this plant to spread in the wild and the planned re-profiling has high potential to cause the plant to spread.

I hope that these comments are useful. Please contact me if you have any questions.

Yours sincerely  
Derek Richardson

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

tel 0161 342 2593

email [derek.richardson@tameside.gov.uk](mailto:derek.richardson@tameside.gov.uk)

web <http://www.gmwildlife.org.uk>

**GM Ecology Unit (GMEU)**

Tameside MBC  
Council Offices  
Stamford Street  
Ashton-under-Lyne  
OL6 7PT

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