
RE: Invalid letter for application 142418/FO/2025

From Flavia Invernizzi <FlaviaInvernizzi@street-design.net>

Date Wed 04/06/2025 10:49

To Planning <Planning@manchester.gov.uk>

 2 attachments (5 MB)

254 Abbey Hey Lane - BNG Plan Document.pdf; Abbey Hey Lane - BNG Metric.xlsm;

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254 Abbey Hey Lane, Manchester, M18 8RP
Submission of BNG Documents for Application Validation

Good morning

Please find attached the BNG Plan Document and the BNG Metric.

Leigh Ecology has confirmed that they will also be providing a full BNG Report and a Preliminary Ecological Appraisal (PEA). However, due to our appointed ecologist having to take emergency leave, these additional reports will follow either next week or the week after.

Leigh Ecology has reassured me that the two attached documents are sufficient for the purpose of validating the application at this stage and that the remaining reports will be submitted as soon as the ecologist returns.

Could you please confirm whether the attached documents are sufficient and whether the application can now be validated?

Kind regards
Flavia Invernizzi
MSc Arch Hons
ARB Architect
For and on behalf of Street Design Partnership

16 Brewery Yard, Deva Centre, Trinity Way M3 7BB
E: FlaviaInvernizzi@street-design.net
T: 0161 834 7262
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From: Flavia Invernizzi
Sent: 29 May 2025 11:37
To: Planning <planning@manchester.gov.uk>
Subject: RE: Invalid letter for application 142418/FO/2025

Biodiversity Net Gain plan and Metric

254 Abbey Hey Lane, Manchester, M18 8RP

Good morning

Just a quick update.

The site survey for the BNG was carried out on 15th May 2025 as planned. The Ecologist has advised is aiming to issue the relevant report at the end of next week.

I will share it as soon as available.

Kind regards

Flavia Invernizzi

MSc Arch Hons

ARB Architect

For and on behalf of Street Design Partnership

16 Brewery Yard, Deva Centre, Trinity Way M3 7BB

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From: Flavia Invernizzi

Sent: 02 May 2025 09:11

To: Planning <Planning@manchester.gov.uk>

Subject: RE: Invalid letter for application 142418/FO/2025

Perfect. Thank you Sue.

Kind regards

Flavia Invernizzi

MSc Arch Hons

ARB Architect

For and on behalf of Street Design Partnership

16 Brewery Yard, Deva Centre, Trinity Way M3 7BB

E: FlaviaInvernizzi@street-design.net

T: 0161 834 7262

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From: Planning <Planning@manchester.gov.uk>

Sent: 02 May 2025 08:16

To: Flavia Invernizzi <FlaviaInvernizzi@street-design.net>

Subject: Re: Invalid letter for application 142418/FO/2025

Dear Flavia,

Thank you for your email and I have noted this on our system.

Regards

Sue

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: Flavia Invernizzi <FlaviaInvernizzi@street-design.net>
Sent: 28 April 2025 10:47
To: Planning <Planning@manchester.gov.uk>
Subject: RE: Invalid letter for application 142418/FO/2025

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Good morning Lisa

Thank you for this.

Just another quick update. Leigh Ecology have confirmed that they will undertake the site visit on 15th May 2025 and will provide the relevant report by the end of May.

Kind regards
Flavia Invernizzi
MSc Arch Hons
ARB Architect
For and on behalf of Street Design Partnership

16 Brewery Yard, Deva Centre, Trinity Way M3 7BB
E: FlaviaInvernizzi@street-design.net
T: 0161 834 7262
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From: Planning <Planning@manchester.gov.uk>
Sent: 24 April 2025 12:29
To: Flavia Invernizzi <FlaviaInvernizzi@street-design.net>
Subject: Re: Invalid letter for application 142418/FO/2025

Good afternoon

Thank you for your email. I have updated our records accordingly. We will await the additional information requested.

Kind regards

Lisa

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: Flavia Invernizzi <FlaviaInvernizzi@street-design.net>
Sent: 16 April 2025 12:31
To: Ian Jarvis <ian.jarvis@manchester.gov.uk>; Planning <Planning@manchester.gov.uk>
Subject: RE: Invalid letter for application 142418/FO/2025

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Hi Ian

Just a quick note to let you know that the client has appointed Leigh Ecology to prepare the requested BNG.

They'll confirm their first availability to survey the site shortly, but it's currently looking like 3-4 weeks from now. This means we may go beyond the 2nd May timescale mentioned in the letter. I assume that won't be a major issue?

Kind regards

Flavia Invernizzi

MSc Arch Hons

ARB Architect

For and on behalf of Street Design Partnership

16 Brewery Yard, Deva Centre, Trinity Way M3 7BB

E: FlaviaInvernizzi@street-design.net

T: 0161 834 7262

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From: Flavia Invernizzi

Sent: 11 April 2025 11:35

To: Ian Jarvis <ian.jarvis@manchester.gov.uk>

Cc: Planning <Planning@manchester.gov.uk>; Jennifer Connor <jennifer.connor@manchester.gov.uk>; Sue Wills <sue.wills@manchester.gov.uk>; Robert Griffin <robert.griffin@manchester.gov.uk>

Subject: RE: Invalid letter for application 142418/FO/2025

Ian

Thank you for your feedback. I thought that was the case, but I had to ask.
I will report this to the client and proceed with the appointment of the eco consultant.
The requested BNG will be with you in due course.

Kind regards

Flavia Invernizzi

MSc Arch Hons

ARB Architect

For and on behalf of Street Design Partnership

16 Brewery Yard, Deva Centre, Trinity Way M3 7BB

E: FlaviaInvernizzi@street-design.net

T: 0161 834 7262

Please consider the environment before printing this email

From: Ian Jarvis <ian.jarvis@manchester.gov.uk>

Sent: 11 April 2025 11:29

To: Flavia Invernizzi <FlaviaInvernizzi@street-design.net>

Cc: Planning <Planning@manchester.gov.uk>; Jennifer Connor <jennifer.connor@manchester.gov.uk>; Sue Wills <sue.wills@manchester.gov.uk>; Robert Griffin <robert.griffin@manchester.gov.uk>

Subject: Re: Invalid letter for application 142418/FO/2025

Flavia.

Thank you for your email.

The previous 'overhead' site photo submitted clearly shows a significant amount of shrubs/trees/greenery on the site. The fact that the site is now cleared does not negate the need for a BNG plan and matrix, as previously requested, which should detail what shrubs/trees/greenery/habitat have been lost from the site and the mitigation measures now proposed.

Regards

Ian Jarvis
Planner,
Area Team Group
Growth and Development
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
PO Box 532
Manchester
M60 2LA
Tel: 0161 234 4079
email : ian.jarvis@manchester.gov.uk
<http://www.manchester.gov.uk>

From: Flavia Invernizzi <FlaviaInvernizzi@street-design.net>
Sent: 11 April 2025 10:45
To: Planning <Planning@manchester.gov.uk>; Ian Jarvis <ian.jarvis@manchester.gov.uk>
Subject: RE: Invalid letter for application 142418/FO/2025

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Good morning

Before appointing the ecology consultant, the client has shared the attached photos of the site and confirmed that, following acquisition, the site has been cleared, fenced, and gated. We were asked to check with you whether, in light of this, a Biodiversity Net Gain (BNG) assessment would still be required at this stage.

Your advice would be appreciated.

Kind regards

Flavia Invernizzi
MSc Arch Hons
ARB Architect
For and on behalf of Street Design Partnership

16 Brewery Yard, Deva Centre, Trinity Way M3 7BB
E: FlaviaInvernizzi@street-design.net
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-----Original Message-----

From: Flavia Invernizzi

Sent: 10 April 2025 16:18

To: 'planning@manchester.gov.uk' <planning@manchester.gov.uk>

Subject: RE: Invalid letter for application 142418/FO/2025

Good afternoon Sir/Madam

Thank you for this.

We are in the process of getting an ecology consultant involved and we will circulate the requested BNG as soon as available.

Kind regards

Flavia Invernizzi

MSc Arch Hons

ARB Architect

For and on behalf of Street Design Partnership

16 Brewery Yard, Deva Centre, Trinity Way M3 7BB

E: FlaviaInvernizzi@street-design.net

T: 0161 834 7262

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-----Original Message-----

From: planning@manchester.gov.uk <planning@manchester.gov.uk>

Sent: 04 April 2025 15:41

To: Flavia Invernizzi <FlaviaInvernizzi@street-design.net>

Subject: Invalid letter for application 142418/FO/2025

Please find attached the invalid letter for your recent application under reference 142418/FO/2025.

Regards,

Information, Delivery & Support Team,

Planning, Building Control & Licensing,

Manchester City Council, P O Box 532, Manchester M60 2LA

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