

Bruntwood SciTech
Union, 2-10 Albert Square, Manchester, M2 6LW

11th September 2025
14667_SISTER_Plot H

Dear Bruntwood,

In relation to updates to the General Landscape Arrangements Plan (SISCO-SLA-LA-ZZ-DR-LA-00001), issued on 5th September 2025, ecology can confirm the following changes to their assessment:

Biodiversity Net Gain

The updates include the reduction of two areas of habitat creation, located to the east of the Renold Building. The reduction results in the loss of 0.007 ha of introduced shrubs. There is no additional tree loss.

Although there is a loss of created (post development) habitat; the proposals now include the retention of two flower beds, located immediately adjacent to the Renold Building entrance. The two flower beds measure approximately 0.007 ha in size and therefore there is no overall loss in biodiversity net gain. The updated baseline and post development tables have been inserted below for reference and the updated Metric has been submitted, entitled *14667_Statutory_Biodiversity_Metric_Plot_C_110925*.

Table 4.1: Baseline Habitats and Areas Retained and Enhanced

Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Area retained (hectares)	Area enhanced (hectares)	Area lost (hectares)
Urban	Vacant or derelict land	0.03	Low	Moderate	-	-	0.03
Urban	Developed land; sealed surface (buildings)	0.49	V.Low	N/A - Other	-	-	0.49
Urban	Developed land; sealed surface (hardstanding)	1.22	V.Low	N/A - Other	-	-	1.22
Urban	Introduced shrub	0.04	Low	Condition Assessment N/A	0.007	-	0.03
Grassland	Modified grassland	0.38	Low	Poor	-	-	0.38
Individual trees*	Urban tree (54 existing trees)	0.88	Medium	Moderate	0.46	-	0.42
Total Habitat Area		3.04			0.46	-	4.26
Total Habitat Area Excluding Trees		2.16					

*individual trees are calculated separately and therefore are an additional 'habitat area'

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Table 4.3: Created and Enhanced Habitats						
Broad Habitat	Proposed habitat	Area (hectares)	Created/enhanced	Baseline condition	Distinctiveness	Target condition
Urban	Developed land; sealed surface	1.79	Created	N/A	V.Low	N/A
Heathland and shrub	Mixed scrub	0.111	Created	N/A	Medium	Moderate
Urban	Introduced shrub	0.03	Created	N/A	Low	N/A
Grassland	Other neutral grassland	0.222	Created	N/A	Medium	Moderate
Individual trees	Urban tree	1.10	Created	N/A	Medium	Moderate
A net gain of 1.34 habitat units, +16.80%						

It is concluded that that the biodiversity net gain for Plot C remains at **1.34 Habitat Units**, which equates to a **+16.80%** net gain.

It is also confirmed that the changes made to the Landscape General Arrangements Plan, does not impact upon other conclusions made within the Ecological Impact Assessment for Plot C.