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**ITEM 3a, b and c - 21/00530/FULMAJ, 21/00531/LBC and 21/00532/LBC – Cuerden Hall, Shady Lane, Cuerden**

**The recommendation remains as per the original report.**

Two further objections have been received to each of the above referenced applications which raise many of the same concerns as listed in the committee report. These being; not wishing for any access restrictions to be introduced on the driveway to the Hall; criticisms of the submitted ecology and tree reports and; noting that further information is required with regards to existing utility infrastructure. They also request that a condition be imposed to require the owners and contractors to gain written consent before using Cuerden Close and they state that the Council should not approve the application if there is reason to believe that a bat licence from Natural England would not be issued.

With regards to the Natural England licence, the Council's ecological advisors (GMEU) have engaged with the applicant at length to discuss the required mitigation measures for bat roosts. This is explained at paragraph 93 and 94 of the committee report for application ref. 21/00530/FULMAJ and GMEU are satisfied that the mitigation measures are acceptable. It is therefore likely that a Natural England licence will be issued.

With regards to access to Cuerden Close by contractors, condition 15 in the committee report requires the submission of a Traffic Management Plan which would control the routing of deliveries etc. during construction work.