
RE: Planning application 142652/FO/2025 consultation - Chorlton Square Shopping Centre

From [REDACTED]**Date** Thu 2025-09-25 15:15**To** Robert Griffin [REDACTED]

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Hi Robert,

Thanks for sending this over. The BNG has been updated using the appropriate methodology, and it now shows that a loss of 0.49 units will be incurred on site. As such, in order to achieve a 10% net gain and satisfy the trading rules, 1.04 individual tree units will be purchased from an off-site provider. I have no reason to doubt the updated baseline and would have no objections to the purchase of off-site units in order to satisfy the BNG requirements, given the constraints associated with additional tree planting on site. The LPA can also be reasonably confident that 1.04 units will be available from a habitat bank when it comes to discharging the BNG condition. While there are currently no habitat banks located within the same LPA or NCA as the site, I would have no objection to units being purchased from within a neighbouring LPA/NCA, though if closer options emerge prior to discharging the BNG condition, these should be prioritised.

Overall, I am satisfied that the Biodiversity Gain Condition can and should be applied, should permission be granted. At condition stage sufficient information will be required to demonstrate how a 10% net gain will be provided, including a Biodiversity Gain Plan, final version of the BNG metric (showing a 10% gain and the trading rules satisfied) and evidence of where BNG units have been purchased from. In addition, the on-site gains will need to be secured with a Habitat Management and Monitoring Plan (HMMP) for a 30-year period as they are considered to be significant. This can be done via a Section 106 legal agreement, which GMEU would recommend, or via a condition.

My previous comments relating to protected species still apply.

Many thanks,

[REDACTED]
Assistant Ecologist

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

[REDACTED]



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From: Robert Griffin [REDACTED]
Sent: 24 September 2025 10:29
To: [REDACTED]
Subject: Re: Planning application 142652/FO/2025 consultation - Chorlton Square Shopping Centre

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Dear Ciara

Further to the comments of GMEU I have received the below and attached from the applicant to address these. I would be grateful for your observations on these and whether they are satisfactory.

Updated Ecological Impact Assessment/BNG Metric Calculation: this is to supersede the EclA submitted with the planning application and responds to the GMEU consultation response which advised that the BNG assessment be amended in line with the statutory guidance. The primary change in the assessment is in relation to the value attributed to trees T26 and T31 which are identified, as per the submitted AIA Tree Removal Plan, for removal. The latest statutory guidance/methodology classes these trees as 'large' and thus the revised BNG (metric) assessment identifies that the proposed development now results in a loss of 0.49 habitat units, equating to a percentage loss of 8.95%. The trading rules have also not been satisfied due to the loss of scattered trees on-site. Due to the constraints of the site, it would be unrealistic to propose any further scattered trees within the site boundary, on top of the 75 trees already proposed (as per the submitted landscape GA plan). As such, to satisfy the trading rules, 1.04 medium distinctiveness individual tree units should be purchased from an off-site unit provider or via government credits. The purchase of these units will also result in an overall gain of 0.55 habitats units, equating to a percentage gain of 10.06%. Details of habitat establishment and long-term management will be provided through the production of a HMMP, which would set out the prescriptions for the establishment and maintenance of the habitats on site for 30 years.

Swift Boxes: The applicant now proposes to incorporate 3no. 'standard' bird boxes and 3no. 'swift' nest boxes (externally mounted boxes rather than integrated bricks) into the proposed scheme. The EclA has therefore been updated to reflect this approach. As initially proposed in the original submission, the specification of the required bird boxes can be addressed by way of appropriate planning condition(s).

Regards

Rob Griffin
Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

T: [REDACTED]

E: [REDACTED]

From: Planning <[REDACTED]>
Sent: Monday, July 21, 2025 6:05:03 pm
To: Robert Griffin <[REDACTED]>
Subject: Fw: Planning application 142652/FO/2025 consultation - Chorlton Square Shopping Centre

Information, Delivery & Support Team
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From: Ciara Bass <[REDACTED]>
Sent: 18 July 2025 11:07
To: Planning <[REDACTED]>
Subject: RE: Planning application 142652/FO/2025 consultation - Chorlton Square Shopping Centre

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Hi there,

Thank you for consulting GMEU regarding the above application, which is accompanied by an Ecological Impact Assessment (Tyler Grange, 2025) and associated BNG metric. The demolition of the existing building has already been approved under Prior Notice for Demolition application 141706/DEM/2024.

Three trees (T1, T15 and T22) were found to have PRF-I bat roosting potential. These trees will be retained under current proposals. However, should plans change and they require removal, they will need to be soft-felled under the supervision of a suitably qualified ecologist, as per Section 5.5. of the EIA. This should be secured via a condition.

Precautionary working methods relating to hedgehog are proposed within the EIA; these should be adhered to and secured via condition. Additionally, as per the EIA, any works to the buildings, trees and introduced shrub should be avoided during the nesting season (March to September inclusive) where possible. Should any of these habitats be cleared during the nesting bird season, pre-removal checks for nesting birds must be carried out by a suitably experienced Ecological Clerk of Works (ECoW), no more than 48 hours prior to the works commencing. An informative should be used so that the applicant is aware of the legal protection that certain species receive and that the granting of planning permission does not negate the need to abide by the laws that are in place to protect biodiversity. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately, and an ecologist/LPA should be contacted.

With regards to the Biodiversity Net Gain Assessment, a gain of 0.51 units is shown to be achieved on site (20.30%). My only concern with the calculation of this figure relates to the assessment of the baseline trees: it appears that the size of the trees has been calculated using the Root Protection Area of the trees as reported within the AIA. However, the User Guide states that the tree helper within the metric should be used to calculate the area of individual trees at baseline based on their DBH, and the area generated by the tree helper should not be reduced. Looking at the DBH of the trees on site within the AIA, there are a significant number of 'large' and 'medium' sized trees on site (some of which will be removed) which would amount to a higher baseline than within the metric, as well as a greater area lost. Given the impact that this is likely to have on the overall score of the metric, I would ask that this be amended in line with the statutory guidance, unless sound justification can be provided for this deviation from the guidelines.

Please do let me know if you have any questions.

Many thanks,

[REDACTED]
Assistant Ecologist

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Tameside MBC, Dukinfield Town Hall
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