
RE: 18073/141 - Amberley Drive - Planning - 141661/FO/2024

From [REDACTED]

Date Fri 08/08/2025 14:27

To David Lawless <[REDACTED]>

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David

Thanks for sending through the additional information.

The applicants have clarified that the reference to further bat surveys was an error and that they will be purchasing credits from a habitat bank. Full details of the later will need to be provided when they come to discharge the BNG condition prior to the commencement of the development.

Kind regards

[REDACTED]

[REDACTED]

Senior Ecologist

Greater Manchester Ecology Unit
Dukinfield Town Hall
King Street
Dukinfield
Tameside
SK16 4LA

[REDACTED]

Website: www.gmwildlife.org.uk

Facebook: www.facebook.com/pages/Greater-Manchester-Local-Record-Centre

X: [REDACTED]

From: David Lawless <[REDACTED]>

Sent: 25 July 2025 17:18

To: [REDACTED]

Subject: Fw: 18073/141 - Amberley Drive - Planning - 141661/FO/2024

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[REDACTED],

Please see the attached from the applicant regarding the last points you raised, apologies it has been sat in my inbox for some time!

Can you let me know what you think, thanks in advance.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
Planning
PO Box 532
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Manchester
M60 2LA

Web address: www.manchester.gov.uk

From: [REDACTED]
Sent: 03 July 2025 14:19
To: David Lawless <[REDACTED]>
Cc: [REDACTED]
<[REDACTED]>
Subject: 18073/141 - Amberley Drive - Planning - 141661/FO/2024

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Hi David,

Further to your below email regarding the above, please see attached the following from the Ecologist addressing the comments highlighted in yellow below:-

- Email containing updated EIA with comment regarding Bats addressed.
- Email (via Client) regarding the provision of BNG Credits (text at the bottom of the email chain)

We trust everything is now in place for you to issue your Approval Notice?

Can you please provide an approximate timescale as this is now well over the agreed extension.

Any issues please let us know.

Many thanks.

Regards



Senior Architectural Assistant

Studio 2, The Lyceum, Bath Street, Port Sunlight, Wirral, CH62 4UJ



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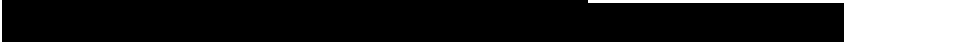
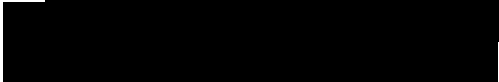
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From: David Lawless <

Sent: 16 June 2025 11:40

To: 

Cc: 


Subject: Re: 18073 - Amberley Drive - Planning - awaiting decision - 141661/FO/2024



FRM have responded and recommended the standard condition, so all good from their point of view.

GMEU have raised some additional points which could do with feedback from yourselves:

BATS - *The Executive Summary of the Assessment states "Further survey work is required to assess presence/likely absence of roosting bats within trees to be removed (G5 and T23). The loss of potential roosting opportunities within the trees should be mitigated if these are present and removed". However, this requirement for further survey work is not found in the main text. Clarification is therefore required as to whether bat surveys are needed and if so, the results should be submitted to the planning authority prior to the determination of the application.*

Biodiversity Net Gain - *The submitted metric demonstrates that the proposals will result in a net loss of biodiversity. The applicant proposes to provide some enhancements to nearby land to make up some of the loss. The applicant should be aware that any units provided offsite, even if on their own land, will need to be registered on the Biodiversity Gain Site register prior to discharge of the biodiversity gain condition/commencement of development, should permission be granted. This in turn means that it must be secured via a legal agreement (either by a S106 agreement with the LPA or via a conservation covenant with a registered Responsible Body). Even with the proposed works adjacent to the development site, the proposals still result in a loss of biodiversity. No details have been provided as to how this deficit will be overcome, beyond the BNG Assessment stating "alternative options" should be explored. Clarification on this matter is required to demonstrate the applicant will be capable of discharging the standard condition on biodiversity net gain that will be automatically attached to any permission.*

GMEU have referred to the need for a S106 agreement but I'm confident we could rely on conditions to ensure the delivery of the BNG uplift.

regards

David Lawless,

Senior Planner,

Development Management South,

Planning, Building Control and Licensing

Growth and Development Directorate

Manchester City Council,

[REDACTED]

Manchester City Council

Planning

PO Box 532

Town Hall

Manchester

M60 2LA

Web address: www.manchester.gov.uk

From: [REDACTED]

Sent: 07 May 2025 08:54

To: David Lawless <[REDACTED]>

Cc: [REDACTED]
[REDACTED]

Subject: 18073 - Amberley Drive - Planning - awaiting decision - 141661/FO/2024

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Morning David,

Have you now received comments from Ecology and FRA to review and determine this application?

Please can you provide an update

Many Thanks



Associate Director

Studio 2, The Lyceum, Bath Street, Port Sunlight, Wirral, CH62 4UJ



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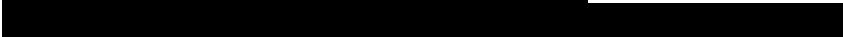
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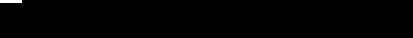
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From: David Lawless <

Sent: 30 April 2025 11:29

To: 

Cc: 

<

Subject: Re: 18073 - Amberley Drive - Planning - awaiting decision - 141661/FO/2024



We're still awaiting comments from the ecology unit and flood risk management, once we have them we should be able to move forward.

regards

David Lawless,

Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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PO Box 532
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Web address: www.manchester.gov.uk

From: [REDACTED]
Sent: 29 April 2025 16:33
To: David Lawless <[REDACTED]>
Cc: [REDACTED]
<[REDACTED]>
Subject: 18073 - Amberley Drive - Planning - awaiting decision - 141661/FO/2024

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141661/FO/2024

Erection of 8no dwelling houses (4no blocks of semi-detached), with associated infrastructure works, car parking and hard and soft landscaping.

Afternoon David

On behalf of the applicant and in the absence of my colleague Sean Davenport who is currently on annual leave, I am chasing status regarding the above planning application and when likely to be determined.

Looking on the MCC portal, a decision was anticipated last February.

Please can you respond so can update our client/ the applicant

Look forward to hearing from you



Associate Director

Studio 2, The Lyceum, Bath Street, Port Sunlight, Wirral, CH62 4UJ



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