



Outlook

2026_06_05 69 Crumpsall Lane - 143452/FO/2025

From [REDACTED]

Date Fri 05/06/26 10:54 AM

To Steven Mccoombe [REDACTED]

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Steve,

I'd need an updated BNG metric spreadsheet to check as well please.

Regards

[REDACTED]

[REDACTED]

Ecologist - Greater Manchester Ecology Unit

Planning and Transportation

Planning and Transportation

Place

[Tameside MBC](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#) | [Bluesky](#) | [X](#)

Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

[REDACTED]

This email was sent at a time & date convenient to the sender; please do not feel under any pressure to respond immediately if this is outside your normal working hours.

<https://www.tameside.gov.uk/disclaimer>

From: Steven Mccoombe [REDACTED]

Sent: 01 June 2026 13:41

To: [REDACTED]

Subject: Re: 69 Crumpsall Lane - 143452/FO/2025

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender [REDACTED] or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'

[REDACTED]

Further to your earlier comments, please see a revised BNG assessment for your further comments in relation to the above planning application.

Thanks

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607

Email: [REDACTED]

www.manchester.gov.uk

From: [REDACTED]

Sent: 18 May 2026 8:35 AM

To: Steven Mccoombe [REDACTED]

Subject: RE: 69 Crumpsall Lane - 143452/FO/2025

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Morning Steve,

The redline boundary on the BNG assessment is different to that of the redline boundary in the location plan. Could you confirm which one is correct? If the development is affecting habitats outside of the red line, they should be included. Also, if the habitat enhancement is outside of the redline boundary, it would either need to be amended or secured as an offsite habitat bank.

Regards

[REDACTED]

[REDACTED]

Ecologist - Greater Manchester Ecology Unit

Planning and Transportation

Planning and Transportation

Place

[Tameside MBC](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#) | [Bluesky](#) | [X](#)

Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

[REDACTED]

This email was sent at a time & date convenient to the sender; please do not feel under any pressure to respond immediately if this is outside your normal working hours.

<https://www.tameside.gov.uk/disclaimer>

From: Steven Mccoombe [REDACTED]

Sent: 14 May 2026 08:51

To: [REDACTED]

Subject: 69 Crumpsall Lane - 143452/FO/2025

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender [redacted] or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'

[redacted]

Further to your earlier responses in relation to the above planning application, please find attached a BNG assessment and metric for your comments.

Thanks

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607

Email: [redacted]

www.manchester.gov.uk

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
