

From: [David Dutton](#)
To: [Development Management](#)
Subject: Planning application 25/00495/FUL Langley Lane Farm
Date: 21 July 2025 12:03:21

:CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Anna

Thank you for consulting the GMEU

Summary

There are no significant ecological constraints relating to this development. Potential issues relating to nesting birds, mammals, amphibians, Himalayan balsam, biodiversity enhancements and proximity to the Whittle Brook can be resolved via condition or informative.

Protected Species

No evidence of any protected species was found on or within the zone of influence of the development. I have no reason to doubt the findings of the report, which are in-line with previous ecological reports for the adjacent developments. *No further information or measures are required.*

Nesting Birds

The site has been recently cleared of vegetation. There is now limited bird nesting habitat, with what there is shown as retained. I am therefore satisfied that all that is required, if permission is granted, is an informative along the following lines.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Other Wildlife

The consultant notes that small mammals and amphibians may utilise the site and be at risk of harm during construction and has recommended reasonable avoidance measures. Whilst I would regard the risks as low, I have no reason to doubt the consultant's recommendations. I therefore recommend a condition along the following lines is applied to any permission.

Prior to any further earthworks or construction a precautionary working measures method statement for mammals and amphibians will be provided to and agreed in writing by the LPA.

Himalayan Balsam

Himalayan balsam was recorded in 2024. The site has now been cleared and it was therefore not possible to determine the extent of this species, during the ecological appraisal. It is however now likely spread further across the site as this species disperses by seed, with contaminated soil moved around the site. I therefore agree that an updated survey is required. This can be provided prior to development. I therefore recommend a condition along the following lines is applied to any permission.

Prior to development an updated invasive species survey and if any such species are

recorded a method statement provided for the control of that species will be provided to and agreed in writing by the LPA.

Proximity to Whittle Brook

The Whittle Brook is currently culverted under the northern part of the site. A drainage system appears to be proposed that will take water from the Whittle Brook over the site. I am unclear whether this replaces the culvert or is to be installed as a flood overflow should the culvert fail. Whatever the reason, from an ecological perspective the issues remain unchanged.

During construction measures should be put in place to ensure no negative effects such as pollution, increased sediment discharge or physical debris impact the Brook. Given the scale of the development and as the Brook is culverted, *I am satisfied that the risks can be dealt with as part of a construction and environmental management plan.*

There are also risks post development if any new surface water or foul drainage are proposed into the Brook. *These can be dealt with standard drainage conditions.*

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). The development site consisted, prior to clearance of low and moderate value habitats. Post development the proposed site layout includes a landscaped garden with good numbers of trees. Wildlife issues are restricted to loss of bird nesting opportunities.

The applicant has declared the development exempt from mandatory biodiversity net gain under the self-build rule. I have no reason to doubt the declaration. I note however that a metric has been provided, based on the pre-clearance site which indicates 10% net gain is achievable. *I recommend that the details of the soft landscaping and biodiversity enhancement s provided via condition. Biodiversity enhancement should include the provision two bird boxes and one bat box.*

David Dutton

Ecologist

Planning and Transportation

Planning and Transportation

Place

[Tameside MBC](#) | [X](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#)

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

Tel. 0161 342 2895

Mobile. 07583961784

***This email was sent at a time & date convenient to the sender;
please do not feel under any pressure to respond immediately if
this is outside your normal working hours.***

Email Disclaimer <https://www.tameside.gov.uk/disclaimer>