

27 May 2025

Delivered via Email

Sue Wills
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Sue

SQUIRRELS BAR (LPA REF. 142630/FO/2025) – SUPPLEMENTARY INFORMATION

Following the validation of the full planning application (LPA ref: 142630/FO/2025) it has come to our attention that the Proposed Waste Management Layout (ref: 07 P03) and submitted Transport Statement (ref: 37821-HYD-XX-XX-RP-TP-4001-P02) reflects previous iterations of the Servicing Arrangements Plans (Appendix D).

To resolve this inaccuracy the application wishes to supplement the submitted Waste Management Layout drawing and Transport Statement with the following document:

- Proposed Waste Management Strategy (ref: 07 P04), prepared by RLB; and,
- Transport Statement (ref: 37821-HYD-XX-XX-RP-TP-40001-P03), prepared by Hydrock now Stantec.

The Transport Statement has been updated to reflect the latest Proposed Waste Management Strategy, which now proposes a different vehicular route. The conclusion of the highway impact and acceptability routing remains the same and the highway network will not experience any adverse traffic impact resulting from the proposal.

In addition to this information, the supporting covering letter (2 May 2025) confirmed that an Arboricultural Impact Assessment was being carried out to determine the impact of the development upon identified arboricultural features. The applicant now wishes to submit the following arboricultural information to aid the determination of the planning application:

- Arboricultural Report (doc ref. 308V1), prepared by Ashton Arbor
- Tree Constraint Plan (dwg ref. 1A), prepared by Ashton Arbor
- Tree Protection Plan (dwg ref. 1A), prepared by Ashton Arbor

Level 5
Transmission
6 Atherton Street
Manchester, M3 3GS
T 0161 233 7676 turley.co.uk

The Arboricultural Report and Tree Constraint Plan identify and assess the trees on or near the site, and the impact of the proposal on those trees. It is confirmed that two Category C (low quality) trees (T10 and T11), contained within the grassland to the north of the proposed development, require removal to facilitate the development.

The supporting covering letter (2 May 2025) confirms that the retention of the grassland and trees has been explored via the relocation of the proposed development within the Site grounds. However, due to access width requirements between the proposed development and the Armitage Sports Hall this relocation is not possible, necessitating the need for the removal of the two identified arboricultural features.

The submitted Biodiversity Net Gain Feasibility Report (doc ref. 331004173) and The Statutory Biodiversity Metric – Post Development (Ref: Squirrels Bar SBM post-dev - v2) account for the loss of these two features. Thus, the information relating to bio-diversity net-gain contained within the information provided remains up-to-date and accurate.

The applicant also intends to provide six new trees (3:1 replacement) as part of the UoM EPM Tree Policy. The Proposed Development does not interfere with the Root Protection Areas of the retained trees, as shown on Tree Constraint Plan. The Tree Protection Plan shows the location of tree protection fencing to be erected prior to commencement of development.

As such, it is concluded that the Proposed Development accords with PfE Policy JP-G7 and National Planning Policy Framework (paragraph 136).

I trust the enclosed documents, along with this letter, are suitable for the purposes of determining this application. They reaffirm that the Proposed Development complies with all relevant national, regional and local planning policies and will not result in an adverse impact on the environment or, importantly the functioning of the University campus.

We look forward to the planning application being determined and permission granted without delay.

However, should you have any queries, please do not hesitate to contact me.

Yours sincerely



Melissa Lee Wing Tung
Assistant Planner

melissa.leewingtung@turley.co.uk