



FW: Heaton Park

From Mark Jackson <Mark.Jackson@stephenson-halliday.com>

Date Fri 01/08/25 1:27 PM

To Jennifer Connor <jennifer.connor@manchester.gov.uk>; Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

Cc Helen Stocks <Helen.Stocks@stephenson-halliday.com>; Adam Perry <Adam.Perry@stephenson-halliday.com>

 1 attachment (1 MB)

Re: Hedge [Filed 31 Jul 2025 08:32];

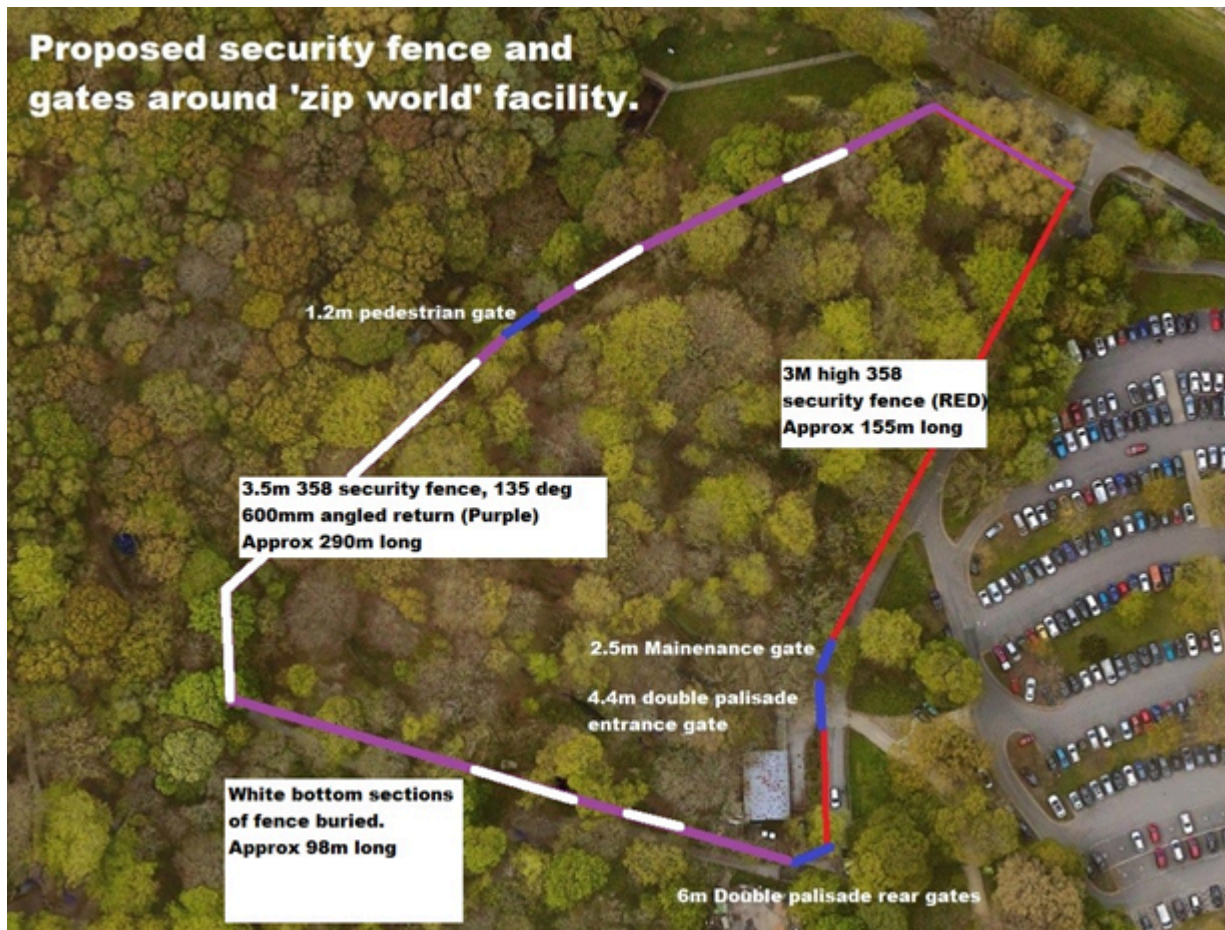
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Hi Steve/ Jen,

I hope you are both well.

Further to the email below, and in respect of the BNG issues at the above site, the Client has been in discussions with Carragh and Saul from the Council's Heaton Park Management regarding the type and location of the hedge to be planted. I have attached the email correspondence between the Client and Saul for reference; but in summary, the drawing below confirms the Client's boundary that can be supplemented with native hedge - Holly, Blackthorn, Hawthorn, Rowan, Dog Rose and Crab Apple.

The plan and email confirm that there is sufficient length of boundary, that is not entirely under the canopy of the trees, to accommodate a 170 metre stretch of hedge as confirmed by our ecologist to be needed to achieve biodiversity net gains.



Please note: the plan above is taken from attached email correspondence, and the security fencing exists. This plan is to indicate that sufficient length of boundary can accommodate hedge planting to satisfy the BNG requirements.

As referenced below in our previous correspondence, the ecologist has confirmed agreement to GMEU's bespoke approach to BNG, given the metric cannot properly reflect what is actually happening on the ground. Given that we have identified and agreed where and what hedge will be planted, and agree with the approach/ reasoning for a bespoke agreement to BNG provision (in line with the GMEU comments), we agree with their conclusion that there is not a need to provide an updated metric at this stage and that 'a finalised metric can be left to discharge of the statutory biodiversity net gain condition'.

Accordingly, in line with GMEU comments, and in light of the Council (Heaton Park Management) and our ecologist's agreement to plant a hedge somewhere along the above identified boundary, we would ask that the application is determined and is then subject to the statutory Biodiversity Net Gain condition.

If you wish to discuss further, please do not hesitate to contact me.

Kind regards,
Mark

Mark Jackson
Principal Planner
Mobile: 07785 253363

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From: Mark Jackson <Mark.Jackson@stephenson-halliday.com>
Sent: 17 July 2025 14:51
To: Jennifer Connor <jennifer.connor@manchester.gov.uk>; Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Cc: Adam Perry <Adam.Perry@stephenson-halliday.com>
Subject: FW: Heaton Park [Filed 17 Jul 2025 14:51]

Afternoon Steve/ Jen,

Thanks for your time earlier, it was really appreciated.

Just to clarify and summarise what we discussed / our actions since and going forward:

1. We have spoken to the client, and the Ecologist will be instructed shortly to update the metric, as requested and in line with the GMEU comments.
2. We will also be agreeing with the Ecologist / Park Management (Carragh) / Applicant what the appropriate habitat enhancement is and where it should go either a) within the blue land or b) if not feasible due to habitat type, within the wider Heaton Park area.
3. We will submit the updated metric and confirmation of the habitat type and location to the LPA.
4. Following on from the call, this should put the LPA in a position of being able to approved subject to condition. We appreciate you might wish to re-consult with GMEU.

For context and as an update

As we discussed, we have received some comments from David Brentley which outlines an agreement with GMEU's 0.2 Habitat requirement and understanding that as suggested by GMEU, bespoke compensation by way of a new hedgerow could be acceptable. As we discussed, the ecologist has suggested that:

0.2 Habitat Units as a band of native mixed scrub in good condition means 0.017 hectares which is 170 square metres or a hedge 170m long (two staggered lines of Hawthorns with occasional native Holly, Hazel and Guelder Rose added in and a sown Woodland Edge Mix).

Conversely 0.2 Hedgerow Units is 0.034 km of good condition hedge (as above) which is just 34 metres.

Conclusion

With the information from David Brentley and confirmation from Carragh, you will be able to apply a broad condition in line with the one set out in the legislation and, as discussed, this could be applied across either the red/blue site boundaries or the wider Heaton Park without requirements of legal agreements or conservation covenants which will be complicated by the Council's ownership of Heaton Park.

We will forward the Extension of Time once we receive a response from our client.

Kind regards,

Mark

Mark Jackson

Principal Planner

Mobile: 07785 253363



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