

73145 Land at Westminster Avenue

Good afternoon,

Thank you for your consultation on the discharge of conditions application at Land at Westminster Avenue, Radcliffe (73145). This response is restricted to Condition 7 (Landscaping Scheme).

Condition 7 states:

- 7 A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of any further above ground works at the site. The contents of the plan should include native tree and shrub planting and the provision of bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season, and any trees 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 enhancements and net gains for biodiversity and in the interests of visual amenity pursuant to Policies EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting, JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

A Landscaping and Ecological Enhancements document has been provided along with a Proposed Landscape Works plan (April 2026). The bat and bird boxes appear to be proposed in suitable locations and they should be placed as high as possible given that the buildings are one-storey only. The scrub and tree proposals also appear appropriate. The boxes and habitat creation provide suitable enhancements, in line with the NPPF.

Sufficient information has been provided to partially satisfy Condition 7. The condition will be fully discharged upon erection of the recommended bat and bird boxes and planting of shrubs/trees.

Kind regards,

Melissa Sullivan

Ecologist

Greater Manchester Ecology Unit

Tameside MBC, Dukinfield Town Hall