

APPLICATION NO: 24/0130C

LOCATION: Former Twyford Bathrooms Site, Lynley Lane, Alsager

Other Protected Species

The applicant has applied to vary condition 26 relating to the implementation of other protected species mitigation to reflect the latest survey information. A previous survey identified a potential sett being present in the railway embankment to the south of the site. A further survey (dated April 2024) has now been undertaken which confirms that the sett is not in use.

No active setts are present within 30m of the proposed development, consequently the proposed development is unlikely to result in a direct impact upon other protected species.

Recommendation

The only change to the recommendation is in terms of condition 18 as follows:

18. The proposed development shall proceed in accordance with the General Avoidance and Mitigation Measures detailed in paragraph 4.1.12 of the submitted Survey Report prepared by Ground Control dated March 2024. If development has not commenced by the 12th October 2024 an updated survey for other protected species and any revised mitigation and compensation measures required to be submitted to the LPA prior to commencement.