

From: Graham Powell <Graham@revivalarchitecture.co.uk>
Sent: 21 February 2025 14:40:40 UTC+00:00
To: "Black, Reece" <Reece.Black@knowsley.gov.uk>
Subject: External Mail: Unicorn Inn - PEA and BNG - Arbtech
Attachments: BNG 12 - Unicorn Inn - WA8 5QF - Final - 21-02-2025.pdf

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Email 2 – 3

Subject: Unicorn Inn - PEA and BNG - Arbtech

Dear Reece,

Apologies for delay, please find attached concluding reports for PEA and BNG achieving +10% on site nett gain below.

Kind Regards,

Graham Powell BA(Hons) Dip. Arch
07764906001

RA

Revival Architecture

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From: David Hill-Chambers <davidhill-chambers@arbtech.co.uk>

Sent: 21 February 2025 13:42

To: Graham Powell <Graham@revivalarchitecture.co.uk>

Subject: Unicorn Inn - PEA and BNG - Arbtech

Hi Graham,

Thank you for the plans.

Please find attached the completed PEA and BNG reports with the associated metric for the Unicorn Inn.

In terms of the PEA, no further surveys are required.

In terms of the BNG, with the updated plans the development now achieves +10% for both area and linear based habitats.

The next step is the BNG Management Plan. This is typically required after planning permission is granted but must be approved before development begins. As part of the planning conditions, local planning authorities often require submission and approval of a detailed BNG Management Plan before any construction or site clearance starts. This ensures that biodiversity enhancements are implemented as planned. Some LPAs may require a draft plan during the planning application process to demonstrate compliance with BNG regulations, but the finalised version is usually a pre-commencement condition of planning consent. I would suggest you reach out to the LPA to confirm.

Kind regards,

David Hill-Chambers

Ecologist

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From: Graham Powell <Graham@revivalarchitecture.co.uk>
Sent: 20 February 2025 14:16
To: David Hill-Chambers <davidhill-chambers@arbtech.co.uk>
Cc: Janice Campbell <Janice@revivalarchitecture.co.uk>; Ruth Martinez <Ruth@revivalarchitecture.co.uk>; leeogburn3@gmail.com <leeogburn3@gmail.com>; Paul Harris <Lpspersonnelsolutions@gmail.com>
Subject: 2025 Beehive Site Plan

Hi David,

Further to our discussion yesterday, please find attached updated site layout with the introduction of new native English Hedgerows to rear garden including the planting of 5 native English Trees.

Please note that the trees removed along the westerly car park boundary had caused leaning and damage to the adjoining neighbours concrete fence, the applicant prefers the trees to be relocated within the garden to improve amenity.

Please let me know if require anything further to finalise & update your BNG Assessment – Thank you.

Kind Regards,

Graham Powell BA(Hons) Dip. Arch
07764906001

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