



RE: 142775/FO/2025

From [REDACTED]
Date Fri 20/06/25 3:29 PM
To Steven Mccoombe [REDACTED]

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Hi Steve,

Apologies for the delay. Thank you for confirming that the demolition took place under a previously approved application (137699/DEM/2023), I can't see that GMEU were consulted on this application. However, I can see that the building (B1) was assessed as having 'low' bat roosting potential by EP3 in 2023 and subsequently, a bat emergence survey was undertaken in July 2023 and no bats were recorded emerging from the building. There were however foraging and commuting bats identified, predominantly common pipistrelle, plus an individual noctule and soprano pipistrelle.

Therefore, the below recommendations are still applicable from my initial comments (although slightly amended now we have the results of the bat survey). No further bat surveys or bat reports are required given that the building has already been demolished:

To comply with the NPPF 2024 (Section 15 - paragraph 187) where planning policies and decisions should contribute to and enhance the natural and local environment – it is recommended that at least two bat and two bird boxes are incorporated into the development to provide additional opportunities for bats and birds. A sensitive lighting scheme for bats is required to reduce disturbance to bats in the locality.

My initial comments regarding BNG/landscaping still apply but it is acknowledged that you have requested this additional information.

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: 19 June 2025 12:03
To: [REDACTED]
Subject: Re: 142775/FO/2025

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I'm not sure when demolition was carried out, but prior approval was granted in 2023 for the demolition of the existing building (137699/DEM/2023).

Regards

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



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From: [REDACTED]
Sent: 19 June 2025 11:56 AM
To: Steven Mccoombe [REDACTED]
Subject: RE: 142775/FO/2025

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Hi Steve,

Can you confirm if the building was demolished under a separate planning application and when was it demolished? It still appears to be present in the latest satellite imagery from 6th March 2025 so I assume since then? I also assume no consideration was given to bats when demolished even though the PEA clearly states that the building had bat roosting potential?

Thanks,

[REDACTED]
Ecologist

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[REDACTED]



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From: Steven Mccoombe [REDACTED]
Sent: 19 June 2025 11:46
To: [REDACTED]
Subject: Fw: 142775/FO/2025

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Hi [REDACTED]

Further to your e-mail below, please note the building previously on site has been demolished and the site is now cleared. As such, I take it the comment about bats is no longer relevant? I have requested additional information regarding the landscaping/bng.

Regards

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

[REDACTED]
[REDACTED]
www.manchester.gov.uk

From: Planning [REDACTED]
Sent: 09 June 2025 12:06 PM
To: [REDACTED]
Subject: Fw: 142775/FO/2025

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 09 June 2025 12:01
To: Planning [REDACTED]
Subject: 142775/FO/2025

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Good afternoon,

Thank you for consulting GMEU on this application at the proposed Lidl Food Store, 263 Wilmslow Road, Manchester (142775/FO/2025).

The application is accompanied by a Preliminary Ecological Appraisal (PEA) report and a Biodiversity Net Gain (BNG) statutory metric and report (Biodiverse Consulting). Based on the submitted information, GMEU have the following comments:

Ecological Assessment

The PEA report contains robust ecological assessments, and I have no reason to doubt the findings. The site is of relatively low ecological value, however one building onsite (Building 1/B1) was assessed as having 'low' potential to support roosting bats and therefore triggering the requirement for one emergence survey to be conducted between May and August (as per best practice guidelines). There does not appear to be a bat survey report detailing the results of the emergence survey of this building, however the application should not be determined until a full bat assessment has been submitted for B1. Building 2 and 3 were assessed as having 'negligible' bat roost potential and therefore no further surveys are required on B2 or B3. The PEA suggests that the results of the bat surveys should be presented in an Ecological Impact Assessment (EcIA) report, however a bat survey report would suffice.

The buildings and potentially the tree/small hedgerow onsite have the potential to support nesting birds. As all wild birds, their nest and eggs are protected under the Wildlife and Countryside Act 1981 (as amended), we would recommend that the following condition be attached to any permission, should it be granted:

No removal of or works to any trees, vegetation or buildings shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before clearance and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

To comply with the NPPF 2024 (Section 15 - paragraph 187) where planning policies and decisions should contribute to and enhance the natural and local environment – it is recommended that at least two bat and two bird boxes are incorporated into the development to provide additional opportunities for bats and birds. A sensitive lighting scheme for bats is also likely, depending on the outcome of the survey.

Biodiversity Net Gain (BNG)

There are a few issues with the BNG assessment, the main issue being discrepancies between the post-development plans within the BNG compared with the latest 'Landscape Details' plan (drawing no: R/2801/1D (Sept 2024)). It may be that the BNG was based on a previous iteration of the landscape plan, however the BNG must be updated to reflect the final plans. It appears that 9 trees are still proposed but the locations have changed and there are slight amendments to the layout. The proposed 'native species groundcover planting' also does not appear to have been incorporated into the BNG. The BNG must be updated to reflect the landscape plan to ensure accuracy and consistency and for GMEU to be confident that the proposed habitats will be created onsite. This must be provided prior to determination of the application.

In summary, there is currently insufficient information regarding bats (survey required on B1) and the BNG requires updates, inline with the landscape plan. The application should not be determined until the additional information has been submitted.

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

Kind regards,

[REDACTED]

Ecologist

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Tameside MBC, Dukinfield Town Hall
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[REDACTED]



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