

Nicola Gunn

From: Derek Richardson <derek.richardson@tameside.gov.uk>
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To: Planning
Subject: App 3/2025/0359 Erection of a cattle finishing building, Cunliffe House Farm Longsight Road Langho - Ecology Unit Response

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Ribble Valley Planning

App 3/2025/0359 Erection of a cattle finishing building, Cunliffe House Farm Longsight Road Langho

I would raise no overall objections to the above planning application on Ecology grounds.

I would accept that the proposals could achieve an overall net gain in Biodiversity of at least 10% through the enhancement of grassland and hedgerows on the wider landholding. While I would not regard the on-site habitat enhancements to be significant, and therefore I would not advise that a 30-year Habitat Management and Monitoring Plan is required, nevertheless a habitat and landscape establishment and management plan should still be required by Condition. I note that some management proposals have been provided as part of the current application, these proposals could be expanded and included in the LEMP.

The development would also benefit from the installation of 2 no. bird nesting boxes on the new building, once complete.

The statutory BNG Condition will apply to any permission which may be granted to the scheme.

Regards
Derek Richardson

Derek Richardson
Principal Ecologist
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Place

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