

Planning Committee Update Sheet

ITEM 6

07/2022/00245/FUL – Land at Stanifield Lane

Since publication of the agenda, further comments have been received from Stantec on behalf of their clients Lancashire County Council and Maple Grove Developments.

They have stated that:

'We write in relation to the above application on behalf of our clients Lancashire County Council and Maple Grove Developments. We understand that the application is due to be considered by members of the Planning Committee on 22 February.'

'After further consideration we wish to withdraw our previously submitted objections to this application (07/2022/00245/FUL) and would be grateful if our updated position could be reported to members at their meeting.'

In light of the above comment, the comments referred to in paragraph 6.2 of the Committee Report relating to previous objections made on behalf of Lancashire County Council and Maple Grove Developments can be discounted.

There is no alteration to the proposed recommendation for approval.

Ecology

Standard comments have been received from Tameside Ecology Unit as below:

'Thank you for consulting the Greater Manchester Ecology Unit on the above application. We have considered the submitted information (Preliminary Ecological Appraisal, Envance, February 2022, revision V0.1) and have no specific comments to make on this application. We note that this falls within a larger site that has already received permission and that any landscape proposals associated with the current scheme should be in line with those presented for the wider permission'

As with most planning applications the following general advice applies:

- Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An **informative** should be used so that the applicant is aware that they must seek and implement ecological advice should they find or suspect that the proposals will impact on protected species.*
- Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.'*

Based on the above it is noted that an informative (note 1) and condition no 3 covering bird nesting are already included as part of the officer's report and no amendments are considered necessary in light of these comments.