
EASTLANDS ARENA LIMITED

COOP LIVE GUITAR PARK

PRELIMINARY ECOLOGICAL APPRAISAL

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1. INTRODUCTION

- 1.1 Helen Hamilton Ecology Ltd was commissioned by Eastlands Arena Limited to prepare a preliminary ecological appraisal and biodiversity net gain report for the Guitar Park at Co-op Live, 1, Sportcity Way, Greater Manchester, England (NGR SJ 86809 98794).
- 1.2 This preliminary ecological appraisal is to support the planning application for the Guitar Park project, within the existing Co-Op Live boundary. The proposals are for a series of 8 guitar themed sculptures along the Coop Live frontage with the Ashton Canal.
- 1.3 The report provides detail of the methods used and contains:
 - Desk study containing open-source information from <https://magic.defra.gov.uk/>
 - Habitat survey
 - Ecological recommendations.

Proposals

- 1.4 The Guitar Park involves the installation of 8 guitar shaped sculptures along a short section of the Ashton Canal frontage at the Co-op Live venue. The sculptures will each be mounted on a 1.5m x 1.5m concrete plinth sunken into the ground. They will be illuminated. The location of the sculptures has been targeted to minimise impact on habitats such as trees.

Legislative and Policy Context

- 1.5 This text provides an overview of relevant legislation, and the actual wording of the statutes should be referred to for more detail where needed.
- 1.6 A range of international and national legislation has been established in the UK to protect important nature conservation sites and species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (amended); further details can be obtained from the Joint Nature Conservation Committee (JNCC) web site at www.jncc.defra.gov.uk.
- 1.7 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA), 1981 (as amended) and Countryside and Rights of Way (CROW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).
- 1.8 At the national level, the UK Post-2010 Biodiversity Framework published in 2012 is the Government's response to the Convention on Biological Diversity (2010). It describes the UK's biological resources, commits a detailed plan for the protection of these resources within the UK's devolved framework across England, Wales, Scotland, and Northern Ireland. The document identifies future priorities for nature conservation and adopts a more strategic approach, including ecosystem services and sustainability alongside biodiversity. Despite administrative changes following devolution, there is still an underlying objective of protecting and enhancing a range of priority species and habitats, often still based on the objectives and classifications of the original UK Biodiversity Action Plan.

- 1.9 Biodiversity 2020 is England's national biodiversity strategy. Building on the Natural Environment White Paper published in 2011, this provides a means of delivering the international and EU commitments to biodiversity. Under Biodiversity 2020, Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006.
- 1.10 Finally, the National Planning Policy Framework (NPPF 2024) states that planning policies and decisions should “*contribute to and enhance the natural and local environment by:*
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

Biodiversity Net Gain (BNG)

- 1.11 Under the Environment Act 2021 and its associated Statutory Instruments (Regulations), it is now mandatory for most major developments, and for many smaller developments, to achieve a minimum of 10% net gain. This is measured using a standard metric calculation undertaken by a competent person. It is based upon the on-site habitats present pre-development, and those that are to be created or enhanced.
- 1.12 One of the main principles of BNG is to achieve a balance between the need for development and the natural environment. BNG requires the developer to either incorporate additional habitat spaces or mitigate the loss by providing it elsewhere. BNG does not replace the mitigation hierarchy for valued ecological features, of AVOID – MINIMISE – MITIGATE - COMPENSATE.
- 1.13 Several exemptions exist where BNG is not required¹. E.g. Developments where no priority habitat is affected, and on-site habitats are less than 5m x 5m in area (25 square metres). Also planning permissions for development on sites with a biodiversity value of zero, i.e. no gain is required.

¹ <https://www.gov.uk/guidance/biodiversity-net-gain>

2. METHODS

- 2.1 All survey and reporting was undertaken by Helen Hamilton MCIEEM². Helen is appropriately experienced and qualified to conduct surveys of this type based on the CIEEM competencies for survey (CIEEM 2022).

Desk Study

- 2.2 The Multi-Agency Geographic Information for the Countryside website³ (MAGIC) was consulted on 10/4/25, to seek information on:
- European protected sites within 2km
 - Nationally Protected sites within 1km
 - Priority Habitats within 500m
 - European protected species data within 500m.
- 2.3 Some protected species and non-statutory site data were included from an older report (dated 2023, also for Eastlands Arena Limited)⁴.
- 2.4 It is important to note that the desk study results provide an indication of the species and habitats present in and around the site, and do not confirm current presence or absence of any.

Habitat Survey

- 2.5 The habitat survey was carried out on 26th June 2025 in fine weather.
- 2.6 The habitat survey provides the basis for this preliminary ecological assessment (PEA) which has been prepared following CIEEM guidance (CIEEM 2017). Habitats were mapped within the site boundary (see Figure 1) according to UKHAB system of assessment (UKHAB Ltd 2023). Summary plant species lists were compiled for each habitat. Condition assessments (where needed) followed the Statutory Biodiversity Metric (Defra July 24) approach. Botanical nomenclature followed Stace (2019). Any invasive non-native species were noted, as well as those indicating sub-optimal condition.

Protected Species

- 2.7 Evidence and potential for protected species such as bats and nesting birds was sought during the survey.

Biodiversity Net Gain

- 2.8 The requirement for Statutory Biodiversity Metric (Defra 2024) was assessed, based upon the proposals and the findings of the surveys.

² Full Member of Chartered Institute of Ecology and Environmental Management (CIEEM)

³ <https://magic.defra.gov.uk/magicmap.aspx>

⁴ It is not normal practise to include older data such as this, but given the tiny size of this site a fresh data request was not seen as appropriate, and the information provides sufficiently recent supporting evidence for the site's assessment.

Ecological Impacts

2.9 Potential ecological impacts were identified their significance assessed. Appropriate mitigation and compensation recommendations were made where relevant.

Limitations

2.10 For the field work, no access limitations were experienced. Field survey timing was acceptable, and for this site it is considered that all important plants were identified adequately for the assessment.

3. RESULTS

Desk Study

- 3.1 The desk study was centred around a national grid reference of SJ 86809 98794.
- 3.2 There are no European protected sites within 2km of site. There are no Sites of Special Scientific Interest (SSSI) within 1 km. There are no National Nature Reserves (NNR) within 1km. Clayton Vale Local Nature Reserve (LNR) is situated 760m to the east of the development site, across Alan Turing Way.
- 3.3 Only one non-statutory Local Wildlife Site⁵ (LWS) is located within 500m. The Ashton Canal Site of Biological Importance (SBI) is approximately 8m south of the site. The canal is rated a 'Grade B' SBI and is 4.9km in length. The canal is an important wildlife corridor linking Ashton with Manchester via Openshaw and provides an important accessible natural greenspace in an otherwise urban landscape. The canal supports a range of aquatic and marginal vegetation, including the European Protected Species floating water-plantain (*Luronium natans*) and the 'endangered' grass-wrack pondweed (*Potamogeton compressus*). Both plants are Priority Species for biodiversity on Section 41 of England's NERC Act 2006. Canals are a Greater Manchester Biodiversity Habitat.
- 3.4 One area of Priority Habitat Deciduous Woodland is located within 500m: 285m to the northeast across Alan Turing Way. Additionally, an area of Priority Habitat Wood Pasture and Parkland is situated 285m to the northeast, also across Alan Turing Way.
- 3.5 In terms of Protected Species, two species of bat have been recorded within 1km of the site, namely common pipistrelle (*Pipistrellus pipistrellus*) and a single record for soprano pipistrelle (*P. pygmaeus*) over 500m to the northeast of the site across Alan Turing Way. Badgers (*Meles meles*) are present within the search area, but all records are at least 300m from the site boundary and on-site habitats are completely unsuitable. The European protected species floating water-plantain also occurs within the search area, on the Ashton Canal approximately 144m to the northwest. The record dates from 2001, in Lock 4.
- 3.6 The Priority Species European Hedgehog (*Erinaceus europaeus*) have been recorded within the search area, to the northwest, but not adjacent to the site and on-site habitats are not suitable.

Habitat Survey

- 3.7 The site total area is 0.0916ha.
- 3.8 The site comprises two narrow bands of recently established sparsely vegetated urban land to the south of the newly constructed Co-op Live venue. The areas are adjacent to the Ashton Canal towpath and were within the construction site for Co-op Live, part of periodic re-working of this area probably since the construction of the Ashton Canal in the 1790's. After the building of Co-op Live, the areas were levelled, 4 trees planted and the unimproved ground sown with a 'wildflower' seed mix. It is separated from the Ashton Canal by an off-site sealed-surface footpath, modified grassland, and a short strip of new-self-colonised mixed scrub to the east.
- 3.9 Photos of the site are shown in Plates 1 and 2. Both photos are taken looking East. The trees are shown in Plate 3. Figure 1 presents the map of existing habitats recorded on site according to the UKHAB codes. The scrub and modified grassland habitats shown are outside the site.

⁵ Taken from data search for a previous report for same client, dated 2023.

Plate 1 Guitar Park Area West



Plate 2 Guitar Park Area East



Plate 3 Four Scots Pine Trees



- 3.10 Table 1 presents habitat descriptions, including condition. The site of sparsely vegetated land was classed as 'Poor' condition when assessed against the criterion for open mosaic habitat on previously developed land (OMH) due to its small size (<.25ha), low structural diversity, limited flowering throughout the year, the presence of invasive non-native plant buddleia and a lack of spatial variation and sub-habitats. See Appendix 1 for condition assessment detail.
- 3.11 Table 2 lists the botanical species with abundance categories: D=dominant, A=abundant, F=frequent, O=occasional, R=rare. The table also lists species status, including invasive, non-native, indicators of sub-optimal condition and open mosaic habitat indicators. A variety of plants was present, all common and widespread in the Manchester area and reflective of typical annual, short-lived and rhizomatous plants which colonise bare ground wherever it occurs. The lack of topsoil has slowed the progression of vegetation to grassland as disturbance is frequent, nutrients are low and soil structure has yet to develop.
- 3.12 The invasive non-native plant buddleia is listed on Schedule 9 of the Wildlife and Countryside Act as a species illegal to introduce into the wild. A further 9 plants were considered to be introduced in the UK, but many are widespread and naturalised, others, such as the California poppy, are likely to have arisen from added seed. Species of sub-optimal condition were abundant and included creeping thistle, field horsetail, colt's-foot and docks which can become dominant once established. A total of 19 species found are known to be associated with open mosaic habitats (JNCC 2010), but many of these are also introduced, and all are considered common and widespread in Manchester and across the UK, growing wherever new colonisation gaps occur.
- 3.13 The four trees were even-aged young Scot's pine (*Pinus sylvestris*). This tree is considered introduced in Manchester. All were classed as in 'Poor' condition due to their young age, urban setting and lack of beneficial features for wildlife.
- 3.14 In terms of protected species, no evidence was noted on site, and there were no suitable habitats.

Figure 1 Habitats Map - Existing

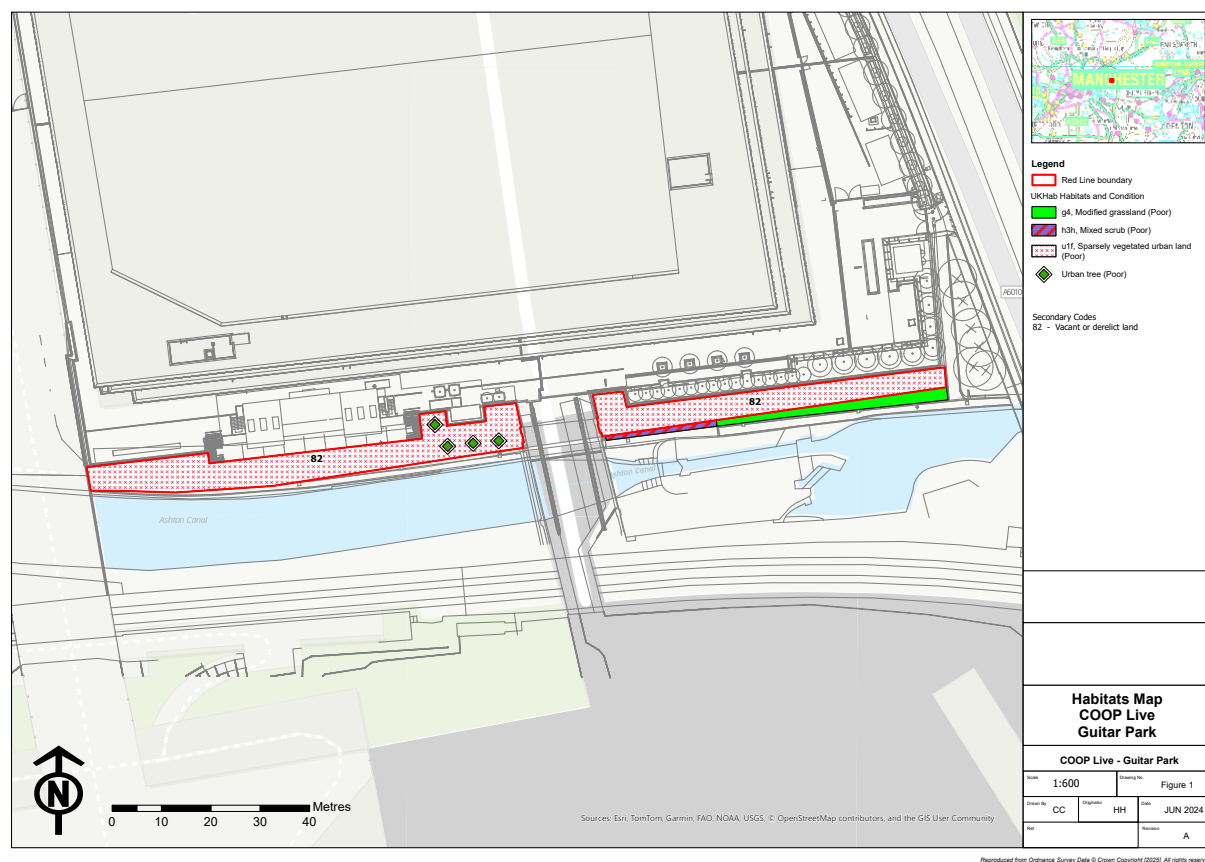


Table 1 Habitat Descriptions – Existing & Proposed

Area habitats				Area Existing	Area Proposed
UK HAB CODE & NAME	SBM HABITAT NAME	DESCRIPTION	CONDITION	ha	ha
u1f – sparsely vegetated urban land	Sparsely vegetated land ruderal/ephemeral	Newly established sparse vegetation on levelled ground. No topsoil has been introduced. 'Wildflower' seed mix has been added (west section) and provides sparse cover in addition to typical plants of newly vacant bare and waste ground, especially annuals.	Poor	0.0916	-
		Annual removal of non-native plants (before seeding i.e. spring) and 'weed' species such as creeping thistle, plus and addition of a wildflower-rich seed mix and annual strim and remove management in late summer will result in moderate condition for this area. Easy to achieve.	Moderate	0	0.0898
U1b – developed land sealed	Developed land sealed surface	8 sculpture plinths (1.5m x 1.5m each) sunken in ground	NA	0	0.0018
		TOTAL		0.0916	0.0916

Table 2 Botanical Species

Common Name	Scientific Name	DAFOR	INNS	Introduced	SSOC	OMH
Yarrow	<i>Achillea millefolium</i>	r				x
Creeping bent	<i>Agrostis stolonifera</i>	l				
Black-grass	<i>Alopecurus myosuroides</i>	r				
Kidney vetch	<i>Anthyllus vulneraria</i>	r				x
Mugwort	<i>Artemisia vulgaris</i>	r				
Michaelmas daisy	<i>Aster sp</i>	r		x		x
Daisy	<i>Bellis perenne</i>	r				
Rape	<i>Brassica rapa</i>	lo				
Soft brome	<i>Bromus mollis</i>	r				
Buddleia	<i>Buddleia davidii</i>	lo	x			
Cornflower	<i>Centaurea cyanus</i>	o				x
Stick mouse-ear	<i>Cerastium glomeratum</i>	r				
Creeping thistle	<i>Cirsium arvense</i>	r			x	
Viper's bugloss	<i>Echium vulgare</i>	o				x
Great willowherb	<i>Epilobium hirsutum</i>	r				
Broad-leaved willowherb	<i>Epilobium montana</i>	r				
Field horsetail	<i>Equisetum arvense</i>	r lo			x	
Californian poppy	<i>Eschscholzia californica</i>	o		x		
Red fescue	<i>Festuca rubra</i>	r				
Cleavers	<i>Galium aparine</i>	r			x	
Yorkshire fog	<i>Holcus lanatus</i>	r				
Perforated st-john's-wort	<i>Hypericum perforatum</i>	R				
Soft rush	<i>Juncus effusus</i>	r			x	
Autumn hawk-bit	<i>Leontodon autumnalis</i>	r				x
Oxeye daisy	<i>Leucanthemum vulgare</i>	r				x
Perennial rye-grass	<i>Lolium perenne</i>	r				
Bird's-foot trefoil	<i>Lotus corniculatus</i>	r				x
Scented mayweed	<i>Matricaria chamomilla</i>	r				
Pineappleweed	<i>Matricaria discoidea</i>	r				
White melilot	<i>Melilotus albus</i>	r		x		
Tall melilot	<i>Melilotus altissimus</i>	r		x		x
Love-in-a-mist	<i>Nigella damascena</i>	lo				
Evening primrose	<i>Oenothera sp</i>	r		x		x
Knotgrass	<i>Persicaria aviculare</i>	r				
Bristly ox-tongue	<i>Picris echioides</i>	r		x		x
Ribwort plantain	<i>Plantago lanceolata</i>	r				x

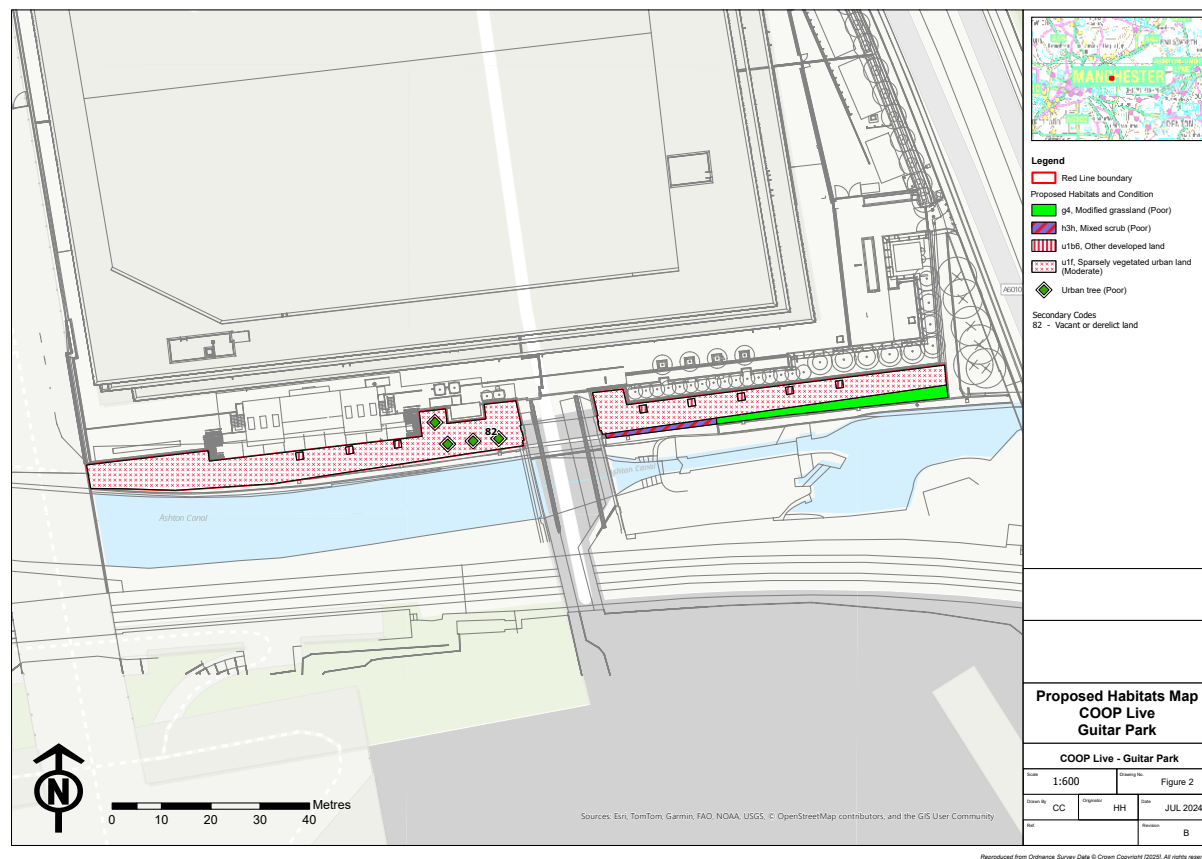
Broad-leaved plantain	<i>Plantago major</i>	r				
Annual meadow-grass	<i>Poa annua</i>	r				
Rough meadow-grass	<i>Poa trivialis</i>	r				
Annual beard-grass	<i>Polypogon monspeliensis</i>	r				
Meadow buttercup	<i>Ranunculus acris</i>	r				x
Weld	<i>Reseda luteola</i>	lo		x		x
Bramble	<i>Rubus fruticosus</i>	r			x	
Curled dock	<i>Rumex crispus</i>	r			x	
Broad-leaved dock	<i>Rumex obtusifolius</i>	r			x	
Common ragwort	<i>Senecio jacobaea</i>	r				
Oxford ragwort	<i>Senecio squalidus</i>	r		x		x
Hedge mustard	<i>Sisymbrium officinale</i>	r				
Smooth hawks-beard	<i>Sonchus oleraceus</i>	r				
Dandelion	<i>Taraxacum officinale</i>	r				
Lesse trefoil	<i>Trifolium dubium</i>	r				x
Red clover	<i>Trifolium pratense</i>	r				x
White clover	<i>Trifolium repens</i>	r				
Colt's-foot	<i>Tussilago farfara</i>	r				x
Mullein sp	<i>Verbascum sp (garden)</i>	r		x		
Rat's-tail fescue	<i>Vulpia myuros</i>	r				x
INNS Invasive non-native species						
Introduced species (non-native)						
SSOC Species indicating suboptimal condition						
OMH Species typical of open mosaic habitats (JNCC 2010)						

Biodiversity Net Gain

- 3.15 The whole site is classified as u1f – sparsely vegetated urban land which has ‘low’ distinctiveness value in the Statutory Biodiversity Metric, where it is categorized as sparsely vegetated land ruderal/ephemeral. The land does not qualify as open mosaic habitat on previously developed land as it is too small an area and lacks the variety needed. The habitat was in ‘Poor’ condition.
- 3.16 The four trees were classed as urban trees in ‘Poor’ condition.
- 3.17 In addition, because the constructed areas will be so small – a total of 18m², it is considered that the qualifies for a ‘de minimis’ exemption and no BNG calculation is needed. Even considering a larger working footprint of 2x2m per plinth, e.g. for construction, the area affected only rises to 32m², temporarily and the reinstated ground around would immediately return to habitat type, so really the impact is very minimal. Any disturbance caused by the construction is not likely to detriment the site as disturbance is integral to such vegetation.

4. ECOLOGICAL IMPACTS

Figure 2 Habitats Map – Proposed



Proposals

- 4.1 Figure 2 presents the post development habitat map. Appendix 2 shows the indicative proposals for the site.
- 4.2 The sculptures will be lit at night.
- 4.3 Potential ecological impacts of proposals are:
- Habitat loss
 - Disturbance by lighting (bats).

Habitats

- 4.4 A total of 18m² of sparsely vegetated land (u1f) will be lost to the proposals. This falls within the 'de minimis' in terms of not needing biodiversity net gain calculations. The trees will all be retained unaffected.
- 4.5 Nonetheless, the project aims to improve the remaining habitats by:

- Permanently removing INNS i.e. buddleia
- Annually managing SSOC such as docks, thistles before they set seed so they do not become dominant; pulling is recommended rather than herbicide. Late spring/early summer is best time
- Introducing additional suitable wildflower seed which will make a visual as well as ecological impact at the site. Example species include: oxeye daisy, yarrow, cornflower, wild carrot, viper's bugloss, lady's bedstraw, bird's-foot trefoil, perforate st-john's-wort, cat's-ear, autumn hawkbit, musk-mallow, pineappleweed, black medick, tufted vetch. Introduced species should be avoided. Ecological advice on seed mix selection should be sought to ensure that non-native plants are avoided.
- Annually cutting vegetation and removing arisings in late summer/Autumn after seed has set.
- Maintaining 4 Scot's pine trees via annual organic mulch at base and minimal canopy intervention.

4.6 With these actions, moderate condition can be achieved for all habitats; immediately for the u1f and in 10+ years for the trees.

Lighting

- 4.7 Lighting could potentially affect bats (and other wildlife) using the Ashton Canal for foraging and commuting. The only bat species recorded within 500m are common pipistrelle, with soprano pipistrelles present within 1km.
- 4.8 The sculptures will be illuminated between 1600 and 23.59 (New Substance 2025) and lighting will be controlled via a system that will be managed by the Co-op Live venue. It is expected that the timings of use will vary according to the schedule of events in the Etihad Campus including Co-op Live events, match days, other sporting events in MCC venues, and community engagement events.
- 4.9 A lighting impact assessment prepared by Me Engineers (2025) for the adjacent Canalside Project (now being built) included consideration of the proximity of the Ashton Canal to the proposals. The report characterises the existing lighting conditions as 'E3' environmental zone – i.e. a suburban setting with medium district brightness. It was concluded that, with the proposed lighting controls in place the Canalside Project would have minimal further lighting impacts on bats (and other nocturnal wildlife) using the Ashton Canal.
- 4.10 A similar area is affected by this proposal, already strongly impacted by existing lighting and canal towpath illumination. Minimal additional significant impacts are anticipated, and the Ashton Canal will still have ambient periods when additional illumination is not on, after midnight throughout the year.

5. CONCLUSIONS

- 5.1 The proposal site is situated in a highly urban setting just south of the newly constructed Co-op Live venue. The site is just north of the Ashton Canal.
- 5.2 No European protected sites, SSSIs, National or Local Nature reserves will be affected by proposals. Nor will any Priority Habitats be affected. The Ashton Canal SBI lies 8m to the south of the site but will not be affected directly.
- 5.3 In terms of European protected species, there are records for common pipistrelle bats within 500m, and soprano pipistrelle beyond this (one record). Pipistrelles (& other wildlife) species could potentially use the canal as a commuting and foraging habitat, but otherwise there are no habitats on site that would attract them. There is no potential for other protected species on site. There are no invasive non-native species either.
- 5.4 On site habitats are sparsely vegetated urban land (u1f) (UKHABS 2024) or sparsely vegetated ruderal/ephemeral according to the Statutory Biodiversity metric (Defra 2024). Existing condition was 'Poor'.
- 5.4 In terms of ecological impacts from proposals, habitat losses are below the de minimis threshold for needing biodiversity net gain. Nonetheless, habitat impacts have been minimised in siting the sculptures and beneficial management is proposed to raise condition of sparsely vegetated land from poor to 'Moderate'. Condition of retained trees can also be raised to 'Moderate' with some minor management actions and time.
- 5.5 Impacts from lighting proposals are considered minimal in the wider context of the site.

6.0 REFERENCES

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APPENDIX 1 CONDITION

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral			
Habitat Description			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats: UKHab -- UK Habitat Classification			
On-site or off-site, site name and location	Coop Live Gular Park	Survey date and Surveyor name	HELEN HAMILTON 26 6 25
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
GENERAL CRITERIA			
SIZE >0.25 ha (ie 50m x 50m) of OMH? (Intimate mosaic of at least	No		
NB Continuous blocks of a closed plant community >0.25ha should			
Known history of disturbance?	Yes		
Has soil been removed or severely modified by previous uses of the	Yes		
Has new material been added, e.g. substrate from	Yes		
Describe:	Whole area re-worked during recent construction of Coop Live. Very urban with likely disturbances of one kind or another since before the construction of the Ashton Canal in the 1790s.		
Condition Assessment Criteria	Notes (such as justification)	Criterion passed (Yes or No)	
Core Criteria - must be assessed for all urban habitat types:			
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	
	Describe height & structure:	Uniformly sparse (0cm) to occasionally plants c 30cm.	
	Describe habitats available for inverts (bare soil, food plants, nectar)	Very bare and disturbed - not suitable	
	Does one habitat sub type comprise >80% of area?	Yes, uniform.	
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.	No	
	List species present	See Spp list	
	Flowering plants as nectar sources through the year?	Many flowering plants, but unlikely any flowers during winter	
	Does this include exotic plants? (Extended flowering season)	Exotic plants are present but seen here as negative indicators	
	Evidence of invertebrates seen:	None, possibly one bumblebee.	
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 the total vegetated area.	Yes	
	List INNS present & % cover	Present	
	List SSOC & % cover	Present	
	Less than 5%?	Yes	
	Absent?	Present	
Additional Criteria - must be assessed for Open mosaic habitat			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i).	No	
	BARE GROUND (% COVER):		
(a)	Annual communities of stress tolerant ruderals, short in stature & suited to low nutrients.	Yes	
(b)	Moss-liverwort communities, acrocarps, pleurocarps with bare ground in fine-grained mosaic. Often in mosaics with other communities, Typ spp B rutabulum, Dicanum scoparium, Hymnum cupressiforme, Lophocolea heterophylla and Plutidium ciliare.	No	
(c)	Lichen communities, as extensive patches or mosaiced with other communities s.a. grassland or heath. Foliose, crustose and fruticose may occur.	No	
(d)	Ruderals, taller annuals, biennials/short-lived perennials - more nutrient rich areas and/or less disturbed. E.g. Daucus carota, Linaria vulgaris, Medicago lupulina, Reseda luteola.	Yes, Reseda luteola	
(e)	Inundation - periodic, seasonal flooding. Veg interspersed w bare patches mud, with caked surface if dry. Look for Alopecurus geniculatus, Juncus bufonius, Percecia maculosa, Ranunculus flammula.	No	
(f)	Open grassland - perennial stress-tolerant spp of short stature with patches of bare ground at fine grained scale and significant component of annual spp/lichen. E.g. F ovina, H radicata, P officinarum, Rumex acetosella.	No	
(g)	Flower-rich grassland - a more typical mature community with fewer gaps and more meso trophic robust forbs s a C nigra, L corniculatus, R acris, T pratense.	No	
(h)	Heathland - dwarf shrubs etc.	No	
(i)	Pools	No	
NUMBER OF COMMUNITY TYPES PRESENT:			
Essential criteria relevant for habitat type		No	
Number of criteria passed		1	
Condition Assessment	Condition	Score	
Result		Achieved	
Results for Green roofs and Open mosaic habitat			
• Passes all 3 core criteria:		Good (3)	
• Passes 2 or 3 of 4:		Moderate (2)	
• Passes 0 or 1 of 4:		Poor (1)	POOR
Footnotes			
Footnote 1 – Wildlife and Countryside Act 1981 (as amended).			
Home » NNS (nonnative)			
and Natural England Access to Evidence page should also be checked for up-to-date information:			
Horizon-scanning for invasive non-native plants in G/			
For criterion C – For green roof habitat types only – buddleia			
Alternative plants » NNS (nonnative)			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. <i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	Guitar Park	Survey date and Surveyor name	Helen Hamilton MCIEEM 26 6 25
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	t1 to t4, Scot's pine in non-native in Manchester
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).	No	Sparse canopy of trees growing in suboptimal conditions
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	dbh 15cm, all immature specimens
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	Very urban setting, disturbed, sparse canopy, urban night-lighting, disturbed ground beneath. However, all 4 trees are unvandalised and likely to develop into good trees in time.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No niches
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Some sparse u1f beneath
Number of criteria passed		1	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	POOR	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score²			
Allow to grow, annual organic mulch to improve nutrients locally to trees, manage vegetation beneath with cut and remove to improve biodiversity. Scot's pine cope will in low-nutrient conditions and adverse sttings in their native Scotland.			
Footnotes			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.			

APPENDIX 2 PROPOSALS

