



RE: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

From [REDACTED]
Date Mon 14/07/25 10:31 AM
To Steven Mccoombe [REDACTED]

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Hi Steven,

Thank you for sending these over.

The Preliminary Ecological Appraisal found there to be no potential for roosting bats on site, though the trees may support nesting birds and foraging bats. I have no reason to doubt this assessment. The proposed avoidance, including nesting bird checks and sensitive lighting, and mitigation measures within Section 4 of the report should be adhered to and secured via condition. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application; these could include integration of bat or bird boxes into the proposed building on site, as per Section 4.5 of the PEA.

Additionally, montbretia was identified on site, which is listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended). It is an offence to introduce or cause to grow wild any plant listed under this schedule. The applicant should be made aware of this and reminded that if the species will be disturbed and spread from the site as a result of the development, a suitably experienced consultant should be employed to advise on how to avoid an offence.

Notwithstanding the above, protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposal will impact on protected species.

With regard to the BNG metric and report, this shows that a loss of 1.72 habitat units (-51.33%) will be incurred on site, requiring at least 2.06 units to be compensated for to achieve a 10% net gain. The report states that these will be acquired from an off-site habitat bank, or statutory credits will be purchased as a last resort. I have no reason to doubt the assessment of the baseline or post-development value of the site. However, given the number of medium distinctiveness units to be required, I would ask for some evidence that these are available for purchase from a local habitat bank prior to determination, to give the LPA confidence that the Biodiversity Gain Condition could be discharged should permission be granted.

If you have any questions, please do let me know.

Many thanks,

[REDACTED]
Assistant Ecologist

Greater Manchester Ecology Unit

Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
Tameside SK16 4LA



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From: Steven Mccoombe [REDACTED]
Sent: 10 July 2025 10:16
To: [REDACTED]
Subject: Fw: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

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[REDACTED]

Please see further BNG inform in relation to the above application. Please can you forward onto your colleague as I don't have her contact details. I could do with a response by the middle of next week if possible as the application is going to Committee.

Thanks

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

Tel [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

From: [REDACTED]
Sent: 10 July 2025 9:53 AM
To: Steven Mccoombe [REDACTED]
Subject: RE: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

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Hi Steve,

Please find attached Highways Note in response to Highways' comments. The Stage 1 RSA is appended to this note but I can provide it as a separate document if required.

I have attached an updated site plan reflecting Highways' comments, including additional cycle hoops and staff cycle parking. This plan will be updated following the additional landscaping so please upload this version to the portal when received, but happy for you to consult Highways with the attached.

I have also attached the updated PEA and BNG documents following the landscaping/arb changes. The scheme is at a -51.33% loss, so Lidl will purchase the required off-site credits.

Please could you confirm whether you are waiting for any other responses to comments from ourselves?

Kind regards,

[REDACTED]
BSc (Hons) MSc MRTPI
Senior Planner
Planning

Rapleys LLP

[REDACTED]
York House, York Street, Manchester M2 3BB



Please consider the environment, think before you print this email

From: Steven Mccoombe [REDACTED]
Sent: 03 July 2025 15:39
To: [REDACTED]
Subject: Re: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

Correct.

Regards

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

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

From: [REDACTED]
Sent: 03 July 2025 3:33 PM
To: Steven Mccoombe [REDACTED]
Subject: RE: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

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Hi Steve,

Apologies that you haven't received the metric, I'm sure it was submitted but it doesn't appear to be on the portal. We will update the metric and provide this asap but I have attached the metric based on the previous landscape plan, although there probably isn't much use reviewing this.

Thanks for the update on the comments, I assume you're also not expecting policy comments on Wilmslow Road?

Kind regards,

[REDACTED]
BSc (Hons) MSc MRTPI
Senior Planner
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York House, York Street, Manchester M2 3BB



Please consider the environment, think before you print this email

From: Steven Mccoombe [REDACTED]
Sent: 03 July 2025 15:25
To: [REDACTED]
Subject: Re: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

[REDACTED] - The only Ecology comments I have just received for Hollinwood Ave, is that GMEU require the BNG metric which has not been received. I am hopeful that BNG, landscaping issues and highway issues can be resolved to make the meeting on 31 July. Wilmslow Road will most probably be the meeting after.

In terms of any outstanding comments, I cannot put a timeframe on receipt. I am not expecting any comments from Policy.

Regards

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

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

From: [REDACTED]
Sent: 03 July 2025 3:03 PM
To: Steven Mccoombe [REDACTED]
Subject: RE: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

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Hi Steve,

Have you received any ecology/BNG comments yet? We were waiting for these before updating the metric, however if there aren't any changes required we can start getting that updated with the amended landscape plan.

Just separately, I note that the Committee date of 31st July has been put on the application for both this and the Wilmslow Road application. This obviously doesn't give us long to submit responses to comments we have already received and any that we are still waiting for? When do you expect to receive the outstanding responses (particularly planning policy)?

Kind regards,

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Senior Planner
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Sent: 03 July 2025 14:53
To: [REDACTED]
Subject: Re: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670



Are you able to send the updated BNG metric?

Thanks

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

Tel: [REDACTED]

Email: [REDACTED]

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