Outlook

PLA-2026-000312 - Charles Street Multi Storey Car Park

From [redacted]
Date Thu 18/06/2026 14:56
To Jennifer Atkinson [redacted]
Cc Planning [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 Jennifer,

Thank you for consulting GMEU on the application at Charles Street Multi Storey Car Park (Plot H Sister), Charles Street (PLA-2026-000312).

The application is accompanied by an Ecological Impact Assessment (EcIA) report and a Biodiversity Net Gain (BNG) statutory metric (Tyler Grange, 19/01/2026). Based on the submitted information, GMEU have the following comments:

As you are aware, GMEU provided comments on a previous application on this site for the demolition of the car park (143741/FO/2025) in September 2025. Most of these comments are still applicable and I've detailed them below, along with any further comments. The previous demolition application was exempt from BNG, however for this application, a BNG assessment has been provided.

Ecological Constraints
As per the EcIA report, the site is of limited ecological value given that it comprises a multi-storey carpark only and is located within Manchester city centre. It does however have the potential to support nesting birds and roosting bats.

The bat Preliminary Roost Assessment (PRA) undertaken as part of the ecological assessment found the existing multi-storey building (to be demolished) to hold 'negligible' bat roosting potential, with no bat roosting features found. Additionally, the 7 existing trees were noted to have 'negligible' bat potential and are to be retained. I have no reason to doubt the findings. No further surveys are required; however, we have the following recommendations to be secured by condition:

- Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.
- Work that will impact on habitats where nesting birds may be present (for example building demolition works/shrub removal), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
- A sensitive lighting scheme to avoid retained habitats and any newly planted trees.
- Incorporate bat and bird boxes into the scheme as biodiversity enhancements, as per section 3.12 and 3.14 of the EcIA report.

Biodiversity Net Gain (BNG)
A BNG assessment has been provided and appears to be appropriate and accurate to the proposed plans. The proposal is well exceeding 10% net gain on-site with a gain of 0.46 habitat units (+41.96%).

HMMP - The gains to be delivered on-site meet the criteria of 'significant on-site enhancements' due to the medium distinctiveness habitats proposed (including other neutral grassland and 27x individual trees). Therefore, a Habitat Management and Monitoring Plan (HMMP) detailing management prescriptions for a 30-year period should be provided and this can be secured via a Section 106 agreement or a condition. GMEU recommends that a Section 106 is used in this instance as it provides a legal agreement to secure the mitigation for the habitat lost and also provides a resource for the monitoring required by the LPA, which cannot be secured via a condition. We would advise that mechanism is agreed between the applicant and the LPA before the application is determined.

Biodiversity Gain Condition – this statutory condition will be applied to the planning permission, should it be granted. To discharge the condition, the following is required: Biodiversity Gain Plan (using DEFRA template), final BNG metric fully filled in (including Start tab) and a 30-year HMMP for on-site gains. Please see Biodiversity net gain - GOV.UK for how this should be dealt with on the decision notice.

Summary
In summary, GMEU are satisfied that this application can be forwarded to determination and that any permission if granted is supported by the conditions recommended above, including the statutory Biodiversity Gain Condition.

If you have queries relating to this advice, please do not hesitate to contact me.

Kind regards,

[redacted]
Ecologist

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

Tel: [redacted]



This e-mail is intended only for the addressees named above. As this e-mail may contain confidential or legally privledged information, if you are not, or suspect you are not, the named addressees or the person responsible for delivering the message to the named adresses, please telephone the sender on the above telephone number immediately. The contents of this e-mail may not be disclosed to nor used by anyone other than the named adresses. Please note that we cannot guarantee that this message or any attachments are virus free or have been intercepted and amended.