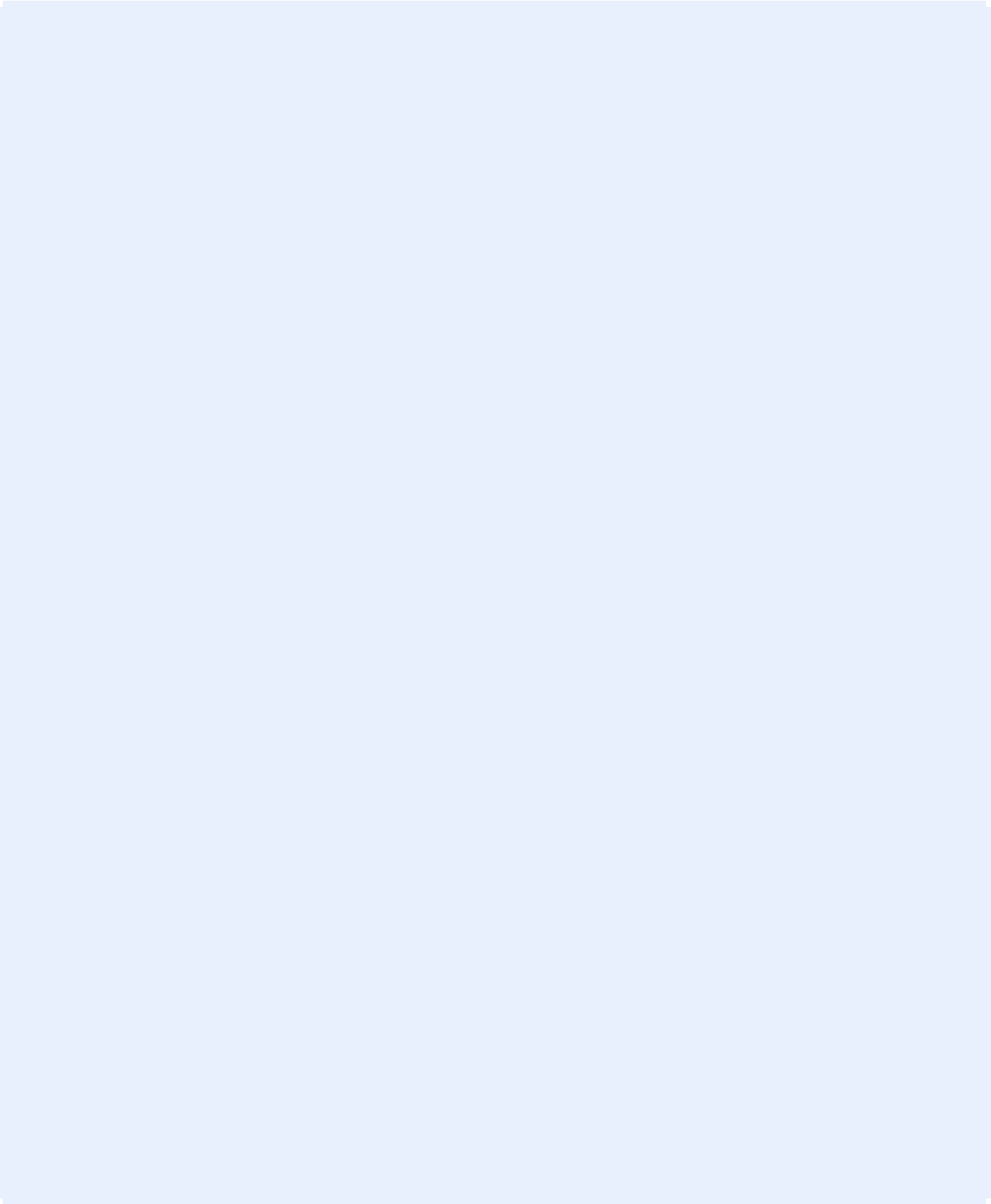


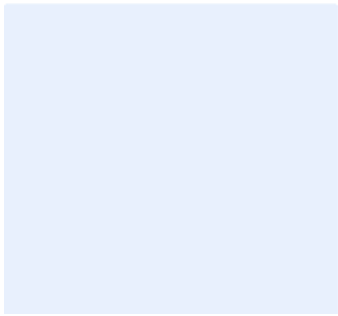


Habitat Management and Monitoring Plan

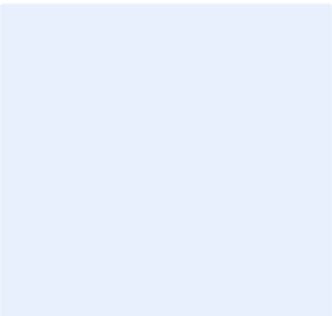
Site Name:	CIS Tower
Date:	04/09/2025
Version:	3



Author:



Client:



Template published by Natural England.

We acknowledge the significant input from the HMMPT user-testers and production on Natural England's behalf by FPCR Environment and Design.

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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
1	Issued	Beth Howes 21/03/2025	
2	Issued	Beth Howes 09/04/2025	
2	Issued	Beth Howes 04/09/2025	

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details

HMMP prepared for use by Colliers (on behalf of the Devonshire [CIS Tower] Limited)

1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	On-site enhancement
Development Name and Address	CIS Tower
BNG Project Name and Address	CIS Tower
Author Organisation	Penny Anderson Associates Ltd
Landowner	Devonshire Limited
Land Manager	Devonshire Limited
Responsible person/organisation for creating or enhancing the habitat	TBC
Period covered by this management plan	30+ years from completion of development
Planning authority	Manchester City Council
Planning reference (if applicable)	TBC
BNG register reference (if applicable)	N/A
Central OS grid reference	SJ 84274 98894
Metric revision/title	Statutory Biodiversity Metric
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

Existing ground level ornamental planting to be replaced with new introduced shrub/ornamental planting, including ornamental hedgerows. Three out of six existing trees will be removed and a further seven new trees will be planted.

Intensive green roof areas to be planted on the proposed roof terrace.

Timescales for Actions PB-B03

30+ years from completion of development.

Monitoring Requirements PB-B04

The habitats will be monitored within the first 12 months after planting and completion of the development to check that the planting has been carried out in accordance with this HMMP then in Year 3, Year 6, Year 10, Year 20 and Year 30+ after planting. Please note all dates are after completion of development i.e. Year 3 monitoring is the third year AFTER development has been completed.

Required Consents and Licences PB-B05

Full Planning Consent

Listed Buildings Consents

Funding PB-B06

Devonshire Limited will fund the landscape planting and management.

Legal Agreement PB-B07

None required.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08

Yes: ☐ No: ☒

The proposed development involves the refurbishment and extension of the existing building. The footprint of the building will not be altered, however the ground level planting will be removed and replaced with new planting and a roof terrace with areas of intensive green roof planting will be created.

The proposed works will be tracked by Devonshire Limited.

The HMMP is a site wide management plan.

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09

Name or Initials		Beth Howes		
Organisation		Penny Anderson Associates Ltd		
Responsibility	Start Date:	2025	End Date:	2025

PAA was responsible for carrying out the Preliminary Ecological Appraisal (PEA) in 2025 and preparation of the BNG Assessment and associated Biodiversity Enhancement Plan to secure a minimum 10% biodiversity net gain in 2025. PAA is now responsible for preparation of this HMMP to describe how the BEP will be implemented, managed and monitored.

Statement of Competency

The author of this HMMP is a professional ecologist with a MZool Hons degree in Zoology with Conservation and is an associate member of CIEEM with 6 years of experience undertaking ecological surveys and assessments including for BNG purposes.

Landowner or Land Manager PB-B10

Name or Initials		N/A		
Organisation		Devonshire Limited		
Responsibility	Start Date:	Completion of development	End Date:	30+ years from completion of development

The landowner is responsible for ensuring that the ecological enhancements described in this HMMP are implemented, managed and monitored in accordance with the HMMP.

Statement of Competency

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		TBC		
Organisation		TBC		
Responsibility	Start Date:	Completion of development	End Date:	30+ years from completion of development

Contractor responsible for ensuring that the required ecological enhancements are implemented in accordance with this HMMP.

Statement of Competency

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		TBC		
Organisation		Manchester City Council		
Responsibility	Start Date:	Completion of development	End Date:	30+ years from

				completion of development
LPA to review and agree this HMMP prior to its implementation and to review and approve monitoring reports.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The site itself comprises predominantly the 118m tall CIS Tower. The tower is primarily concrete-framed and glazed. The immediate hardstanding and ornamental plantings around the building are also within the survey boundary, as well as the River Irwell running further north of the site.

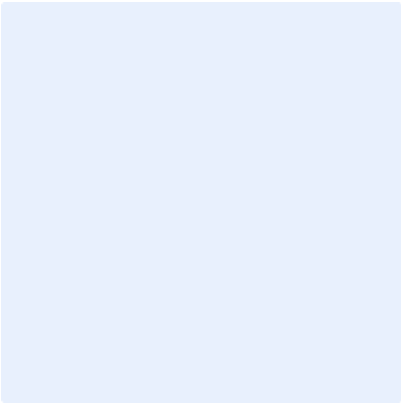
Overview of Proposed Site Use PB-B14

The proposed works include the refurbishment and extension of the existing CIS tower. The refurbishments will include the addition of a roof terrace with garden planting. New ornamental ground level planting will also be created.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices
☐ Reference: [Click or tap here to enter text.](#)





Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	The nearest protected site is River Irwell SBI which lies 400m west of the site boundary. The site does not share any of the same habitats as the protected site and is separated from the site by other areas of developed land, so it is unlikely to be directly affected by the proposed development.	☒	PAA, 2025. <i>CIS Tower. Preliminary Ecological Appraisal</i> . Report for Devonshire (CIS) Ltd.
Protected and Notable Species	No protected species present within the site. Nesting birds are a consideration on site and so a pre-commencement check for nesting birds has been recommended for all works taking place during the breeding bird season.	☒	PAA, 2025. <i>CIS Tower. Preliminary Ecological Appraisal</i> . Report for Devonshire (CIS) Ltd.
Invasive Non-Native Species (INNS)	No INNS present within the site boundary	☒	PAA, 2025. <i>CIS Tower. Preliminary Ecological Appraisal</i> . Report for Devonshire (CIS) Ltd.
Biological Records Plan - Sites and Species	A biological records plan was requested from GLMRC as part of the desk study.	☒	PAA, 2025. <i>CIS Tower. Preliminary Ecological Appraisal</i> . Report for Devonshire (CIS) Ltd.
Baseline Habitats Survey	Baseline habitat surveys are located within the PEA report as referenced previously. Further habitat assessment is detailed in the Biodiversity Net Gain Assessment from 2023.	☒	PAA, 2025. <i>CIS Tower. Preliminary Ecological Appraisal</i> . Report for Devonshire (CIS) Ltd. PAA, 2025. <i>CIS Tower. Biodiversity Net Gain Assessment</i> . Report for Devonshire (CIS) Ltd.
Public Access	No	☐	
Climate	No	☐	
Geology and Topography	No	☐	
Agricultural Land Status	No	☐	
Soils and Substrates	No	☐	
Contaminated Land	No	☐	
Hydrology and Drainage	No	☐	

Flood Risk Zones	No	☐	
Landscape Character and Designations	No	☐	
Historic Land Use	No	☐	
Historic Environment and Earth Heritage	No	☐	
Other – please specify	No	☐	

Baseline and Environmental Information

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The proposals aim to enhance the ecological value of the site by increasing the number of individual trees within areas that previously comprised hardstanding or introduced shrubs. Other areas of the site will also be maintained as introduced shrub, ornamental hedgerow and roof terrace garden planting (intensive green roof).

The HMMP is proposed to be reviewed and updated after each monitoring visit as necessary to ensure the success of the Landscaping Plans and, therefore, the BNG score.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

Much of the site is of little biodiversity value except for a few scattered trees on site and some of a taller introduced shrubs which may provide some foraging and nesting bird habitat. Three of the individual trees will be retained and a further seven will be planted which will achieve a net benefit to biodiversity across the site. Furthermore, existing introduced shrub planting will be largely replaced with new introduced shrub and ornamental hedgerow planting. The proposed roof terrace will include a seating area and as such intensive green roof has been included in the design as this habitat will be managed as a garden feature rather than a biodiverse green roof habitat.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant ‘Area’, ‘Hedgerow’, and ‘Watercourse’ types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Urban – Building	Intensive Green Roof	IGR1	N/A	Moderate	Standard time to target condition from the statutory biodiversity metric.	Moderate condition will be targeted by achieving a pass in criteria B, C and F. Criterion A will not be targeted.	Indicative roof terrace species: Libertia grandiflora Gaura 'Whirling Butterflies' Geranium 'Rozanne' Rosmarinus prostratus Artemisia 'Powis Castle' Salvia 'Schneehugel'
Urban	Urban trees	NT1-7	N/A	Poor	Standard time to target condition from the statutory biodiversity metric.	Poor will be targeted by achieving a pass in criteria B. Criteria A, C, D, E and F will not be targeted.	Tree species to be use: Acer 'Norwegian Sunset' Gleditsia triacanthos 'Skyline' Malus baccata 'Street Parade'
Urban	Urban – Introduced Shrub	U1 - 847	N/A	N/A	N/A	N/A	Indicative ornamental species: Acorus gramineus 'Ogon' Liriope muscari 'Big Blue' Zantedeschia aethiopica Liriope 'Monroe White' Blenchum spicant Galanthus elwesii Camassia leichtlinii Tiarella cordifolia
Urban	Non-native and ornamental hedgerow	H1	N/A	N/A	N/A	N/A	Indicative hedging species: <i>Lonicera nitida</i>

Habitat and Condition Targets Further Comments

N/A

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

Three of the individual trees recorded at baseline will be retained in their current condition (poor), these are shown on the habitat retention plan.

Specification of Protective Measures to be Used PM-04

N/A

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: [Click or tap here to enter text.](#)



Creation, Enhancement and Management Targets and Prescriptions

Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 9. Individual Trees

Target Habitat:		Urban Individual Trees				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	No	Urban trees	N/A	N/A	N/A
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Urban trees	Assessed as individual trees and, therefore, pass criterion automatically.	N/A	N/A
C	The tree is mature (or more than 50% within the block are mature).	No	Urban trees	Newly planted trees cannot achieve this condition.	N/A	N/A
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	Urban trees	N/A	N/A	Excessive overhang of any growth encroaching onto paths, roads, signs, sightlines and road lighting luminaries should be carried out as required. All pruning operations should suit the type and timing of the plant species. No pruning should take place during the late winter / early spring sap flow period.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Urban trees	Newly planted trees are very unlikely to pass this criterion as it is largely dependent on maturity of the tree.	N/A	N/A
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	Urban trees	All trees will either be planted within hardstanding or small areas of introduced shrub.	N/A	N/A

Individual Trees

Creation, Enhancement and Management Detailed Methods (UT-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Urban

Creation, Enhancement and Management Summary (UR-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 22. Urban

Target Habitat:		Intensive Green Roof				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	IGR1	Indicative roof terrace species: <i>Libertia grandiflora</i> <i>Gaura</i> 'Whirling Butterflies' <i>Geranium</i> 'Rozanne' <i>Rosmarinus prostratus</i> <i>Artemisia</i> 'Powis Castle' <i>Salvia</i> 'Schneehugel'	N/A	N/A
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	IGR1	All species listed in the planting schedule are flowering species, including native cultivars	N/A	Monitoring checks to assess species composition and success. Undertake second round of planting or adjust species planting as required.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	IGR1	N/A	N/A	Invasive or detrimental species to be identified during the monitoring checks. These should be removed/controlled following a suitable method for each specific INNS species.
D1	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals;	N/A	N/A	N/A	N/A	N/A

	(e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools. (only applicable to Open mosaic on previously developed land habitat type)					
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife. (only applicable to Bioswale and SUDS habitat types)	N/A	N/A	N/A	N/A	N/A
E2	The vegetation is comprised of plant species suited to wetland or riparian situations. (only applicable to Bioswale and SUDS habitat types)	N/A	N/A	N/A	N/A	N/A
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features). (only applicable to Intensive green roofs habitat types)	Yes	IGR1	50% native cultivars 50% non-native All flowering species	N/A	Monitoring checks to assess species composition and success. Undertake second round of planting or adjust species planting as required.
G	The roof has a varied depth of 80-150mm; at least 50% is at 150mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present. (only applicable to Biodiverse green roofs habitat types)	N/A	N/A	N/A	N/A	N/A

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
March 2025	Urban Trees	Newly planted trees failing to establish.	Any failed plants recorded during a maintenance or monitoring visit.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis. Consider cause of plant failure and remediate causes e.g. if public access is the cause, consider fencing.
March 2025	Urban – Intensive Green Roof	Newly planted ornamental vegetation failing to establish.	Any failed plants recorded during a maintenance or monitoring visit.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis. Consider cause of plant failure and remediate causes e.g. if exposure to wind, consider adding a wind break.
March 2025	Urban – Intensive Green Roof	INNS establish within newly planted areas	INNS identified during monitoring check	INNS to be removed/controlled following a suitable method for each specific INNS species.
March 2025	Urban – Introduced shrub	Newly planted ornamental vegetation failing to establish.	Any failed plants recorded during a maintenance or monitoring visit.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis. Consider cause of plant failure and remediate causes e.g. if public access is the cause, consider fencing.
March 2025	Urban – Introduced shrub	INNS establish within newly planted areas	Any failed plants recorded during a maintenance or monitoring visit.	INNS to be removed/controlled following a suitable method for each specific INNS species.
April 2025	Non-native and ornamental hedgerow	Newly planted ornamental vegetation failing to establish.	Any failed plants recorded during a maintenance or monitoring visit.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis. Consider cause of plant failure and remediate causes e.g. if public access is the cause, consider fencing.
April 2025	Non-native and ornamental hedgerow	INNS establish within newly planted areas	Any failed plants recorded during a maintenance or monitoring visit.	INNS to be removed/controlled following a suitable method for each specific INNS species.

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

Monitoring will take place in the form of updated Habitat Condition Assessments and Preliminary Ecological Appraisals to assess whether the proposed habitats have indeed met the standards set out in the HMMP. Photos will be taken of each retained and created habitat parcel and species lists will be created for each parcel as well.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Urban Trees	To be undertaken across the site, wherever trees are proposed to be planted. Note presence and locations of any trees which have failed, to aid removal and replanting.	Within 12 months after planting, then at Year 3, Year 6, Year 10, Year 20 and Year 30+. Surveys to be completed between May and August.
Urban Intensive Green Roof	To be undertaken on all planting within the roof terrace. Note habitat type as well as presence and locations of any failed planting.	Within 12 months after planting, then at Year 3, Year 6, Year 10, Year 20 and Year 30+. Surveys to be completed between May and August.

Urban Introduced Shrub	To be undertaken across the site at street level, wherever ornamental shrubs and hedgerows have been planted. Note habitat type as well as presence and locations of any failed planting.	Within 12 months after planting, then at Year 3, Year 6, Year 10, Year 20 and Year 30+. Surveys to be completed between May and August.
Non-native and ornamental hedgerow	To be undertaken across the site at street level, wherever ornamental shrubs and hedgerows have been planted. Note habitat type as well as presence and locations of any failed planting.	Within 12 months after planting, then at Year 3, Year 6, Year 10, Year 20 and Year 30+. Surveys to be completed between May and August.

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Devonshire (CIS) Ltd	Manchester City Council

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1 (after completion of development)	October/November`	December/January	Report on results of initial green roof and shrub creation measures as well as success of tree growth. Potential adaptive amendments to the management plan.
Y3 (after completion of development)	October/November`	December/January	Report on results of initial green roof and shrub creation measures as well as success of tree growth. Potential adaptive amendments to the management plan.
Y6 (after completion of development)	October/November`	December/January	Report on condition of green roof and shrub planting as well as success of hedgerow and tree growth.

			Potential adaptive amendments to the management plan.
Y10 (after completion of development)	October/November`	December/January	Report on condition of green roof and shrub planting as well as success of hedgerow and tree growth. Potential adaptive amendments to the management plan.
Y20 (after completion of development)	October/November`	December/January	Report on condition of green roof and shrub planting as well as success of hedgerow and tree growth. Potential adaptive amendments to the management plan.
Y30+ (after completion of development)	October/November`	December/January	Report on condition of all habitats within the site.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

The monitoring schedule should be followed to ensure regular site visits and therefore capture any negative changes to the site landscaping. To ensure the HMMP remains adaptive, it will be reviewed after every monitoring visit to determine the document is still fit for purpose.

If any new risk factors are encountered during any of the monitoring visits by the assigned ecologist, or during the interim periods reported by the site management/maintenance team, The risk register will be updated, and bespoke remedial measures will be designed by the Ecologist and will be fed back to the site management team and the LPA via a Habitat Monitoring Report.