

From: Dominic Page <DPage@geraldeve.com>
Sent: 22 April 2022 16:07:14 UTC+00:00
To: "Quinn, Mark" <mark.quinn@knowsley.gov.uk>
Subject: RE: External Mail: RE: 22/00099/FUL
Attachments: 10585 04.02.22 Biodiversity Metric 3.0 Auditing and accounting for biodiversity
Calculation tool.xlsm

Mark,

Sorry it's late in the day but I've just received the Metric from the ecologist – please see attached.

I look forward to catching up at some point next week.

Regards,

Dom

Dominic Page
Senior Associate

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DPage@geraldeve.com

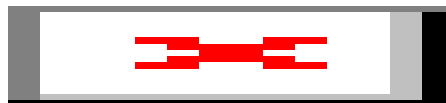
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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 21 April 2022 15:50

To: Dominic Page <DPage@geraldeve.com>
Subject: RE: External Mail: RE: 22/00099/FUL

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Hi Dominic

To be honest they are the answers I have been trying to get out of MEAS colleagues. I will discuss this one with my manager next week and then have an internal meeting with Arboriculture and MEAS and dependant on what comes out of that I think we will probably need a meeting with yourselves.

I will be in touch

Regards

Mark Quinn

Principal Planner

Planning

Telephone: [0151 443 2223](tel:01514432223)

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From: Dominic Page <DPage@geraldeve.com>
Sent: 21 April 2022 15:41
To: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Subject: RE: External Mail: RE: 22/00099/FUL

Thanks Mark, much appreciated.

I've asked the ecologist to provide the spreadsheet but he's out of the office today. I'll come back to you as soon as I receive it. Just to check regarding the section I've highlighted green below, is MEAS suggesting that the applicant needs to identify off-site mitigation or have I misunderstood this part of the feedback?

Can you also confirm if the off-site contribution used by MEAS continues to be £11,000 per biodiversity unit please?

Regards,

Dom

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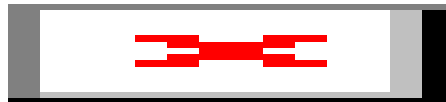
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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Sent: 21 April 2022 15:25

To: Dominic Page <DPage@geraldeve.com>

Subject: RE: External Mail: RE: 22/00099/FUL

Importance: High

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Hi Dominic

Thanks for your comments I will go through these and share with the Arboricultural officer.

With regard to off site habitat mitigation MEAS have provided the following comments.

The applicant has submitted a letter which outlines the proposed biodiversity offsetting (Ed Feetham, FPCR Ltd. 04 February 2022. Letter to Knowsley Redevelopments Ltd.- Ref: 10585,

Knowsley Business Park, Penryn Road, Knowsley – Biodiversity Gain Assessment). The conclusions and recommendations have been reached using the DEFRA Biodiversity Net Gain Metric v.3 although a copy of the populated Metric has not been provided to date. The DEFRA Metric output calculated a loss of 62% of habitat units and 19% of hedgerows (linear units). **The letter does not recommend plans of proposed habitats or location(s) for the offsite compensation** and this must be established **prior to determination**. This is due to the requirement for the mitigation or compensation measures to be secured by Section 106 legal agreement or similar. I advise the applicant seek guidance from an ecological consultant. **A copy of the populated DEFRA BNG Metric should also be submitted for evaluation by MEAS.**

I have not sent these previously as I have queried the comments with the ecologist as to precisely what off site mitigation will be acceptable for this proposal. I am still waiting on a final response from them although I am aware they are considering this matter. In the meantime if you could provide the populated DEFRA BNG metric as requested above.

Regards

Mark Quinn

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From: Dominic Page <DPage@geraldeve.com>

Sent: 21 April 2022 14:05

To: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Subject: External Mail: RE: 22/00099/FUL

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Hi Mark,

Apologies for the delay in responding.

I have reviewed the tree officer's comments with the project manager and engineers, but we were hoping to have the ecology comments through before responding as we consider that there could be conflicting comments between the desire for more trees versus the requirement for habitat mitigation/BNG score, particularly given the current BNG deficit. The proposals have some limitations and there are challenges between the existing site constraints, achieving a commercially feasible development and trying to satisfy competing policy demands between trees and ecology.

I've summarised the key points below:

- In both instances of the northern and southern boundaries, the proposed tree losses are proposed to achieve the necessary site levels in order to deliver a functional and commercially attractive development. This includes the need for a retaining structure along the northern boundary.
- Retaining the trees along the southern boundary would require the inclusion of more retaining structures that would place additional cost onto the scheme and would result in an inefficient or less attractive layout by reducing the parking area or potentially the building footprint slightly.
- Retaining some or all of the trees along the northern boundary would significantly reduce the yard area, which would not be attractive to prospective occupiers.
- The proposed planting scheme has been designed by FPCR's landscape team in consultation with their in-house ecologists in order to achieve the highest number of biodiversity credits. The use of native scrub planting to both boundaries with limited tree/woodland planting was selected in order to achieve the highest BNG score (still in deficit).
- Whilst the landscaping scheme could be amended to include a greater number of trees/woodland planting to both northern and southern boundaries, the BNG deficit would increase due to the longer period required for woodland establishment – this may result in a stronger objection from the Council's ecology advisor.

As noted above, it would be helpful to have sight of MEAS' ecology response before taking a decision on how to proceed (i.e. whether or not to change the landscaping proposals), but in the meantime we would welcome your advice on the following queries please:

- In the context of what is achievable on the application site, does the Council have a preference for providing more trees or for achieving the best possible habitat score?
- Can the tree officer advise on the likely cost of an off-site financial/S106 contribution based on the current scheme to mitigate the proposed losses?

As an aside, the team has also been carrying out additional work to respond to the Cadent, UU and EA objections and also in response to the Highways officers comments, all of which I hope to send through to you in the coming days.

Kind regards,

Dom

Dominic Page
Senior Associate

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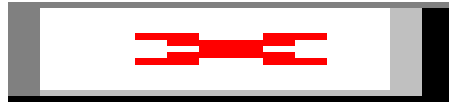
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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Sent: 21 April 2022 13:11

To: Dominic Page <DPage@geraldeve.com>

Subject: RE: 22/00099/FUL

Importance: High

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Hi Dominic

Have your team had the opportunity to consider these comments yet ?

Regards

Mark Quinn

Principal Planner

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From: Quinn, Mark
Sent: 24 March 2022 11:59
To: Dominic Page <DPage@geraldeve.com>
Subject: FW: 22/00099/FUL
Importance: High

Hi Dominic,

Please find the consultation response from the Council's arboriculture officer. As you can see he is raising an objection the application due to the amount of tree loss along the Penrhyn Road frontage and the northern site boundary to East Lancashire Road. I am in agreement with these comments and would welcome your thoughts with regards to the tree retention on the site.

Regards

Mark Quinn

Principal Planner

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From: Skipworth, Tom <Tom.Skipworth@knowsley.gov.uk>
Sent: 23 March 2022 16:10
To: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Cc: KMBC DC Consultations <KMBCDC.Consultations@knowsley.gov.uk>
Subject: 22/00099/FUL

Hi Mark,

Please find my comments attached for the above application.

Thanks

Tom Skipworth (He/Him)

**Arboricultural officer
Environmental Sustainability**

Telephone: [0151 443 2666](tel:01514432666)

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