Outlook

## RE: UPDATED TREE SUREY - 139878/FO/2024 - 28 Edge Lane Manchester M21 9JY

**From** David Dutton <david.dutton@tameside.gov.uk>
**Date** Tue 17/06/2025 19:41
**To** David Lawless <david.lawless@manchester.gov.uk>

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Hi David

This appears now to be ok. Difficult to be 100% certain as they have not provided any of their working but the baseline value has gone up as expected by adding in the additional trees, with the percentage loss reduced and the overall requirement relatively unchanged a shortfall of 1.16 biodiversity units and 0.01 hedge units as they appear now to be retaining the existing hedges as none is lost unlike the previous metric, though as no updated landscape plan has been provided again difficult to be sure.

I assume the developer intends to purchase off-site credits.

In order to discharge the statutory biodiversity gain condition, they will need to provided a biodiversity gain plan and final version of the metric. They appear also to be proposing 11 urban trees on-site again unclear where they are located but under defra guidance these are significant and will require control via an Habitat Management and Monitoring Plan which will also need to be provided in order to discharge the statutory biodiversity gain condition. As only generating 0.13 units, I would regard a standard condition as opposed to legal agreement as more reasonable for the 30 year retention, but ultimately for MCC to decide.

**David Dutton**
**Ecologist**
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**From:** David Lawless <david.lawless@manchester.gov.uk>
**Sent:** 16 June 2025 11:12

**To:** David Dutton <david.dutton@tameside.gov.uk>
**Subject:** Re: UPDATED TREE SUREY - 139878/FO/2024 - 28 Edge Lane Manchester M21 9JY

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David

Hope all is well, I've attached the revised BNG metric, any better?

regards

David Lawless,
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**From:** David Dutton <david.dutton@tameside.gov.uk>
**Sent:** 14 March 2025 15:58
**To:** David Lawless <david.lawless@manchester.gov.uk>
**Subject:** RE: UPDATED TREE SUREY - 139878/FO/2024 - 28 Edge Lane Manchester M21 9JY

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Hi David

Thanks for the Arb report, this confirms that the metric requires an update as the wrong urban tree information has been provided.

The arb report records 30 trees of which 24 are retained and 6 lost. The metric records just 11 trees of which 6 are lost. I therefore recommend the metric is amended in-line with the arb report.

**David Dutton**

**Ecologist**

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