



RE: Lidl Food Store, 263 Wilmslow Road - 142775

From [REDACTED]
Date Mon 18/08/25 2:33 PM
To Steven Mccoombe [REDACTED]

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Hi Steve,

Thank you for sending the updated BNG documents for this application.

My original comments regarding concerns on the BNG assessment appear to have been resolved with the BNG now consistent with the landscaping plans and the BNG is well exceeding 10% net gain (+738.27%) and the trading rules are satisfied. Additionally, as discussed via email, I am satisfied that no further bat assessments are needed given that the demolition of the building was approved under a previous application (137699/DEM/2023) with the correct bat surveys carried out and no bat roosts were found.

Therefore, I have no further comments to make on this application, and I am satisfied with the information provided for the application to be determined.

A landscape management plan (or similar) should be submitted for the management of the created habitats and the gains can be secured via condition. The Biodiversity Gain Condition will also apply should this planning application receive permission. To discharge the condition, a Biodiversity Gain Plan (using the DEFRA template), final version of the BNG metric and management plan will be required. Please see [Biodiversity net gain - GOV.UK](#) for how this should be dealt with on the decision notice.

If you have queries relating to this advice, please do not hesitate to contact me.

Kind regards,

[REDACTED]

Ecologist

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

[REDACTED]



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From: Steven Mccoombe [REDACTED]
Sent: 11 August 2025 15:35
To: [REDACTED]
Subject: Fw: Lidl Food Store, 263 Wilmslow Road - 142775

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Hi [REDACTED]

Further to your earlier comments (attached), please see revised information for your further response.

Thanks

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

[REDACTED]

www.manchester.gov.uk