Outlook

144791/FO/2025 - queries

From [redacted]
Date Mon 12/01/2026 13:33
To Jennifer Atkinson [redacted]

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Hi Jennifer,

I am just looking at the application at Weston Student Halls And Pendulum Hotel 78 Sackville Street Manchester (144791/FO/2025) and have a few queries below before I can provide a formal response:

- There appears to be three Biodiversity Net Gain (BNG) statutory metric documents (Phase 1, Phase 2 and Whole Site) submitted. I can see on the first tab of each metric, there is an 'on-site baseline map' shown, produced by UES. Are there any accompanying reports to aid the BNG metric as it is very difficult to review them without some form of context?

- I'm unsure why there are Phase 1 and Phase 2 BNGs but then a whole site too. It is preferable that the whole site is assessed as one if possible – therefore is it best that I look at the 'whole site' version?

- As per my comments on EIASCO/25/009 at this site - *potential ecological constraints onsite would mainly be restricted to bats (potentially roosting in the buildings) and nesting birds. Biodiversity Net Gain (BNG) would also apply to a full planning application on this site if existing vegetation/trees are to be removed. The ecological aspects can be dealt with through provision of an Ecological Appraisal and BNG assessment/statement as opposed to EIA.* I can't see that any ecological appraisal or bat assessment has been submitted, is this available?

Kind regards,

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