



RE: 2025_07_09 Field Of Os South Of Claridge Road 142986/VO/2025

From [REDACTED]
Date Fri 11/07/25 3:07 PM
To Steven Mccoombe [REDACTED]

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No, I think it would be difficult.

[REDACTED]
Ecologist - Greater Manchester Ecology Unit
Planning and Transportation
Planning and Transportation
Place

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Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

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From: Steven Mccoombe [REDACTED]
Sent: 10 July 2025 09:58
To: [REDACTED]
Subject: Re: 2025_07_09 Field Of Os South Of Claridge Road 142986/VO/2025

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Thanks [REDACTED]

In your view, do you think it would be possible to achieve BNG on-site?

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: 09 July 2025 4:16 PM
To: Steven Mccoombe [REDACTED]
Subject: 2025_07_09 Field Of Os South Of Claridge Road 142986/VO/2025

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Application: 142986/VO/2025

Dear Steve,

Thank you for the amended BNG metric.

These comments are in addition to my previous comments and relate to BNG only.

The information submitted with the application includes a basic Biodiversity Net Gain (BNG) report and statutory Biodiversity Metric Liz Kenyon BSc Hons Senior Ecologist – April 2025

The appraisal found the site had some ecological value, consisting of modified grassland, scrub and individual trees.

I have examined the Biodiversity Net Gain (BNG) metric spreadsheet and I am happy with the calculations provided.

After construction of the development, onsite biodiversity remediation and the 10% net gain requirement there is due to be a deficit of 0.17 Area Habitat units;

With offsite habitat banks maturing, this appears to be a realistic achievement for the site and therefore the LPA can be reasonably confident that the statutory biodiversity requirements could be discharged.

(Link to various wording for signposting applicant to statutory framework for Biodiversity Net Gain https://assets.publishing.service.gov.uk/media/663251d969098ded31fca800/BNG_Decision_Notice_Text.odt)

I would not consider the onsite biodiversity mitigation/enhancement to be significant.

If approved, the Biodiversity Gain Plan (BGP), **basic** onsite Habitat Management and Monitoring Plan (HMMP) and updated metric should be completed to show how the onsite and offsite biodiversity gain will be achieved and approved by the LPA, before any condition can be released.

I hope these comments are useful

[REDACTED]

Ecologist - Greater Manchester Ecology Unit

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From: Steven Mccoombe [REDACTED]
Sent: 09 July 2025 09:30
To: [REDACTED]
Subject: Fw: Field Of Os South Of Claridge Road 142986/VO/2025

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Hi Samuel

Sorry to chase, but I could do with your comments on the attached as the application is going to Committee and I need to finalise by report by next week.

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: Steven Mccoombe [REDACTED]
Sent: 02 July 2025 12:32 PM
To: [REDACTED]
Subject: Fw: Field Of Os South Of Claridge Road 142986/VO/2025

[REDACTED]

Further to your response dated 30 June 2025 in relation to the above application, please see attached.

I would be grateful for your further response.

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: 02 July 2025 12:23 PM
To: Steven Mccoombe [REDACTED]
Cc: [REDACTED]
Subject: Re: Field Of Os South Of Claridge Road 142986/VO/2025

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Hi Steven,

I have attached the BNG metric, the results page should be within this (you may need to enable content at the top of the excel sheet), – if the tab at the bottom of the page is not available you can also access the results through the Start tab – results -headline results.

Kind Regards,

[REDACTED]

[REDACTED]
Chartered Architect

Corstorphine & Wright



[REDACTED]
[REDACTED]

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5 Aldergate
Tamworth, B79 7DJ

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V12022020

From: Steven Mccoombe [REDACTED]
Sent: Monday, June 30, 2025 13:08
To: [REDACTED]
Cc: [REDACTED]
Subject: Field Of Os South Of Claridge Road 142986/VO/2025

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City Council Development - Erection of modular-building, including associated landscaping to provide a flexible space for youth and community activities (Class F.2)
Field Of Os South Of Claridge Road
142986/VO/2025

With respect to the above application, please can you submit the BNG metric with the results page added.

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

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