

RE: PA 137226/FO/2023 -Query

Thu 04/07/2024 10:36

To: Lucy Harrison

Hi Lucy

Thank you for sending through the metric for the above application.

The metric demonstrates that while the proposals will result in a net gain for biodiversity, the trading rules are being broken, largely due to the loss of scrub from the site. The submitted BNG assessment recommends including some scrub in the landscaping scheme but this recommendation does not appear to have followed. However, given that the application was submitted prior to net gain becoming mandatory and that the scheme will result in an overall gain in area based habitats, this would not be a reason for refusing the application.

However, the scheme does result in a net loss of hedgerow units. The assessment recommends that "70 metres of native hedgerow managed to 'poor' condition is required at the site" or offsite provision be made. We would advise that one of these options be followed.

Kind regards

[Redacted]

[Redacted]

Senior Ecologist

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

[Redacted]

Website: www.gmwildlife.org.uk

Facebook: www.facebook.com/pages/Greater-Manchester-Local-Record-Centre

Twitter: GMLRC@GMrecordcentre

From: Lucy Harrison

Sent: 19 June 2024 10:32

To:

Subject: Fw: PA 137226/FO/2023 -Query

Hi

Further to your email re the above, please see the attached spreadsheet. I look forward to receiving your comments.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council



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Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

NB My days of work are Monday, Tuesday, Wednesday and Thursday

From: [Redacted]
Sent: 18 June 2024 15:41
To: [Redacted]
Cc: [Redacted]
Subject: RE:PA 137226/FO/2023 -Query

Hi Lucy

Please find attached the excel for Phase 3.

I assume they would also need for Plot D so I will send under separate e-mail.

Thanks



Assistant Director | Deloitte LLP

From: Lucy Harrison [Redacted]
Sent: Thursday, June 13, 2024 2:53 PM
To: [Redacted]
Cc: [Redacted]
Subject: [EXT] Fw: PA 137226/FO/2023 -Query

Hi [Redacted]

Please see GMEU's email below requesting a BNG metric spreadsheet in Excel format.
Please would you submit this.

Thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council



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NB My days of work are Monday, Tuesday, Wednesday and Thursday

From: [Redacted]
Sent: 13 June 2024 14:50
To: Lucy Harrison [Redacted]
Subject: PA 137226/FO/2023 -Query

Hi Lucy

You sent us a re-consultation on the above application at Great Jackson Street, Manchester.

While a BNG report has been submitted, there does not appear to be a BNG Metric spreadsheet, in excel format, on Manchester's planning portal. Please could you ask the applicants to supply it?

Many thanks



Senior Ecologist

**Greater Manchester Ecology Unit
Dukinfield Town Hall
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