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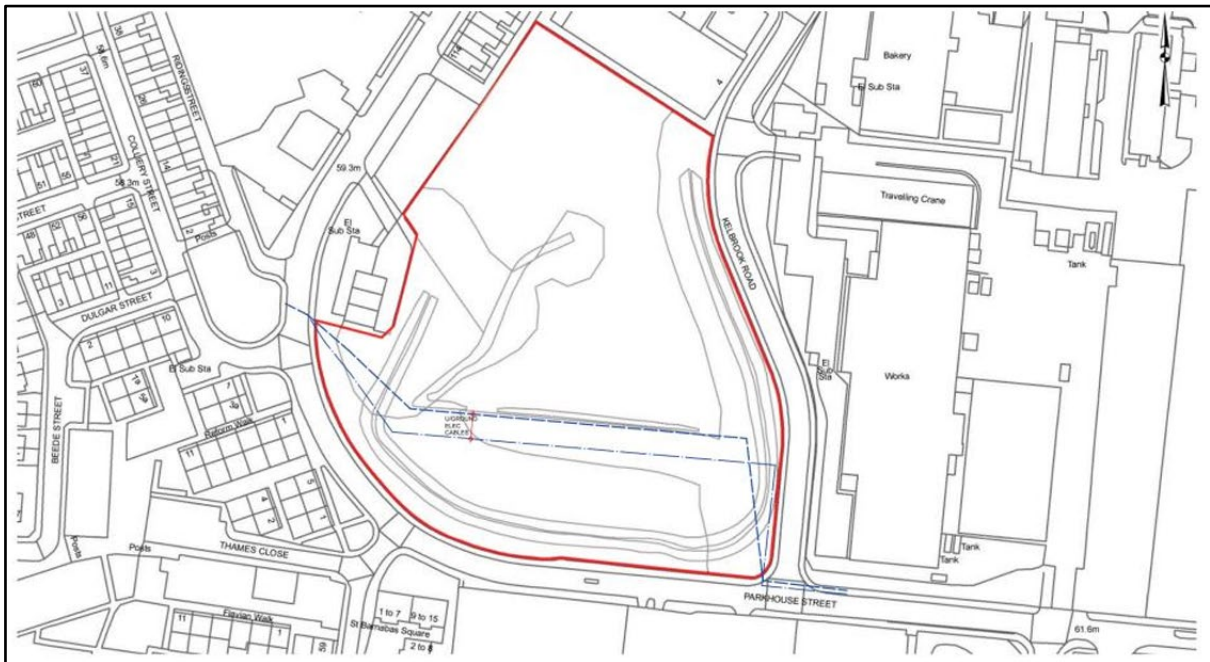
Biodiversity Net Gain Assessment

Sheldon's Bakery, Land off Kelbrook Road, Openshaw, M112GW

Introduction

The applicant appointed Etive Ecology Ltd to undertake a Biodiversity Net Gain (BNG) Assessment of a planning application site on the land off Kelbrook Road, Openshaw. The site is centred on National Grid Reference SJ 876 977 and is proposed for the construction of a new industrial unit to be used as a bakery, complemented by loading bays, turning circles, paved areas, pedestrian walkways and a parking area.

The BNG Assessment used the Full Statutory BNG Metric (version: August 2024). Experienced ecologist Russell Grey (BSc, MCIEEM, CEnv) carried out the appraisal.



Site Location Plan showing Red Line Boundary

BNG Baseline

On-Site Baseline

The ecological baseline for the site has been assessed based on the Preliminary Ecological Appraisal (PEA) undertaken by SESS on 3rd August 2023.

The baseline habitats have been identified using the UKHab Classification. The baseline site is summarised as follows and the Baseline Map is appended:

- **Modified Grassland**: 0.6ha in a poor condition (see condition assessment attached), not identified within a local strategy = **1.2 Habitat Units**. Most of the grassland has been left unmanaged, there is a small area in the south of the site which has been managed, but



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overall species diversity is low, and it is being colonised to various degrees by ephemeral and short perennial plant species and scrub.

- Mixed Scrub: 0.33ha in moderate condition (see condition assessment attached), not identified within a local strategy = **2.64 Habitat Units**. Tree scrub, including alder, willow and hawthorn, is scattered across the site, while bramble scrub is predominantly dominant.
- Other Woodland, Broadleaved: 1.02ha in a moderate condition (see condition assessment attached), not identified within a local strategy = **8.16 Habitat Units**. Scattered and lines of mature and semi-mature trees are present, including willow, ash, sycamore, alder, hawthorn and oak.
- Ruderal/Ephemeral: 0.2ha in moderate condition (see condition assessment attached), not identified within a local strategy = **0.8 Habitat Units**. Small clusters of tall ruderal plant communities are dispersed across the northern end of the site, while a large continuous strip extends across the southern part of the site.
- Hedgerow; Line of Trees: 0.049km in moderate condition and of no local strategic importance = **0.20 Habitat Units**.

In summary, the baseline BNG Score for the site is **12.8 Habitat Units** and **0.2 Hedgerow Units**.

BNG Post-Intervention

Post-intervention (development) the site is proposed to comprise the following habitats as per the UKHab Classification. The Post-Intervention Map is appended to this report:

Habitat Enhanced

- Other Neutral Grassland: 0.0624ha of Modified Grassland enhanced through appropriate management to achieve a Good Condition and of no strategic value = **0.49 Habitat Units**.
- Mixed Scrub: 0.0725ha of scrub enhanced through appropriate management to achieve a Good Condition and of no strategic value = **0.84 Habitat Units**.
- Other Woodland (mixed): 0.2509ha of woodland enhanced through appropriate management to achieve a Good Condition of no strategic value = **2.71 Habitat Units**.
- Line of Trees: 0.049km enhanced through appropriate management to achieve a Good Condition and of no local strategic importance = **0.26 Habitat Units**.

Habitat Created

- Developed Land; Sealed Surface: 1.54 ha (no condition assessment) and of no strategic value = **0.0 Habitat Units**. The new building footprint will be complemented by loading bays, turning circles, surrounding paved areas, pedestrian walkways, and a parking area.
- Modified Grassland: 0.0385ha in a Moderate Condition and of no strategic value = **0.13 Habitat Units**.
- Other Neutral Grassland: 0.0566ha in a Good Condition and of no strategic value = **0.48 Habitat Units**.
- Other Woodland (mixed): 0.0496ha in a Moderate Condition and of no strategic value = **0.14 Habitat Units**.

- Introduced Shrub: 0.039ha (no assessment required) and of no strategic value = **0.08 Habitat Units**.
- Urban Tree: 0.0855ha (21 x small trees) in a Moderate Condition and of no strategic value = **0.26 Habitat Units**.

In summary, the Post-Intervention BNG score for the site is calculated to be **5.12 Habitat Units** and **0.26 Hedgerow Units**.

Assessment

Based on the assessment presented above, there will be a BNG of **-7.68 Habitat Units (-59.98%)** and **0.07 Hedgerow Units (35.01%)**. As a result of this negative BNG score for habitat units, the scheme also does not meet the BNG Trading Rules.

The proposed layout of the scheme has been carefully designed with input from all disciplines, to try and minimise the BNG loss. No further reductions in BNG loss can be achieved on-site. Therefore, it will be necessary for the applicant to obtain 8.96 Habitat Units from an off-site provider in order to meet the mandatory 10% BNG target. Trading Rules will also need to be met as part of the purchase of off-site units.

Recommendations

There are currently no BNG sites registered in the Manchester City Council region. Therefore, if no new Habitat Banks are available before the development commences, the applicant will have to purchase units from an off-site provider outside of the Manchester City Council region. The applicant understands the spatial risk multiplier and that purchasing units outside of the Manchester City Council region could increase the number of units that they are required to obtain.

It is anticipated that a pre-commencement condition would be attached to any subsequent planning approval notice, requiring the applicant to submit a revised version of the BNG Metric, including details of the off-site units obtained and justification as to how many have been obtained to reflect the spatial risk multiplier.

Therefore, to meet the mandatory BNG target, it is recommended that off-site units be purchased from a registered Habitat Bank to meet the current shortfall. This could be secured by way of a suitably worded pre-commencement condition. Alternatively, Statutory BNG Credits could be obtained from the UK Government.

In order to ensure the proposed habitats are created, enhanced and managed to meet the anticipated Habitat Conditions, a Habitat Management and Monitoring Plan (HMMP) should be secured by way of a suitably worded planning condition.

Report Prepared by: Russell Grey

Report date: 04.06.25

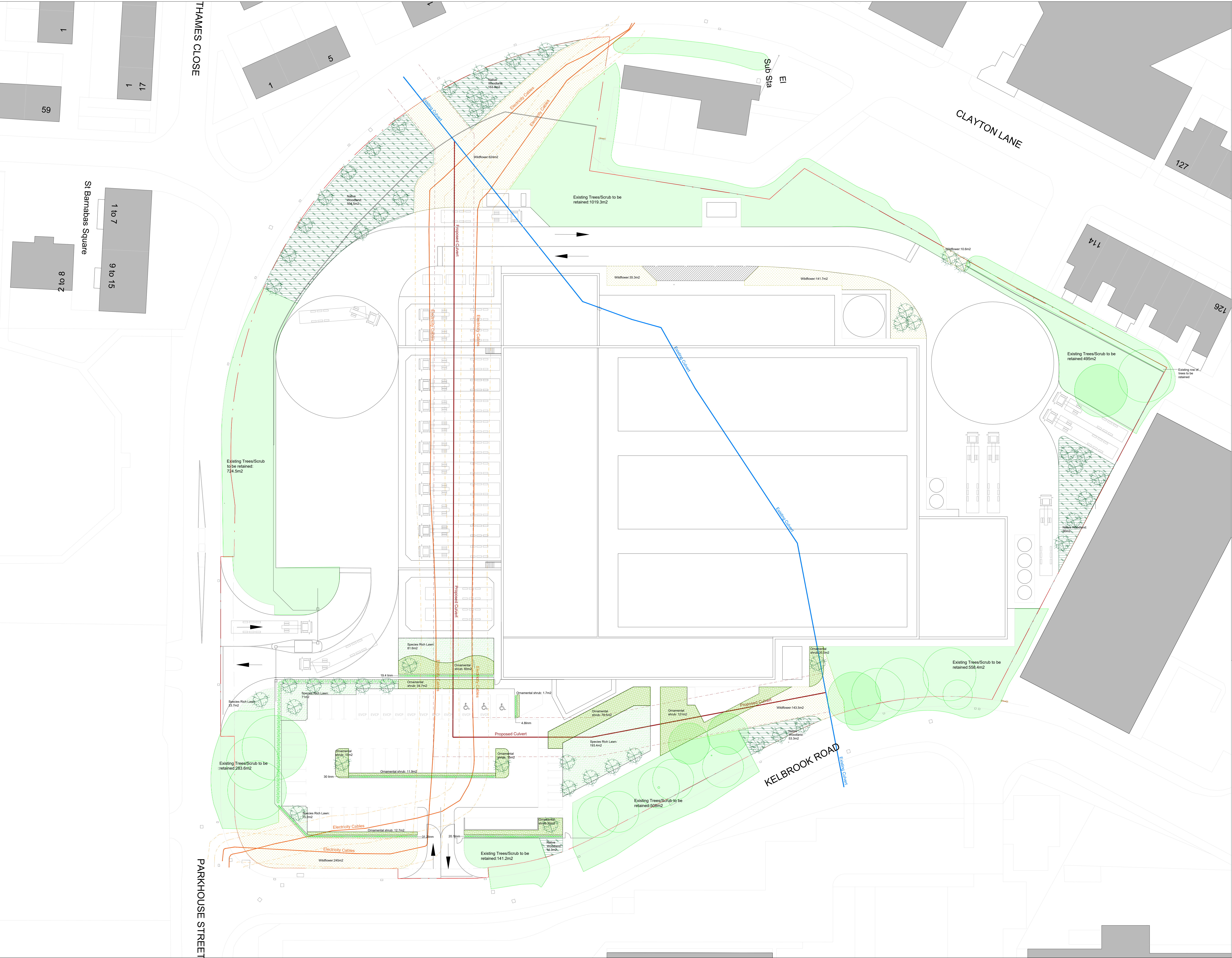
APPENDIX A

UKHAB Baseline Map



APPENDIX B

Proposed Landscape / Habitat Arrangement



LEGEND

Existing Trees and Scrub to be Retained
Please refer back to arboricultural report.
Trees to be retained in line with BS5837:2012
Areas to be maintained in line with the HMMP.

Proposed Trees
Trees to consist of 10-12cm girth Selected Standards with 2m clear stem. To comprise of a mix of native and ornamental species.

Proposed Native Buffer Planting
To be planted as 80-100cm BR whips at 1 plant per sq.m. To consist of at least 5 native shrub species and provide opportunities for nesting and foraging.

Proposed Ornamental Planting
Shrubs and herbaceous plants to be planted as 3L pots at 3-5 per sq.m to soften the built form and provide seasonal interest.

Proposed Mixed Native Hedgerow
To be planted as 80-100cm BR whips at 5 plants per lin.m. To consist of at least 5 native shrub species and provide opportunities for nesting and foraging.

Proposed Single Species Native Hedge
SL hedging planted at 4 per lin.m. Maintained to 1.5m high.

Proposed Flowering Meadow
To be EM2 Standard General Purpose Meadow Mixture available from Emorsgate Seeds or equal approved. Sown at a rate of 4g per sq.m.

Species Rich Lawn
To be species rich lawn WFG20 by Germinal or equal approved.

Existing Electric Cables
With a 3m easement for access on either side.

Existing Culvert
To be redirected to accommodate the proposed building.

Proposed re-routed Culvert
With a 4m easement for access on either side.

Site Boundary

DEP LANDSCAPE ARCHITECTURE LTD
2 COMMERCIAL STREET
MANCHESTER, M15 4RQ
T: 0161 2419878
E: info@dep.co.uk
W: www.dep.co.uk

Client
Dooleys Construction Consultants

Project
Sheldons Bakery Site, Openshaw

Description
Landscape Plan

Status
Planning

Scale 1:250@A0	Drawn KR (CP)
Job number 5781	Drawing number .02
Date May 25-	Revision

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APPENDIX C

UKHAB Baseline Habitat Conditions

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Site off Kelbrook Rd, Openshaw	Survey date and Surveyor name	3rd August 2023
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	N/A
Grid reference	SJ87689773	Habitat parcel reference	N/A
Habitat Description			
Unmanaged amenity grassland of poor grass species diversity. The grassland has been colonised to various degrees by ephemeral and short perennial species, and scrub has encroached widely and especially in the northern end of the site.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	N	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².	Y	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	
G	There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴).	Y	

Essential criterion achieved (Yes or No)			No
Number of criteria passed			4
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	√	
Suggested enhancement interventions to improve condition score			
Habitat will be lost to the proposed scheme.			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: LINE OF TREES Habitat Type			
Habitat Types			
Line of trees Line of trees – associated with bank or ditch Ecologically valuable line of trees Ecologically valuable line of trees – associated with bank or ditch			
<i>Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an <u>urban</u> setting. You should only use this Line of trees condition assessment and record this habitat type in <u>rural</u> locations.</i>			
Habitat Description			
See the Statutory Biodiversity Metric User Guide. This assessment is based on the Hedgerow Survey Handbook ¹ . For further clarifications please refer to the Handbook. Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.			
On-site or off-site, site name and location	Site off Kelbrook Rd, Openshaw	Survey date and Surveyor name	3rd August 2023
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	N/A
Grid reference	SJ87689773	Habitat parcel reference	N/A
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Y	
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y	
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	N	
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	N	
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	
		Number of criteria passed	
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	✓	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			

If retained, prepare a Tree/Woodland Management Plan.

Footnotes

Condition Sheet: SPARSELY VEGETATED LAND Habitat Type			
UK Habitat Classification (UKHab) Habitat Types			
Sparsely vegetated land - Inland rock outcrop and scree habitats			
Sparsely vegetated land - Other inland rock and scree			
Habitat Description			
A large strip of tall ruderal vegetation runs along the southern margin of the site.			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location	Site off Kelbrook Rd, Openshaw	Survey date and Surveyor name	3rd August, 2023
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	N/A
Grid reference	SJ87689773	Habitat parcel reference	N/A
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its specific sparsely vegetated habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with characteristic indicator species consistently present. ¹	Y	
B	The cover of bracken <i>Pteridium aquilinum</i> , scrub and trees is less than 25%.	Y	
C	There is an absence of invasive non-native plant species ² (as listed on Schedule 9 of WCA ³) and species indicative of suboptimal condition ⁴ make up less than 5% of vegetated ground cover.	Y	
D	Vegetation cover of vascular and non-vascular plants is between 5 and 50%.	N	Vegetation cover is 90-100%
		Number of criteria passed	3
Condition Assessment Result (out of 4 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 4 criteria	Good (3)		
Passes 3 criteria	Moderate (2)	✓	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			
Habitat is likely to be lost to the proposed scheme.			
Footnotes			

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Willow scrub			
Habitat Description			
Scrub has naturally colonised and established across the site. Bramble is dominant around the grassland margins. Thickets of tree scrub (alder, willow and hawthorn) are scattered across the site.			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	Site off Kelbrook Rd, Openshaw	Survey date and Surveyor name	3rd August 2023
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	N/A
Grid reference	SJ87689773	Habitat parcel reference	N/A
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	N	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Y	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	

E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
Number of criteria passed			
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	√	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			
Habitat will be lost to the proposed scheme.			

Condition Sheet: WOODLAND Habitat Type						
UK Habitat Classification (UKHab) Habitat Types						
Woodland and forest - Lowland beech and yew woodland Woodland and forest - Lowland mixed deciduous woodland Woodland and forest - Native pine woodlands Woodland and forest - Other coniferous woodland Woodland and forest - Other Scot's pine woodland Woodland and forest - Other woodland; broadleaved Woodland and forest - Other woodland; mixed Woodland and forest - Upland birchwoods Woodland and forest - Upland mixed ashwoods Woodland and forest - Upland oakwood Woodland and forest - Wet woodland						
Habitat Description						
Mature and semi-mature broadleaved trees including a wide variety of species; willow, ash, sycamore, alder, hawthorn and oak.						
ukhab – UK Habitat Classification This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here: Woodland Wildlife Toolkit (sylva.org.uk)						
IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.						
On-site or off-site, site name and location	Site off Kelbrook Rd, Openshaw	Survey date and Surveyor name	3rd August 2023			
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	N/A			
Grid reference	SJ87689773	Habitat parcel reference	N/A			
Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2	
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	1	Japanese knotweed present.
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3	
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3	

