

From: Derek Richardson <tameside.gov.uk>
Sent: Tuesday, June 18, 2024 8:41 AM
To: Booth, Claire <bury.gov.uk>
Subject: RE: App 70449 - Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich - Ecology Unit response

Hi Claire

I've attached some suggestions for draft Conditions.

PAS has also published examples of BNG Conditions, they can be found here –

[Biodiversity Net Gain in Development Management | Local Government Association](#)

Derek

Derek Richardson
Principal Ecologist

Planning

Investment, Development and Housing
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From: Booth, Claire <bury.gov.uk>
Sent: 17 June 2024 11:29
To: Derek Richardson <tameside.gov.uk>
Subject: RE: App 70449 - Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich - Ecology Unit response

Thank you, Derek, for coming back to me.

I have been wondering how to word conditions to secure the suggested net gain. Do you have any examples you could share with me please?

Thanks in advance,

Claire Booth
Senior Planning Officer
Development Management
3 Knowsley Place, Duke Street, Bury, BL9 0EJ

From: Derek Richardson <[tameside.gov.uk](mailto:derek.richardson@tameside.gov.uk)>

Sent: Monday, June 17, 2024 11:12 AM

To: Booth, Claire <[bury.gov.uk](mailto:claire.booth@bury.gov.uk)>

Subject: App 70449 - Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich - Ecology Unit response

Dear Sir/Madam

App 70449 | Hybrid Planning Application constituting EIA Development comprising: Full application for demolition of existing buildings/structures and erection of phased mixed use development including Community Hub with flexible uses of library, offices, medical/health services (Classes F1 (a-f), F2(b), E(c), E(e), E(g)) & retail uses (Classes E(a), E(b) F2(a)) & Sui Generis (hot food takeaway & bar), new Market Hall (Classes E(a), E(b) & Sui Generis (hot food takeaway and bar)), Commercial Building with flexible uses including retail, offices, gym (Classes E(a), E(b), E(c), E(d), E(g), F2(a), Travel Hub with car parking & cycle parking (Sui Generis), public square & realm, associated landscaping, car parking provision, cycle storage & associated works; and, Part Outline application (all matters reserved) - mixed use development of residential (Class C3), flexible commercial, business, service, local community & learning uses (Classes E, F) & Sui Generis (hot food takeaway & bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage & associated works Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich

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

The application site has limited biodiversity value, confined to urban tree cover and small areas of modified grassland. I would agree that the area is unlikely to support any specially protected species.

Although the development will lead to losses in urban broadleaved trees, acceptable compensation for tree losses is offered by providing new tree and shrub planting.

I would agree that new Landscaping could result in a meaningful net gain in biodiversity, but I note that the 40% gain in Biodiversity claimed in the application relies on the creation of green roofs and rain gardens. Details of these Landscape features, and Landscaping details in general, are presented in outline only at this stage.

I would advise –

- That full details of new Landscaping, including green roof provision and rain garden provision, are required to be provided as a Condition of any permission which may be granted to the scheme
- Once full Landscaping details are available, the Biodiversity Metric should be re-calculated to provide a more accurate measure of any biodiversity gains which will result from the proposals.

Although bat surveys have not recorded any roosting bats within buildings to be demolished, I would advise the applicants that bats are mobile and cryptic in their habits. If bats are encountered at any time during works, work must cease immediately, and advice sought from a suitably qualified person about how best to proceed. All UK bats and their resting places carry a high level of legal protection.

Yours

Derek Richardson

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Principal Ecologist

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