



Project: 25_BNG_10_38
Site: Whitworth Street, Openshaw, Manchester, Greater Manchester,
England, M11 2HD
Client: Terry Lau



Biodiversity Net Gain Assessment

Whitworth Street, Openshaw, Manchester, Greater Manchester, England, M11 2HD

DEFRA Metric - Completed October 2025

ROAVR Group

Project Number:	25_BNG_10_38
Report Type:	Biodiversity Net Gain Assessment
Site Address:	Whitworth Street, Openshaw, Manchester, Greater Manchester, England, M11 2HD

Role:	Name:	Position:	Date:
Instructing Party	Terry Lau	Client	10/10/2025
Surveyor	Ioana Andor	Ecologist	16/10/2025
Author	Ioana Andor	Ecologist	23/10/2025
Reviewer	Antony Aslam	Ecologist	28/10/25

Revision History		
Date:	Version number:	Summary of changes:
24/10/25	1.0	First Draft
28/10/25	1.0	First Issue

Contents

1. Summary	3
2. Scope	4
3. Legislative Overview	5
4. Assessment of The Proposed Development	5
5. Biodiversity Net Gain	8
6. Conclusions	10
Appendix 1: Biodiversity Net Gain Assessment Calculations	11
Appendix 2: Site Plans	12
Appendix 3: Site Images	14

1. Summary

The scheme provided to us for assessment consists of proposed plans for the placement of 39 no. of 20ft containers for self-storage and business storage on the vacant site.

The site is circa 0.2ha in extent and is situated in an industrial setting within Manchester City Council control area. The site is located at 6 Whitworth Street, Openshaw, Manchester, Greater Manchester, England, M11 2HD.

The development will result in 0% net change to the site as the containers are present on the site, making the proposed development exempt.

2. Scope

This report contains the details of an Biodiversity Net Gain assessment carried out by ROAVR Group for 6 Whitworth Street, Openshaw, Manchester, Greater Manchester, England, M11 2HD (central grid reference: SJ 87414 97415) henceforth referred to as “the site” in this report.

This report has been prepared for Terry Lau and must not be relied upon by any other party without the explicit written permission of ROAVR. All parties to this report do not intend any of the terms of the Contracts (Right of Third Parties Act 1999) to apply to this report.

Please note this report does not purport to provide definitive legal advice. The Summary contains an overview of key findings and conclusions. However, no reliance should be placed on the Executive Summary until the whole of the report has been read. Other sections of the report may contain information which puts into context the findings noted within the Summary.

All rights reserved. No part of this report may be copied, edited, transmitted, reproduced, hired, lent, sold or disclosed without the prior written consent of ROAVR. Any action taken or omitted to be taken in reliance upon the content of this report is not permitted and may be unlawful. Copyright © ROAVR 2024.

3. Legislative Overview

3.1 National Planning Policy

The National Planning Policy Framework (NPPF) and accompanying Technical Guidance and NPPG supersede all Planning Policy Statements (PPS's) and remaining Planning Policy Guidance (PPG's).

3.2 Environment Act (2021) & Biodiversity Net Gain

The Environment Act (2021) introduces mandatory biodiversity net gain (BNG) to ensure that new developments enhance biodiversity and help deliver thriving natural spaces for communities. This follows the change from a 'No Net Loss' to 'Net Gains' within the National Planning Policy Framework. The Environment Act entered force in February 12 2024 for "large developments" and April 2 2024 for "small sites" (with exemptions or transitions).

3.3 Local Policy

Manchester City Council has devised different documents and policies which it strives to incorporate in their regular affairs as a means of achieving set targets, policies and overall local initiatives. For example as outlined by Policy EN 1: Design Principles and Strategic Character Areas within Manchester's Local Development Framework Core Strategy Development Plan 2012-2027.

4. Assessment of The Proposed Development

A Biodiversity Net Gain Assessment was undertaken using Natural England's 'Statutory Biodiversity Metric' under the guidance of the 'Statutory Biodiversity Metric - User Guide' (Natural England, 2024).

4.1. Site Description

The site is a flat parcel of land set within an industrial curtilage and is primarily composed of hardstand, with two parallel rows of containers on each side (north and south boundaries). Areas of naturally occurring mixed self seeded shrubs and herbaceous perennials are present peripherally and in areas where concrete has deteriorated and broken down allowing permeability for hardy plants.

4.1.1 Site Location and Surroundings

The site is circa 0.2ha and is located at 6 Whitworth Street, Openshaw, Manchester, Greater Manchester, England, M11 2HD (central grid reference: SJ 87414 97415), see Figure 1.



Figure 1. Redline boundary and site location

The site is east of Manchester City Centre within Ashbury to the west of Openshaw. The immediate surroundings are highly urbanised with industrial/ residential estates, high streets and amenity spaces. The wider area is highly built up with some natural pockets of wooded parcels and few connective hedgerows/lines of trees.

The site is situated within a 2km radius of statutory designated sites (see Table 4.1.1) and parcels of priority habitat (see Table 4.1.2)

Table 4.1.1: Statutory Designated Sites within 2km of Site.

Site Name	Grid Reference	Status/ Description	Approx. Closest Distance from Site (km)
Clayton Vale LNR	SJ 884 993	Area of woodland and riverside habitat.	1.57km NE
<p>Site within the Impact Risk Zones for Sites of Special Scientific Interest, however a consultation was not deemed necessary.</p> <div>  <p>Impact Risk Zones for Sites of Special Scientific Interest</p> <p>For local planning authorities to determine if a proposed development is likely to affect a terrestrial Site of Special Scientific Interest and when to consult Natural England.</p> </div> <p>You do not need to consult Natural England on the proposed development at this location.</p> <p>The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.</p> <p>Therefore, you do not need to consult Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.</p> <p>Discretionary Advice</p> <p>Natural England may provide pre-application advice on other biodiversity or natural environment impacts or opportunities. Developers Get Environmental Advice - GOV.UK (www.gov.uk) provides information on Natural England's pre-application discretionary advice service (DAS).</p> <p>Please Note</p> <p>The SSSI IRZs seek to guide consultations relating to the likely impacts of development on terrestrial SSSIs under Schedule 4 (w) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and section 281 of The Wildlife and Countryside Act 1981. They do not alter or remove any other statutory requirements to consult Natural England. The gov.uk website provides more information on when you must consult Natural England when considering development proposals.</p> <p>The SSSI IRZs only indicate Natural England's assessment of likely risk to the notified features of terrestrial SSSIs and those SACs, SPAs or Ramsar sites that they underpin. There are other sites designated for nature conservation in the coastal and marine environment that are not underpinned by terrestrial SSSIs. This includes SPAs, SACs, Ramsar sites and Marine Conservation Zones (MCZs). You should consult Natural England on any coastal or marine proposal that might impact those sites.</p> <p>Where the SSSI IRZs indicate a risk is unlikely, this does not mean that there are no potential impacts on biodiversity or the wider natural environment and there may be a requirement to consult Natural England as a statutory consultee on other matters.</p> <p>Local Planning Authorities Get Environmental Advice - GOV.UK (www.gov.uk) provides more information on when you must consult Natural England when considering development proposals including Nationally Significant Infrastructure Projects - GOV.UK (www.gov.uk) (NSIPs).</p>			

*Data from MAGIC MAP, 2025. LNR- Local Nature Reserve

Table 4.1.2: Priority Habitat Parcels within 2km of Site.

Habitat	Approx. Closest Distance from Site (km)
Wood Pasture and Parkland	1.4km NW
Deciduous woodland	1.1km SE
No main habitat but additional habitats present	1.5km W

*Data from MAGIC MAP, 2025.

4.2. Development Proposals

The proposed development is to place 39 no. of 20ft containers for self-storage and business storage on the vacant site. The containers are present on site currently.

5. Biodiversity Net Gain

5.1 The habitats within the site boundary were calculated to hold a baseline value of 0.10 habitat units which must be enhanced by 10% to reach 0.10 post development. A description of the site baseline was produced in Table 5.1.1 outlining the types of habitats found on Site.

Table 5.1.1: Description of UKhabs habitat codes, habitat descriptions based on survey notes and condition assessment criterias where applicable and specifying whether the habitat will be retained.

Habitats	Description	Floral Species (DAFOR)	Passing Condition Criteria	Retained/ Enhanced/ Lost
Habitat 1 Sparsely vegetated land ~ Ruderal/ephemeral	Area of vegetated parcels which are typical of the site. Species structures somewhat varied with mostly self seeded species that occurred naturally. Some present in areas of deteriorated hardstand.	Lamb's quarter (<i>Chenopodium album</i>), fleabane (<i>Erigeron canadensis</i>), buddleja (<i>Buddleja davidii</i>), valerian (<i>Valeriana officinalis</i>), dandelion (<i>Taraxacum officinale</i>), perennial ryegrass (<i>Lolium perenne</i>), ribwort plantain (<i>Plantago lanceolata</i>), broadleaved plantain (<i>Plantago major</i>), groundsel (<i>Senecio vulgaris</i>). All occasional.	A and C	Retained
Habitat 2	Area of hardstand on site comprising access routes and parking as well as the footprint of areas where large containers are.	-	N/A	Retained

*DAFOR- Dominant, Abundant, Frequent, Occasional, Rare.

The current site layout will remain as originally noted within the walkover survey. Therefore, since conditions are satisfied post development a net change of 0% in biodiversity of area habitat features will occur as a result of the proposed placement of the containers on site, since they are already there.

5.2 Trading rules were satisfied.

6. Conclusions

- 6.1 Post development a net change of 0% of area habitat units will occur as a result of the proposed placement of containers on site. This is due to the proposed containers already being on site, making the proposed (retrospective) development exempt.

7. References

- 7.1 Natural England. (2024). *Statutory Biodiversity Metric - User Guide*. York, Natural England.

8 Limitations

- 8.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 8.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR Group. The assessments made assume that the land use will continue for its current purpose without significant change. ROAVR Group has not independently verified information obtained from third parties.
- 8.3 This report, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 8.4 The ultimate decision to do/not do any work on any structure/tree/feature and any legal consequences of any action taken/not taken lies solely with yourselves and/or your employees/subcontractors. ROAVR Group accepts no liability or responsibility in any way for any actions taken/not taken by you and/or your employees and/or any other person/organisation engaged in carrying out/not carrying out any of the proposed work.

Should you require any further information, please do not hesitate to contact us at any time.

Ecological Consultant

Ioana Andor

Ioana A



Prepared by: Ioana Andor BSc MSc
Checked by: Antony Aslam MSci QCIEEM

Appendix 1: Biodiversity Net Gain Assessment Calculations

A1.1 The Biodiversity Net Gain Assessment was undertaken based on the site conditions on the 10th September 2025. The full metric has been provided.

Appendix 2: Site Plans



2.1 Baseline UKHabs Plan



2.2 Proposed UKHabs Plan

Appendix 3: Site Images

Image	Description
	<p>Entrance area north west side of the boundary.</p>
	<p>North west boundary facing towards the factory building.</p>



View to the south boundary from adjacent to the entrance gate.



North boundary area of ruderal/ephemeral vegetation behind containers.



Direct view of the south boundary.



Direct view of the north boundary showing the area of ruderal/ephemeral vegetation emerging from degraded hardstand.



Area to the north east of the boundary line where ruderal/ephemeral vegetation is growing. Some industrial waste present.



Area on the direct south boundary of the site behind containers-
showing the ruderal/ephemeral vegetation strip.