



RE: 142888 - Cambridge Halls of Residence - Ecology Response

From [REDACTED]

Date Wed 23/07/2025 10:48

To Jennifer Atkinson [REDACTED]

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Hi Jen

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, and monitoring fees do not need to be sought via an S106 agreement if they choose to buy units from a habitat bank supplier. The need for an S106 would only arise if they intend to provide habitats on their own land but outside of the application site.

Nevertheless the on-site habitat creation/enhancement is still important, and therefore any planned new landscaping should be secured either by requiring the development to be implemented in accord with the submitted landscape plans and/or requiring the preparation of a simpler ('old-school') landscape management plan. A simple landscape management plan could be provided as part of the Biodiversity Gain Plan, which will be required to discharge the Biodiversity Gain Condition.

The Metric shows a baseline BNG of 1.2 Biodiversity Units, with an overall loss of 0.36 BU. Since the habitats affected are not notable and the areas involved are small the on-site provision is not regarded as significant.

[REDACTED]

[REDACTED]

Principal Ecologist

Planning and Transportation

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From: Jennifer Atkinson [REDACTED]
Sent: 23 July 2025 09:05
To: [REDACTED] Lucy Harrison
Subject: Re: 142888 - Cambridge Halls of Residence - Ecology Response

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Thanks [REDACTED]

I presume you want us to take a BNG monitoring fee? Can you confirm the number of units created as we were having trouble with the table. thanks

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

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From: [REDACTED]
Sent: 23 July 2025 09:01
To: Jennifer Atkinson <[REDACTED]> Lucy Harrison
<[REDACTED]>
Subject: RE: 142888 - Cambridge Halls of Residence - Ecology Response

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Hi Jen

It would seem that there is more existing greenspace on the site than I initially assessed to be present, and that this greenspace (just) meets the threshold required for the application to be subject to the statutory BNG requirement. I am prepared to accept the applicant's survey results rather than relying on my own incomplete assessment.

I am confident that the small amount of habitat required to provide at least a 10% gain in biodiversity could be delivered, although it is disappointing that currently the applicant seems unable to provide sufficient landscaping on site to provide the gain and instead proposes to buy off-site biodiversity credits. I would encourage the applicant to re-visit the landscape plans to assess whether the gain could in fact be achieved on site (the required gain equates to a small number of trees). The Biodiversity Gain Condition which will apply to any

permission granted to the scheme will require the submission of a Biodiversity Gain Plan which should provide full details of how BNG will be delivered by the development.

Otherwise my comments remain unchanged – I raise no objections to the proposals on Ecology grounds.

Yours

[REDACTED]

[REDACTED]

Principal Ecologist

Planning and Transportation

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From: Jennifer Atkinson <[REDACTED]>
Sent: 22 July 2025 13:38
To: Derek Richardson <[REDACTED]> Lucy Harrison
<[REDACTED]>
Subject: Re: 142888 - Cambridge Halls of Residence - Ecology Response

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Thanks for sending this over Derek. I have checked our system and all the documents are there including the BNG matrix. Could I ask that you take another look as we just want to make sure that we have made the right assumptions re. BNG. thanks Jen

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
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From: [REDACTED]
Sent: 20 July 2025 09:15
To: Lucy Harrison <[REDACTED]> Jennifer Atkinson
<[REDACTED]>
Subject: 142888 - Cambridge Halls of Residence - Ecology Response

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Manchester City Council

Dear Lucy

I could not find any documents relevant to the above application on the MCC website, but I do know the site and the surrounding area and would not raise any objections to the proposals on Ecology grounds.

The site has negligible potential to support notable species or habitats, and the development is considered very unlikely to cause any harm to notable habitats and species. I would consider that the application is likely exempt from the requirement to provide a net gain in biodiversity because the areas of existing greenspace on the site are very small (*de minimis* exception applies).

Opportunities should be taken to enhance the biodiversity value of the site through new landscaping, particularly urban tree and shrub planting.

Yours

[REDACTED]

[REDACTED]

Principal Ecologist

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