

From: David Dutton

Sent: 22 November 2024 10:59

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

Subject: [EXTERNAL] RE: 70284: Former East Lancashire Paper Mill & Tower Farm - Condition 15, 18, 20 and 27

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Hi Dean

Thank you for consulting the GMEU

Condition 15 – Updated Bat Surveys

The activity surveys have now been completed. The first part of the condition can therefore be discharged. The surveys have not identified any significant level of bat activity or use by rarer species of bat. I am satisfied that the development of the cricket pitch is very unlikely to negatively effect the conservation status of bats. Bat friendly lighting and bat boxes are proposed along with habitat enhancements. I am satisfied that these measures are adequate. *The finalised bat mitigation details can be provided via a condition or provided in advance of any permission.*

Condition 18 – Bird Surveys

No new information appears to have been provided. Therefore my previous comment of the 7th October still applies, which I copy below.

A breeding birds survey carried out in line with best practice for the proposed Cricket Club site has now been provided. I have no reason to doubt the findings of the report. The first part of condition 18 can be discharged. A number of priority and red list species were identified as likely breeding including reed bunting, grasshopper warbler, dunnock, song thrush and bullfinch (all priority species) and greenfinch a red list species (though not a priority species). A number of amber list species were also recorded with red list species such as house martin and swift foraging over the site and house sparrow and starling on the site.

General mitigation measures have been provided, including habitat enhancement of retained habitats, which may increase the carrying capacity for nesting birds and provision of bird boxes, which would potentially benefit a small number of the species listed. Whilst it is unlikely that full mitigation can be achieved on the site and I accept that for the majority of the species, the loss of the habitat is unlikely to be critical, I am of the opinion that more thought is required on the specific requirements of the key priority species that utilise marshy grassland and scrub has breeding habitat eg grasshopper warbler, rather than the generalist proposals. I also note that swift are targeted post development, whilst not against targeting this species, I would regard it as unlikely to colonise the Cricket club site due to the lack of buildings on the site. House sparrow is more likely to nest on a low building such as a cricket pavilion.

I therefore recommend a more detailed bird nesting mitigation strategy/justification for those species that they believe can be displaced is provided prior to full discharge of condition 18

Condition 20 – Invasive Species

I note the updated survey and method statement. I am satisfied that condition 20 is met.

Condition 27 – Phasing Plan

I note the reference to remediating parts of the public open space (FZA to FZD) and whilst I would have preferred these earlier in the scheme, accept that no further information is required. I am still however concerned that two areas of the public open space, where remediation is presumably not required are not included within the phasing plan, simply shown as POS – no work. This clearly not the case as landscaping and habitat enhancement works are required in these areas.

I therefore do not recommend discharge of the phasing plan until the soft landscape and biodiversity enhancement proposals are added to the phasing plan.

David Dutton

Ecologist

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Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA