

Landscape Condition 15 Response

Radcliffe Hub

18/07/2024

The below text outlines Planit's response to planning condition 15 set out by Bury Council in response to the Radcliffe Hub project planning application in Radcliffe, Bury.

Condition 15 - LEMP

A lemp has been provided that references the amendments required under bullets 1 & 4. I was however unable to find reference to sand martin mitigation or find a planting schedule to comply with pars 2 & 3. The landscape plan also failed to show the location of all the proposed bird and bat boxes referencing a document that has not as yet been submitted. Therefore, whilst not objecting to the information supplied additional information is required in order to fully discharge the prior to part of condition 15

- **Planting schedule**
- **Reference to sand martin holes**
- **Schematic Location plan for bird and bat boxes. (I accept that the boxes may not be placed exactly where shown on plans).**

1. Planit response on "planting schedule to comply with parts 2 & 3":

Part 2 of the planning condition refers to "2. Substitution of landscape trees with locally native species such as silver birch".

Planit planting drawings RADHUB-PIE-00-00-DR-L-0015 and RADHUB-PIE-00-00-DR-L-0018 feature the planting plan and plant species schedule.

As per the email correspondence with the LPA Ecologist David Dutton in April 2023 Planit expressed concern about using silver birch trees as the majority of trees within the site are in hard paving which silver birches do not usually do well in compared to soft landscaping, and the trees throughout the Radcliffe Hub site generally need to be a larger size to anchor key locations and be of an appropriate scale compared to the surrounding buildings. In the email correspondence David acknowledged that the issues with silver birch species are related to larger trees.

Other tree species were amended as per David Duttons suggestion to include Sorbus Acuparia and Prunus Avium, resulting in half of the species as UK natives and half as subspecies of natives.

2. Planit response on "sand martin mitigation":

Part 3 of the planning condition refers to "3. Prior to stopping up of sand martin holes addition of a sand martin wall (or drilling new holes direct in to retaining wall to mimic the weep holes already in usage) and:"

Planit ecology drawing RADHUB-PIE-00-00-DR-L-0010 features the below note on the sand martins and references the EMMP ecology report:

"Note:

Refer to Ecologist EMMP Report *2482901_Radcliffe Hub_EMMP (AH)(RE)(ML)(AH) 010224* for more information. Blocked sand martin nest holes will be reopened following construction ensuring nesting provision is available upon project completion."

The EMMP references the sand martin hole provision that the holes have been soft blocked but that the provision will be reopened upon construction completion. Quote from the EMMP below:

"It has been confirmed that VINCI Construction Ltd will prevent impact to nesting sand martins by completing a temporary block of potential nesting features within the River Irwell riverside wall, outside the nesting bird season. These features will remain blocked until after the works have been completed to discourage nesting sand martins from the area. Once the works have been completed, the temporary blocks will be removed to reopen the original nesting provision."

3. Planit response on "schematic Location plan for bird and bat boxes. (I accept that the boxes may not be placed exactly where shown on plans)":

Planit ecology drawing RADHUB-PIE-00-00-DR-L-0010 locates the bird and bat boxes, and also features the following note to the EMPP Report:

"Note:

Refer to Ecologist EMMP Report *2482901_Radcliffe Hub_EMMP (AH)(RE)(ML)(AH) 010224* for more information. Blocked sand martin nest holes will be reopened following construction ensuring nesting provision is available upon project completion."

The EMPP report references the landscape plan. Type, *installation specifications and proposed locations of the boxes in the text of the EMMP itself.*