
Fw: Planning application 142652/FO/2025 consultation - Chorlton Square Shopping Centre

From Planning [REDACTED]
Date Mon 2025-07-21 18:05
To Robert Griffin [REDACTED]

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: 18 July 2025 11:07
To: Planning [REDACTED]
Subject: RE: Planning application 142652/FO/2025 consultation - Chorlton Square Shopping Centre

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Hi there,

Thank you for consulting GMEU regarding the above application, which is accompanied by an Ecological Impact Assessment (Tyler Grange, 2025) and associated BNG metric. The demolition of the existing building has already been approved under Prior Notice for Demolition application 141706/DEM/2024.

Three trees (T1, T15 and T22) were found to have PRF-I bat roosting potential. These trees will be retained under current proposals. However, should plans change and they require removal, they will need to be soft-felled under the supervision of a suitably qualified ecologist, as per Section 5.5. of the EIA. This should be secured via a condition.

Precautionary working methods relating to hedgehog are proposed within the EIA; these should be adhered to and secured via condition. Additionally, as per the EIA, any works to the buildings, trees and introduced shrub should be avoided during the nesting season (March to September inclusive) where possible. Should any of these habitats be cleared during the nesting bird season, pre-removal checks for nesting birds must be carried out by a suitably experienced Ecological Clerk of Works (ECoW), no more than 48 hours prior to the works commencing. An informative should be used so that the applicant is aware of the legal protection that certain species receive and that the granting of planning permission does not negate the need to abide by the laws that are in place to protect biodiversity. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately, and an ecologist/LPA should be contacted.

With regards to the Biodiversity Net Gain Assessment, a gain of 0.51 units is shown to be achieved on site (20.30%). My only concern with the calculation of this figure relates to the assessment of the baseline trees: it

appears that the size of the trees has been calculated using the Root Protection Area of the trees as reported within the AIA. However, the User Guide states that the tree helper within the metric should be used to calculate the area of individual trees at baseline based on their DBH, and the area generated by the tree helper should not be reduced. Looking at the DBH of the trees on site within the AIA, there are a significant number of 'large' and 'medium' sized trees on site (some of which will be removed) which would amount to a higher baseline than within the metric, as well as a greater area lost. Given the impact that this is likely to have on the overall score of the metric, I would ask that this be amended in line with the statutory guidance, unless sound justification can be provided for this deviation from the guidelines.

Please do let me know if you have any questions.

Many thanks,

[REDACTED]
Assistant Ecologist

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

[REDACTED]



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