

From: Mandy Elford

Sent: Wednesday, July 17, 2024 8:32 AM

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: [EXTERNAL] RE: Planning application no 70136 - 21 Church Street East, Radcliffe, Manchester, M26 2PG

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Dean

Condition 5 states:

A landscaping scheme shall be submitted to and approved by the Local Planning Authority prior to the erection of any external walls of the development. The contents of the scheme should also include the provision of a bat box, which shall be installed prior to first occupation. The approved landscaping scheme shall thereafter be implemented not later than 12 months from the date the dwelling is first occupied or within the first available tree planting season and any trees, hedgerows or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

Based on the information submitted in connection with the Discharge of Condition 5 (Biodiversity Enhancement) placed on approval 70136. We would have no objection to the (partial) discharge of Condition 5. The bird and bat boxes should be fitted to the dwellings as per drawing 21STE/306/PL Rev 3, July 2023 prior to habitation and once in place the condition can be discharged in full.

It is of note that the planting is not all of native species, however they are wildlife friendly.

Should you have any comments relating to the above comments, please do not hesitate to contact me.

Kind Regards

Mandy

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