

Summary

The proposed development is located on hard standing. The only likely ecological issues associated with this development is the proximity to the River Irwell.

Proximity to the River Irwell

Measures should be put in place to protect the River Irwell from negative impacts during and post construction from changes to surface water and if flooding occurred. In addition any new external lighting could impact on the river as a dark corridor for species such as bats and otter.

I recommend conditions along the following lines.

During Construction

No development, site clearance, earth moving shall take place or material or machinery brought on site until a method statement to protect the River Irwell from accidental spillages, dust and debris has been supplied to and agreed by the LPA. All measure will be implemented and maintained for the duration of the construction period in accordance with the approved details.

Post Construction

No development shall take place until it can be demonstrated that there will be no negative impacts on the ecological status/potential of the River Irwell resulting from the disposal surface water post-development and in the result of flooding of the site submitted to and approved in writing by the Local Planning Authority. The details, as approved, shall be implemented in full in accordance with a timetable which has first been agreed in writing by the Local Planning Authority.

External lighting

Prior to development an external lighting impact plan shall be submitted to and approved in writing by the LPA. The strategy shall:

- ***show how and where external lighting will be installed and through appropriate lighting contour plans demonstrated clearly that no negative impact on the River Irwell will occur;***
- ***Specify frequency and duration of use.***

All external lighting shall be installed in accordance with agreed specifications and locations set out in the strategy.

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