25th October 2018

Our Ref: 6024.02.003
Your Ref: Langley Lane

Lizi Pimlott is dealing with this matter
Direct Dial: **01925 844 034**
email: lizipimlott@tep.uk.com

THE ENVIRONMENT PARTNERSHIP

Genesis Centre,
Birchwood Science Park,
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PLANNING I DESIGN I ENVIRONMENT

Taylor Wimpey Manchester
Lumsdale Road
Stretford
Manchester
M32 0UT

Sent via email only: stuart.ratcliffe@taylorwimpey.com

For the Attention of: Stuart Ratcliffe

Dear Stuart

SITE WALKOVER AT LANGLEY LANE, MIDDLETON, GREATER MANCHESTER

This letter has been produced to inform a reserved matters application for a residential development at the site known as Langley Lane in Middleton, Greater Manchester (central grid reference: SD 86136 07687). Outline planning approval was granted for the site in 2015, by Rochdale Borough Council (Planning Ref: 15/01195/OUT), for the construction of up to 150 residential units and a primary school with associated landscaping, open space, access arrangements and car parking.

Previous Ecology Surveys

Previous ecology surveys were undertaken at the site, by TEP, in 2014 (Report Ref: 4456.005) and 2016 (Report Ref: 6024.005). During both surveys the site was found to comprise two semi-improved grassland fields which were grazed by horses, with tall ruderal vegetation, scattered trees and scrub. A defunct hedgerow separates the two fields and Whitle Brook runs along the north site boundary, with Langley Lane to the south. Stands of Himalayan balsam were present along Whittle Brook, for which an invasive species management plan was produced (Report Ref: 6024.007), and there were some opportunities for nestng birds. A badger sett was identified off the site, to the north of Whittle Brook and a Reasonable Avoidance Measures Method Statement (RAMMS) was produced to minimise impacts to badgers during the development (Report Ref: 6024.008). No other ecological constraints were noted on the site. Ponds within 250m of the site boundary were subject to great crested newt surveys by TEP in 2017 (Report Ref: 6024.013). The absence of great crested newts was confirmed.

2018 Site Walkover

A site walkover was undertaken on 18th October 2018 by Senior Ecologist Lizi Pimlott (FISC Level 3).

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Site clearance and ground levelling works had commenced on the site and as a result the land was largely bare ground. Some short grassland was still evident indicating that the site had been grazed until fairly recently. No new ecological constraints were identified during the survey. No new evidence of badgers was found on the site and the sett to the north of Whittle Brook was found to still be in use. The stands of Himalayan balsam were not observed to have spread further within the site.

Whittle Brook will be protected during the development and it is anticipated that the landscaped areas and new habitat creation will increase net biodiversity across the site. Recommendations made in the previous ecology reports, as well as the invasive species management plan and badger RAMMS should be implemented. No additional recommendations are being made with regard to ecology at the Langley Lane site.

Yours sincerely,



Lizi Pimlott
Senior Ecologist
TEP

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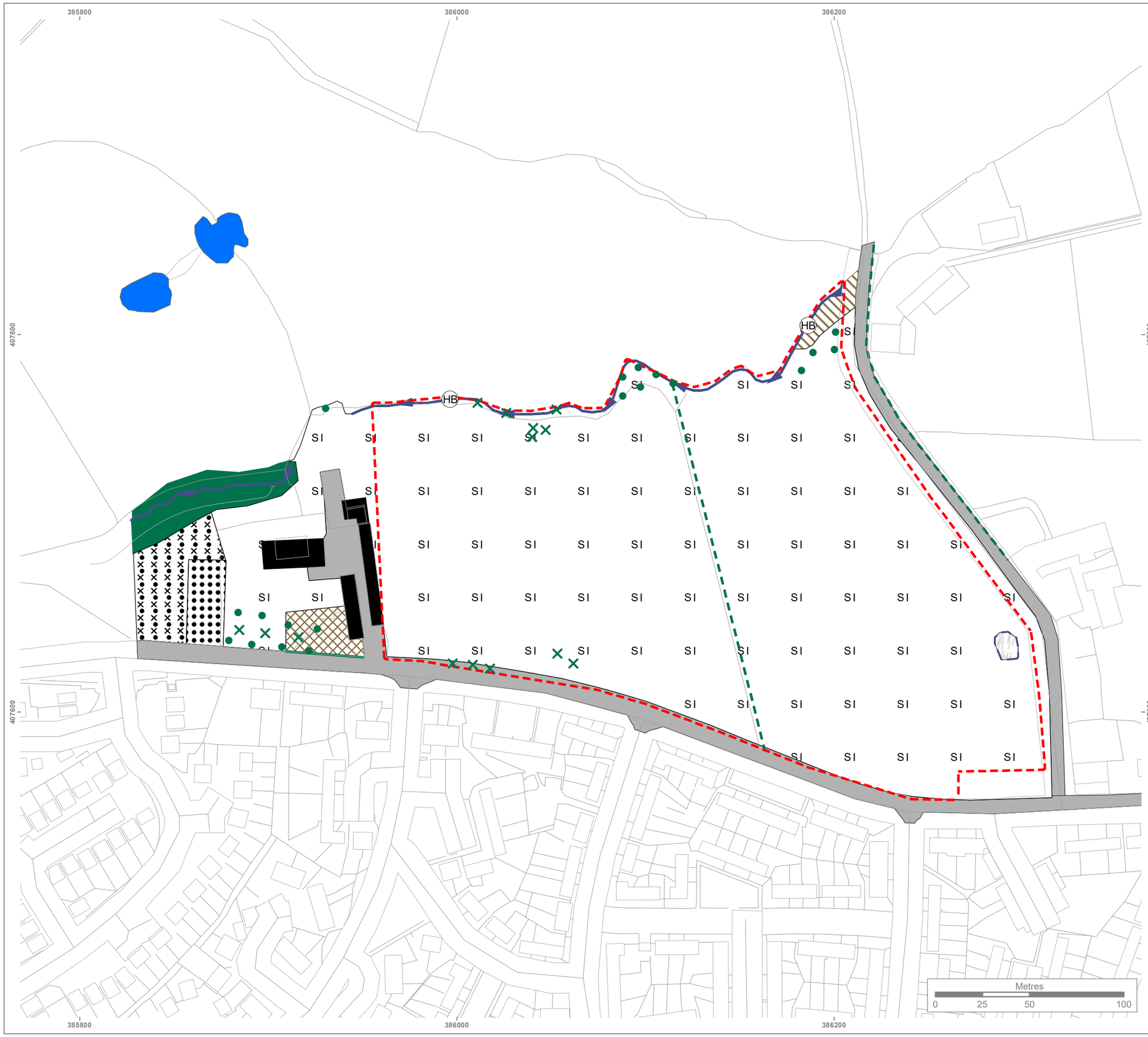

KEY

- Site Boundary
- Himalayan Balsam
- Scattered Scrub
- Scattered Broad-leaved Trees
- Running Water
- Species-poor Intact Hedge
- Species-poor Defunct Hedge
- Semi-natural Broad-leaved Woodland
- Improved Grassland
- Poor Semi-improved Grassland
- Tall Ruderal
- Introduced Shrub
- Buildings
- Bare Ground
- Bare Ground/Ephemeral Mix
- Hardstanding
- Ponds with No Evidence of GCN
- Dry Pond

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Site Map



Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

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Project
Land off Langley Lane, Ecology

Title
Phase 1 Habitat Survey

Drawing Number
G6024.001

Drawn	Checked	Approved	Scale	Date
RE	JS	EP	1:2,000 @ A3	25/10/2016