

**Land on the south side of
Whitworth Street
Openshaw
Manchester
M11 2GR**

Biodiversity Checklist

The checklist below is a guide for applicants to determine which ecological and/or arboricultural survey information will be required to support your planning application. If ecological advice has identified a requirement for further surveys, they must be undertaken prior to submission and the results included in the application documents.

The checklist will be reviewed by the validation team and planning case officer. Every section must be completed with either Yes or No except section 6 if Biodiversity Net Gain does not apply to the application. Failure to complete all relevant sections will result in invalidation and return of the application. If it is indicated on the checklist that no supporting information is required, you may be requested to provide evidence such as photographs. If the correct information is not provided your application could be delayed.

Where the checklist identifies a requirement for a Preliminary Ecological Appraisal (PEA), it will only be accepted if no further surveys are recommended. Where further surveys are identified in a PEA, an Ecological Impact Assessment (EclA) must be submitted which compiles the various survey results. The PEA should be undertaken in accordance with CIEEM Guidelines for Preliminary Ecological Appraisal (2017) and meet BS42020:2013. Surveys should be carried out by suitably competent persons and follow relevant good practice.

1. Trees present?	Yes	No	Information Required where 'Yes' is selected	If 'Yes' but you are not providing the document please provide reasons
1a) Trees within proximity of the <u>development footprint</u> . Defined as any tree within a distance 15 times the diameter of the tree stem (measured at 1.5m height) and/or where any tree canopy is within the footprint of the development.	☐	☒	Arboricultural Impact Assessment (AIA)	
1b) Trees within proximity of the <u>working area of the site</u> . Defined as any tree within a distance 15 times the diameter of the tree stem (measured at 1.5m height) and/or where any tree canopy is within the working area of the site. This may include haul roads, compounds and any place that materials, machinery or site equipment could be stored.	☐	☒	Arboricultural Method Statement Not required if an AIA is submitted covering such trees.	

2. Habitats present?	Yes	No	Information Required where 'Yes' is selected	If 'Yes' but you are not providing the document please provide reasons
2a) Trees with any obvious holes, cracks, cavities, dense ivy, deadwood or bat/bird box.	☐	☒	Preliminary Roost Appraisal	
2b) Shrubs, bushes, climbing plants, non-native hedgerow	☐	☒	No survey required	
2c) Hedgerows of mostly native species	☐	☒	PEA/EcIA including Hedgerow Regulations Assessment	
2d) Vegetation on site area >0.1ha	☐	☒	PEA/EcIA	
2e) Ponds on site or within 250m of site boundary including ornamental/garden ponds	☐	☒	PEA/EcIA	
2f) Streams, rivers or lakes on or within 25m of the site boundary including banks	☐	☒	PEA/EcIA	

3. Will the proposal include works to any of the following?	Yes	No	Information Required where 'Yes' is selected	If 'Yes' but you are not providing the document please provide reasons
3a)-Demolition, conversion or renovation (all or part) of a building or structure. -Roof, roof space, barge boards, fascias, soffits or chimney. -Walls with crevices, cladding, hanging tiles or dense climbing plants. -Underground structures such as cellars, basements, culverts or tunnels. -Bridge structures. -Known bat roost.	☐	☒	<p>All applications must provide a Preliminary Roost Appraisal (PRA) with the exception of householder applications, subject to the below.</p> <p>A householder applicant must provide a PRA if roosting bats are known at the site and an applicant may be requested to provide a PRA if the property is listed or within a conservation area.</p>	
3b)Non-urban site and: -Disused or derelict buildings. -Old agricultural/outbuildings. -Infrequently used warehouses. -Bridges, viaducts & aquaducts.	☐	☒	Barn Owl survey	
3c)Single skinned building (e.g. garden shed, steel prefabricated, concrete blockwork, prefabricated cabin or caravan, conservatory or flat roof building with none of the above features.	☒	☐	No ecological survey required	

4. Species	Yes	No	Information Required where 'Yes' is selected	If 'Yes' but you are not providing the document please provide reasons
4a)Are you aware of any records of protected species on site that could be affected by the proposal?	☐	☒	PEA/EcIA	
4b)Will the proposal result in illumination or light spill onto mature trees, hedgerow, woodland, water course, waterbody or known bat roost?	☐	☒	EcIA	
4c)Are any non-native invasive species present on or directly adjacent to the site (e.g. Japanese knotweed, Himalayan balsam, montbretia or Cotoneaster sp.)	☐	☒	Invasive species management plan	

5. Biodiversity Net Gain	Yes	No	Information Required where 'Yes' is selected	Comments
5a)Is the proposal a householder application?	☐	☒	BNG information not required.	
5b)Will the proposal impact any priority habitat or impact 25m² (e.g. 5m by 5m) or more of onsite habitat (e.g. soft landscaping including bare soil) or 5 metres or more of linear habitats such as hedgerow?	☐	☒	BNG information required, see 5e.	
5c)Is the proposal a self-build or custom build development?	☐	☒	Please provide the name of the initial owner of the home and justification on how they have had primary input into its final design and layout.	Name: Justification:

5d)Do you believe the application to be exempt from the BNG requirement for other reasons than those listed above?	☒	☐	Please provide details.	Details:
5e)Do you consider that if granted, your application would be subject to the biodiversity gain condition?	☐	☒	<p>-Draft Biodiversity Gain Plan, <u>must include</u>: pre-development value & the date the value was taken on; post-development value; and if any irreplaceable habitats are impacted.</p> <p>-Statutory or Small Sites Metric (Excel document with macros disabled)</p> <p>-Condition Assessments (not required for SSM baseline)</p> <p>-Baseline Habitats Plan</p> <p>-Proposed Landscape Plan</p> <p>If the above are incorporated within a document, please provide the reference.</p>	<p>See BNG Policy Advice Note for further information.</p> <p>Document reference:</p>

6. <u>Only complete this section if the application is subject to Biodiversity Net Gain</u>	Yes	No	Information Required where 'Yes' is selected	Comments
6a) Do you wish to use a date of pre-development biodiversity value earlier than the application date?	☐	☐	Please state the earlier date you wish to use and justification for proposing that date.	Details:
6b) Have any activities been carried out on the site prior to the date of application (or earlier proposed date), that have resulted in a loss of onsite biodiversity value (degradation)?	☐	☐	Please state: <ul style="list-style-type: none"> i) the date immediately before these activities were carried out; ii) the pre-development biodiversity value of the onsite habitat on this date; iii) confirm that the submitted metric reflects the baseline conditions on that date; iv) provide any available supporting evidence of this in the submitted documents. 	i) Date ii) Biodiversity value iii) Confirmation iv) Document references
6c) Do you consider the person completing the Metric is competent in: identifying habitats present on site; and recommending management requirements for habitats proposed to be created or enhanced within the landscape design?	☐	☐	Please state the reason/s why the Metric user is a competent person and confirm their qualifications.	Details:

6d)Is any part of the site within 500m of a designated site or priority habitat? This includes Ramsar, Special Protection Area, Site of Special Scientific Interest, Local Nature Reserve, Local Wildlife Site. Suggested source - Defras MAGIC Maps	☐	☐ Small Sites Metric (SSM) cannot be used if within a designated site- please complete the statutory metric and associated information. If any part of the site is within 500m of any designated site or priority habitat and the SSM used, please state justification for using the Small Sites Metric within 500m of a designated site.	Justification:
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Confirmation

I confirm that I have completed all sections of this checklist and the information contained within is accurate to the extent of my knowledge. I understand that failure to supply necessary information or surveys may delay registration/consideration of the application.

Site Address:Land on the south side of Whitworth Street Openshaw Manchester M11 2GR

Name:TL Architects

(Applicant/agent):

Date:18 July 2025