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Our ref: 553894MJH26Jun26LV1

Dear Mike

## ALL SAINTS GATEWAY DEVELOPMENT - APPROVAL OF HMMP

Greengage was commissioned to review the Habitat Management and Monitoring Plan (HMMP) for the All Saints Gateway development at Manchester Metropolitan University (MMU). The HMMP has been prepared in response to a planning condition, which states:

"*Prior to the commencement of development, a 30-year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details, which shall be retained thereafter.*"

There is a statutory requirement to deliver 10% Biodiversity Net Gain (BNG) within planning applications subject to the Town and Country Planning Act (with limited exceptions).

The Statutory Biodiversity Metric, associated with the All Saints Gateway development, calculated that the proposals will result in a total net biodiversity unit change of +0.06 habitat units equating to +276.61%. This is achieved through the planting of 5no. multi stem trees and some ornamental planting.

The HMMP was prepared by Planit for Greengage to review and approve.

Following our review, Greengage have approved the HMMP and can confirm that, in our professional opinion, the HMMP is sufficient for the condition to be discharged.

Yours sincerely



**Mike Harris**
**Director**
T: [redacted]
E: [redacted]
**For and on behalf of Greengage Environmental Ltd**