
Fw: App 143164/FO/2025 Albert Bridge House Bridge Street Manchester - Ecology Response

From Planning [REDACTED]
Date Mon 11/08/2025 10:05
To Angela Leckie [REDACTED]

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From: [REDACTED]
Sent: 09 August 2025 10:37
To: Planning [REDACTED]
Subject: App 143164/FO/2025 Albert Bridge House Bridge Street Manchester - Ecology Response

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Manchester CC

143164/FO/2025 Creation of a mixed use development comprising three separate components: an office building of up to 18 storeys (Use Class E (g)) with ground floor commercial, leisure, food and drink uses (All Use Class E (g)) and/ or drinking establishment (Sui Generis) with rooftop plant and roof top amenity; a residential building up to 37 storeys (Use Class C3a) with roof top plant level, basement car and cycle parking; and a residential building up to 49 storeys (Use Class C3) with ground floor commercial, leisure, food and drink uses (Use Class E) and/ or drinking establishment (Sui Generis), roof top plant level and basement cycle parking, together with landscaping and public realm, drainage, sub-station, servicing and access arrangements, car parking, highway alterations and other associated works following demolition of the existing building complex. Albert Bridge House Bridge Street Manchester M3 5AH

Thank you for consulting the Ecology Unit on the above planning application.

I would raise no overall objections to the proposals on nature conservation grounds, but I would advise –

Bats

- Although no signs of bats were recorded during surveys, bats are mobile and cryptic in their habits and can be found in unexpected places. If bats are found at any time work

must cease and advice sought from a suitably qualified person about how best to proceed. This advice could be offered to the applicant by way of informative placed on any permission granted to the scheme. All UK bats and their resting places carry a high level of legal protection.

Biodiversity Net Gain

The statutory Biodiversity Gain requirement will apply to any permission granted to the application. I would accept that the development could achieve an overall net gain in Biodiversity of at least 10% on-site and through the enhancement of the adjacent watercourse, predominantly by new tree and shrub planting within the application boundary. The proposals for enhancing the river course involve the control of invasive plant species along the banks of the river. I would query with the applicant as to whether this measure would be able to be achieved in practice, and if so the methods to be employed for invasive species control.

I would not regard the habitats on site to be created and/or enhanced to be 'significant' such that they need to be secured by means of a very long-term (30 year) Management and Monitoring Plan. Nevertheless the on-site habitat creation/enhancement is still important, and therefore any planned new landscaping should be secured by requiring the preparation of a landscape management plan. A landscape management plan could be provided as part of the Biodiversity Gain Plan, which will be required to be provided to discharge the Biodiversity Gain Condition.

Protection of the adjacent water course during demolition and construction works

The development should be carried out following the Environmental Management Plan (*June 2025*) provided as part of the application.

Yours

[Redacted Signature]

[Redacted Name]

Principal Ecologist

Planning and Transportation

Planning and Transportation

Place

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