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Parkhill Avenue, Crumpsall

HABITAT MANAGEMENT AND MAINTENANCE PLAN

Great Places Housing Group

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1. Introduction

This Habitat Management and Maintenance Plan (HMMP) has been commissioned by Great Places Housing Group to form part of the planning submission for the erection of nine two-storey residential properties and a four-storey building with 15 one-bedroom apartments. This HMMP has been produced to discharge condition 19 of planning application reference 139946/FO/2024.

1.1 Aims and Objectives

This HMMP provides an overview of how habitats will be managed. It also sets out monitoring proposals for habitats and certain species present on site.

It should also be noted that the landscape architect/contractor will also advise on specific management of landscaped areas, whilst adhering to the ecological management activities contained herein.

It may be appropriate for this document to be updated over the time period, however the overall extents and types of created habitats, and their ecological value, are unlikely to change.

Proposals for monitoring may also identify issues requiring remedial measures and alteration to the management prescriptions detailed in this document.

1.2 Site Safeguarding

Great Places Housing Group, as the owner and operator of the proposed development, will be responsible for the implementation of this HMMP. The stated management will be undertaken for 30 years. The implementation of the HMMP will be secured by way of planning condition and will therefore be binding upon a future operator or occupier of the Proposed Development, should Great Places Housing Group transfer its interest in the site or ceases to operate the proposed development during that 30-year period.

They will also undertake safeguarding measures such as reinstatement of habitats or installations such as fire, acute pollution or other major damage, and control and removal of dumped materials.

1.3 Ecological Background

A walkover survey was conducted on 27 February 2024 by Ascerta when the habitat types and features of ecological interest were identified and mapped in compliance with the Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit (JNCC, 2010). The survey methods involve the recording and mapping of all habitat types and ecological features present on site, including the identification of the main species present and examination of the potential for any protected species. The survey identified semi-natural broadleaved woodland, improved grassland, semi-natural mixed woodland, dense scrub and a defunct hedgerow.

2. Habitat Creation and Management

The Proposed Development consists of the erection of 24 residential dwellings with associated landscaping.

The target habitat conditions for the site over the next 30 years are shown in Table 2.1 below.

Table 2.1: Target habitat conditions

UKHab habitat	Condition	Treatment
Urban – vegetated garden	Condition Assessment N/A	Creation
Heathland and shrub – mixed scrub	Moderate	Creation
Urban – developed land; sealed surface	Condition Assessment N/A	Creation
Individual trees – urban trees	Moderate	Creation
Woodland and forest – other woodland; broadleaved	Moderate	Retain and enhance
Woodland and forest – other woodland; mixed	Moderate	Retain
Native hedgerow	Moderate	Creation
Species-rich native hedgerow	Moderate	Creation

3. Management Operation Necessary to Achieving Aims and Objectives

3.1 General Measures

Annual checks should be made of the planted areas to confirm overall condition of the planted habitats. The check should be made between May and August as identification of many plants is easier at this time and should be completed by an individual able to identify plant species. The vegetation planted will be checked against landscape plans and associated species lists to check for any failed planting. Failed planting will be replaced by equivalent species, in consultation with landscape specialists.

Should species composition become dominated by one or very few species, advice will be sought on an approximate mix to re-plant or otherwise increase the species diversity.

Checks will also be made for colonising flora, particularly non-native invasive species that may become naturally established, such as those listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). If undesirable colonising species are present, they will be managed or removed in accordance with relevant good practice. It should be noted that where species listed under Schedule 9 of the Wildlife and Countryside Act are identified, these species are legally controlled, and specialist advice should be sought.

Table 3.1: Preparation schedule for newly created habitats

Habitat type	Objectives	Creation methods
Mixed scrub	To create and maintain good structural and species diversity to promote high invertebrate biomass and diversity.	Will be planted in spring or autumn using native species of some wildlife value such as berry bearing shrubs and species that provide a nectar resource. Replace failed shrub planting as required.
Vegetated gardens	Primarily for amenity value. Management to provide wildlife resources as a secondary benefit	Will be planted using native grass species of some wildlife value. Any wildflowers should be low-growing species tolerant of regular trampling and mowing.
Urban tree	To create and maintain good structural and species diversity to promote high invertebrate biomass and diversity.	Trees should be planted in spring or autumn when there should be a good amount of rainfall but limited risk of frost. New trees to be obtained from approved supplies, to be sturdy and vigorous, free from disease and fully hardened before installation. Measures, such as tree guards, will be required to prevent pest damage. Ensure weeds are controlled around the base of the trees. This can be achieved by hand pulling or by the careful use of glyphosate weed killer. Alternatively, apply a mulch such as wood chip or matts around the base of the tree. Replace failed tree planting as required.
Hedgerows	To create and maintain hedgerows with good structural diversity. Management to promote dense and wide hedgerows. To provide less managed habitat around base of hedgerows as a habitat for fauna species.	Initial care and planting as above.

4. Details of the Monitoring Needed to Measure the Effectiveness of Management

Table 4.1: Existing trees and vegetation – Maintenance Phase (Years 1–2)

Existing trees within woodland	Inspect health and condition of existing trees scrub that is retained on site and specify any applicable management / any ongoing monitoring to ensure trees are safe and to improve/maintain health where necessary.
Replacements	Replace dead or dying trees or gap-up gaps in the retained scrub with similar species. Any felled trees to be retained within the woodland as deadwood.
Invasive species	Inspect eradication of Japanese knotweed. If Japanese knotweed is found to be recolonising the site, undertake further management of the species.

Table 4.2: Existing trees and vegetation – Establishment Phase (Years 3–5)

Existing trees retained	Re-inspect as advised in Maintenance Phase (Years 1–2) and specify any applicable management / any ongoing monitoring to ensure trees are safe and to improve/maintain health where necessary.
Replacements	Replace dead or dying trees or gap-up gaps in the retained scrub with similar species. Any felled trees to be retained within the woodland as deadwood.
Invasive species	Inspect eradication of Japanese knotweed. If Japanese knotweed found to be recolonising the site, undertake further management of the species.

Table 4.3: Existing Trees and Vegetation – Maintenance Phase (Years 6–30)

Existing trees retained	Re-inspect as advised in Maintenance Phase (Years 1–2) and specify any applicable management / any ongoing monitoring to ensure trees are safe and to improve/maintain health where necessary.
Replacements	Replace dead or dying trees or gap-up gaps in the retained scrub with similar species. Until year 7.
Invasive species	Inspect eradication of Japanese knotweed. If Japanese knotweed is found to be recolonising the site, undertake further management of the species.

4.1 Proposed Tree Planting

Management objective

To ensure new tree planting is managed to provide good health over the long term and to retain and enhance its habitat value. To ensure that the health and growth of the trees does not decrease over time due to weed growth around stem, and damage due to vandalism, rubbing of ties, or weather conditions.

Table 4.4: Proposed trees – Maintenance Phase (Years 1–2)

Watering	Water regularly to ensure good establishment for first 2 years between April and October, particularly during dry/hot periods.
Pruning	Undertake formative pruning.
Checking of stakes and ties	Annually check guards, ties and stakes and adjust/replace if necessary.
Replacing stock	Replace dead/dying stock in winter.
Weed control and topping up mulch	Hand weed around the base of tree three times a year to ensure weed-free and top up mulch in year 2.

Table 4.5: Proposed trees – Maintenance Phase (Years 3–5)

Pruning	Undertake formative pruning.
Checking of stakes and ties	Annually check guards, stakes and ties and adjust/replace if necessary. Check stakes and guards are in place and replace where necessary. Remove guards, stakes and ties by year 5.
Replacing stock	Replace dead/dying stock in winter.
Weed control and topping up mulch	Hand weed around the base of tree three times a year to ensure weed-free and top up mulch in year 4.

Table 4.6: Proposed trees – Maintenance Phase (Years 6–30)

Pruning	Undertake formative pruning.
Replacing stock	Replace dead/dying stock in winter until year 7.
Thin woodland mix	Thin woodland understorey, mix accordingly every 10 years.

4.2 Proposed Mixed Scrub

Management objective

To ensure new tree scrub is managed to provide good health over the long term and to retain and enhance its habitat value. To ensure that the health and growth of the trees does not decrease over time due to weed growth around stem, and damage due to vandalism, rubbing of ties, or weather conditions.

Table 4.7: Proposed scrub – Maintenance Phase (Years 1–2)

Pruning	<p>Prune (5m<), and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season.</p> <p>>80% of the scrub will be native woody species including common hawthorn (<i>Crataegus monogyna</i>), hazel (<i>Corylus avellan</i>) and gorse (<i>Ulex europaeus</i>). The species will be managed as below to reduce any one species dominating and exceeding 5m in height.</p> <p>The management regime will work on a rotational basis to allow the succession of age classes across the scrub area allowing structural diversity and grassland to develop along the scrub edges. This will create refuge and food for a variety of species.</p> <p>The scrub will be assessed alongside woodland for non-native species, particularly Japanese knotweed.</p>
Weed control around native scrub	Weed control by hand to ensure planting area is weed-free.
Check shelter guards	Check shelter guards, ties and stakes when watering and replace any that are damaged, vandalised or removed.
Replacing stock	Replace dead/dying stock in winter.
Fertilising	<p>Apply Pro Flora tablets to all plants, as per manufacturer's specifications on year 2.</p> <p>Application rates for shrubs are as follows:</p> <ul style="list-style-type: none"> • 40–60 height – 3 per plant – 45g • 60–80 height – 4 per plant – 60g • 80–100 height – 5 per plant – 75g • Transplant – 30–120 – 2 per plant – 30g

Table 4.8: Proposed scrub – Maintenance Phase (Years 3–5)

Prune native mixed scrub	Prune (<5m), and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season.
Weed control around native mixed scrub	Weed control by hand to ensure planting areas are weed-free.
Check shelter guards	Check shelter guards, ties and stakes when watering and replace any that are damaged, vandalised or removed. Remove shelter guards, ties and stakes by year 5.
Replacement planting	Replace dead/dying stock in winter.
Fertilising	Apply Pro Flora tablets to all plants, as per manufacturer's specifications on year 4. Application rates for shrubs are as follows: <ul style="list-style-type: none"> • 40–60 height – 3 per plant – 45g • 60–80 height – 4 per plant – 60g • 80–100 height – 5 per plant – 75g • Transplant – 30–120 – 2 per plant – 30g

Table 4.9: Proposed scrub – Maintenance Phase (Years 6–30)

Prune native mixed scrub	Prune (5m<), and remove suckers, seedlings, dead damaged or diseased branches annually between October and January to avoid the bird nesting season. At years 10, 20 and 30 thin the woodland accordingly and create wood piles for wildlife from the trees cutdown.
Weed control around native mixed scrub	Weed control by hand to ensure planting areas are weed-free.
Replacement planting	Replace dead/dying stock in winter until year 7.

4.3 Proposed Mixed Hedgerows

Management objective

To ensure new mixed native hedgerow planting are managed to retain the character and diversity of the perimeter native mixed scrub. To ensure this is managed in a manner that promotes and retains ecological value. Monitor and enhance biodiversity to ensure flora and fauna continue to thrive.

Table 4.10: Proposed mixed native hedgerow – Maintenance Phase (Years 1–2)

Prune native mixed hedgerow planting	Prune in January/February once a year and carry out new planting if required. Maintain a neat appearance and allow hedgerows to grow to a height of 2.5m.
Weed control around Native mixed hedgerow planting	Weed control by hand to ensure planting area is weed-free.
Check shelter guards	Check shelter guards, ties and stakes when watering and replace any that are damaged, vandalised or removed.
Top-up mulch	Top up mulch at year 2. Areas to be spread with a medium grade bark mulch to a settled depth of 75mm.

Table 4.11: Proposed mixed native hedgerow – Establishment Phase (Years 3–5)

Prune native mixed hedgerow planting	Prune in January/February once a year and carry out new planting if required. Maintain a neat appearance and allow hedgerows to grow to a height of 2.5m.
Weed control around native mixed hedgerow planting	Weed control by hand to ensure planting area is weed-free.
Check shelter guards	Check shelter guards, ties and stakes when watering and replace any that are damaged, vandalised or removed. Remove all shelter guards between years 3 and 5.
Top-up mulch	Top up mulch at year 4. Areas to be spread with a medium grade bark mulch to a settled depth of 75mm.

Table 4.12: Proposed mixed native hedgerow – Maturing Phase (Years 6–30)

Prune native mixed hedgerow planting	Prune in January/February once a year and carry out new planting if required. Maintain a neat appearance and allow hedgerows to grow to a height of 2.5m.
Weed control around native mixed hedgerow planting	Weed control by hand to ensure planting area is weed-free.

5. Annual Maintenance Schedule

The annual schedule summarises the maintenance operations required for the first five years and should be reviewed on an annual basis to allow for any changes that may be required as the site develops and matures.

MONTH	J	F	M	A	M	J	J	A	S	O	N	D
OPERATION												
Management of existing trees and vegetation												
Inspect for hazards and deteriorations in health and/or structural integrity of trees									X			
Pruning trees	In accordance with recommendation made during inspection/identification of work											
Other works												
Replace dead or dying trees or gap-up gaps with similar species											X	
Management of proposed tree planting												
Watering				X	X	X	X	X	X	X		
Pruning	X											
Checking of stakes and ties	X						X					
Replacing stock											X	
Weed control					X		X		X			
Top-up mulch circle in years 2 and 4						X						
Management of native scrub												
Prune between October and January once a year if required	X									X	X	X
Weed control by hand to ensure planting area is weed-free					X		X		X			
Check shelter guards, ties and stakes for 3 years	X						X					
Remove shelter guards, ties and stakes at years 3–5						X						
Replacement planting until year 7											X	
Fertilising at years 2 and 4 only					X							
Management of proposed mixed native hedgerow												
Prune in January/February once a year and carry out new planting in November if required. Maintain a neat appearance and allow hedgerows to grow to a height of 2.5m.	X	X									X	
Weed control by hand to ensure planting area is weed-free.					X		X		X			
Check shelter guards, ties and stakes for 3 years	X						X					
Remove shelter guards, ties and stakes at years 3–5						X						
Top up mulch at years 2 and 4 only						X						

6. Long-Term Management Schedule (Years 6–30)

The ongoing management plan is a guideline for the maturing phase of the site. As mentioned earlier, this should be reviewed every 5 years as a minimum, to take account of site-based ecological changes and amendments to legislation.

OPERATION	YEAR	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Management of existing trees and vegetation. Also, management of proposed mixed native hedgerow.																										
Monitor and manage existing trees		Annually if appropriate				x					x					x					x					x
Replace dead or dying trees or gap-up gaps with similar species		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Prune native mixed hedgerow planting to a height of 2.5m		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Weed control around native mixed hedgerow planting		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Management of proposed tree and woodland understorey planting																										
Undertake formative pruning		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Replace dead/dying stock in winter until year 7		x	x																							
Management of proposed grassland																										
Prune, thin and remove suckers, seedlings, dead, damaged or diseased branches annually between October and January to avoid the bird nesting season		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Weed control by hand to ensure planting area is weed-free		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Proposed mixed native hedgerow																										
Prune in January/February once a year and carry out new planting if required. Maintain a neat appearance and allow hedgerows to grow to a height of 2.5m		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Weed control by hand to ensure planting area is weed-free		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

7. Details of Persons Responsible for the Implementation and Monitoring

The implementation and monitoring of the area will be undertaken by Great Places Housing Group.

8. Mechanisms of Adaptive Management to Account for Necessary Changes in Work Schedule to Achieve the Required Targets

Following the completion of the proposed development, a programme of monitoring will be undertaken. Primarily, this will focus on the habitat creation and enhancement that will be undertaken in the first appropriate season following the receipt of planning permission. This will be no later than within 6 months of development commencing. Habitat creation in areas cleared during the construction phase will be completed within 6 months of completion of development activities. Management will continue for 30 years. This management plan will be subject to periodic review to ensure it remains fit for purpose and if any adaptations of mechanisms are noted to be necessary, this will be undertaken by the responsible persons detailed above in Section 6.

9. Expected Unit Progress Shown at Years 1, 5 and 10 for each Habitat

Within one year, the turfed residential gardens will reach their target condition. The mixed scrub and hedgerows will reach their target condition by year 5. The urban trees and enhanced woodland will reach their target condition by year 10.

Table 9.1: Standard time to target condition/years

Habitat	Year	1	5	10
Vegetated garden		X		
Mixed scrub			X	
Hedgerows			X	
Urban trees				X
Enhanced woodland				X

10. Reporting on Year 1, 2, 5, 10, 20 and 30 with Biodiversity Reconciliation Calculations at each stage

An audit should be carried out on the habitats within years 1, 2, 5, 10, 20 and 30 by the persons appointed responsible by Great Places Housing Group. This should include an audit of all planted areas to ensure that the management proposals and objectives have been met. If any planting has failed, it must be replaced. Routine monitoring of the plant stock is also recommended during general maintenance works.

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