

Planning and Licensing Committee Update Report – October 2020

AGENDA ITEM 5 – 20/00912/OUT – Land to the East of Heywood Old Road, Middleton, OL10 2QL

ECOLOGY AND NATURE CONSERVATION

A Bat Activity Survey Report has been submitted further to the recommendations of the Preliminary Ecological Appraisal (PEA) and to address Greater Manchester Ecological Unit's (GMEU) recommendations.

No significant levels of bat activity were recorded, the only species utilising the site regularly being common pipistrelle in relatively low numbers. GMEU have advised that this species is the most common bat, widespread and will forage over a wide range of habitats including gardens. There is no likelihood that the loss of small areas of habitat such as the remnant hedge will result in a negative impact on the favourable conservation status of this species in the locality.

GMEU have confirmed that no additional mitigation beyond that already recommended is required.

HYDROLOGY, FLOOD RISK AND DRAINAGE IMPLICATIONS

The drainage summary in the Committee Report refers to the installation of an attenuation pond. However, the Flood Risk and Drainage Strategy confirms that filter strips, swales and permeable paving with sub-base storage will be considered for shared surfaces to provide additional attenuation, water quality treatment and slow the time of concentration into the drainage network.

Surface water runoff will be conveyed via the site surface water sewers to an attenuation tank located below ground within an open space within the development. This feature will be used to provide attenuation and will discharge at greenfield runoff rate to an outfall.

The Council's Flood and Drainage Officer agrees with the above assessment which will be secured by condition.

RECOMMENDATION

The 'Reason' to impose Condition 28 is missing and is updated as follows:

28. The height of the school building(s) included in any application(s) for reserved matters submitted pursuant to Condition 2 of this permission shall not exceed three storeys.

Reason: In order to provide an acceptable scale of development, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.