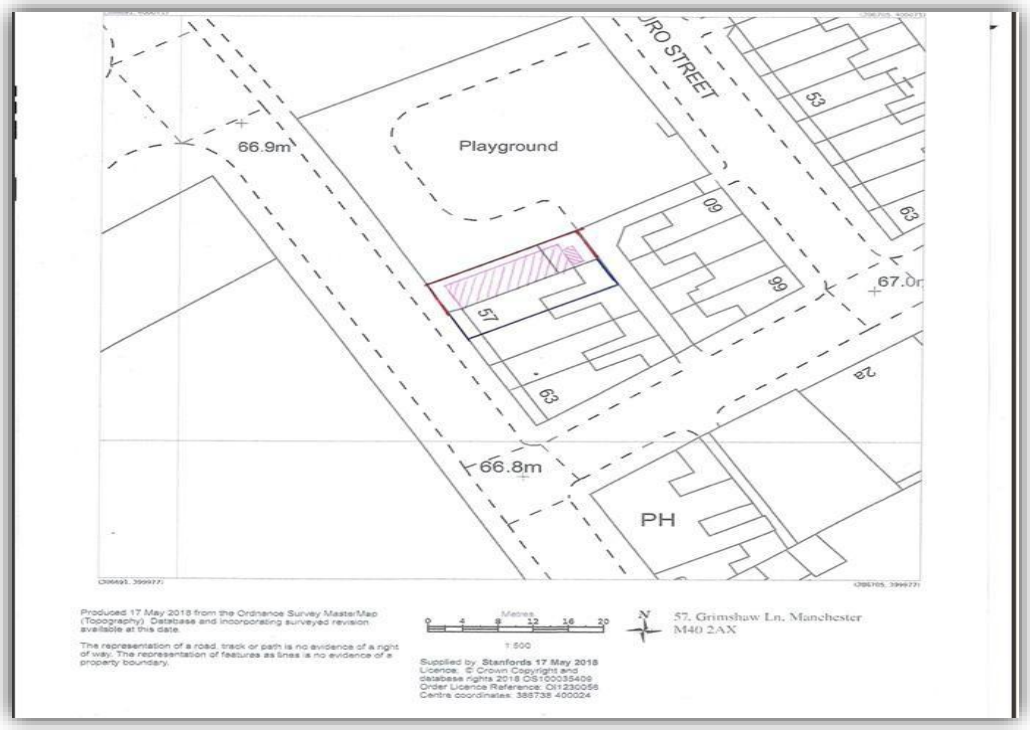
Biodiversity Net Gain Assessment

Elevation Plan



Location plan etched in red



Proximity of priority deciduous woodlands and LNR within 2 a Km radius



Introduction

Plans 2 Extend Limited have provided a Biodiversity Net Gain (BNG) Assessment for the plot of land adjacent to 57 Grimshaw Lane, Manchester, M40 2AX (20th August 2025). The development proposes the construction of a new family dwelling on land that previously supported a terraced property. Manchester City Council requires a minimum 10% net gain in biodiversity compared to the pre-development baseline value of the site. The DEFRA Biodiversity Metric 4.0 (Small Sites Metric) has been used to calculate both the baseline and post-development habitat units.

Site and Surroundings

The survey area comprises mainly bare ground, sealed surfaces, and scattered ruderal vegetation. Site access is via Grimshaw Lane at Grid Ref: SD86730002. Surrounding land uses include commercial buildings to the west, a children's play space to the north, residential buildings to the east, and further commercial buildings with a canal to the south. Priority deciduous woodland lies c.350m away, and Clayton Vale LNR lies c.1.2km away.

Approximate site area: 350 m^2 (0.035 ha).

Baseline Habitat Value

Baseline habitats were calculated using DEFRA/Natural England's Biodiversity Metric 4.0 Small Sites Metric. The total baseline score is 0.0306 habitat units.

Table 7.1 – Baseline Habitats (Excel Output)

Habitat Type	Area (m^2)	Distinctiveness	Condition	Habitat Units
Developed land; sealed surface	30.2	Very Low	N/A	0.0000
Bare ground (sparsely vegetated land)	55.8	Low	Moderate	0.0200
Ruderal vegetation	20.6	Low	Moderate	0.0106

Baseline total: 0.0306 habitat units

Proposed Enhancements

To achieve net gain, the following measures will be implemented alongside post-development habitats:

- Install 2 bird nesting boxes (e.g., Schwegler 1B, 32 mm) at 2–4 m, facing between north and east.
- Install 1 bat box (e.g., Schwegler 1FD) suitable for small bat species.
- Plant 2 Hawthorn trees (Crataegus monogyna) — one front, one rear — retained for 30 years.
- Introduce native climbing plants (ivy Hedera helix or honeysuckle Lonicera periclymenum) along rear boundary fencing or walls.
- Provide 2–3 m^2 equivalent wildflower planting within ornamental pots or troughs.

Management Plan (30 years)

Years 1–5: inspections, weeding, watering in dry periods, formative pruning, replacement of failures, removal of guards once established.

Years 6–30: annual inspections, pruning as required, arboricultural oversight.

Post-Development Habitats

Table 11.1 – Post-Development Habitats (Excel Output)

Habitat Type	Area (m^2)	Distinctiveness	Condition	Time to Target (years)	Habitat Units
Developed land; sealed surface	63.4	Very Low	N/A	0	0.0000
Vegetated garden	41.1	Low	Moderate	1	0.0079
Urban trees (x2)	81.3	Medium	Moderate	27	0.0249
Bare ground	20.6	Low	Moderate	0	0.0030
Climber	-	Low	Moderate	5	0.0020

planting

Wildflower - pots/troughs | Medium | Moderate | 1 | 0.0015

Post-development total: 0.0393 habitat units

Net gain: +0.0087 units = +13.1% ✓

Conclusion

The proposed development achieves a 13.1% net gain in biodiversity against the baseline value, exceeding the minimum requirement of 10%. The measures set out are proportionate, space-efficient, and consistent with DEFRA guidance. The proposals are therefore compliant with local and national BNG policy requirements.

Audited by: CDM (HNC) (Affiliations ACIAT)

Date: 14th September 2025