

Habitat Management and Maintenance Plan



Mount Road, Gorton
1st May 2024



**Tyler
Grange**

TG Report No. 15860_R02_JD

Project No:	Report No.	Date	Revision
15860	R02	1st May 2024	-
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Appendix 1: Landscape Proposals



Summary

- S.1. This Habitat Management and Maintenance Plan (HMMP) has been prepared by Tyler Grange Group Ltd. on behalf of Kellen Homes. It provides details regarding the initial measures required to install habitat creation as part of a proposed residential development, along with long-term management and monitoring requirements. The proposed development is located off Mount Road, Gorton and will hereinafter be referred to as the 'site'.
- S.2. The application is accompanied by an Preliminary Ecological Appraisal (PEA) and Biodiversity Metric produced by Tyler Grange Group Ltd., which sets out the types of habitat proposed within the site and their target conditions. This report details how these measures will be delivered to ensure the development remains compliant with the measures put forward with the original application. This report should be read alongside the accompanying EclA and Biodiversity Metric for full context.



Section 1: Introduction and Site Context

Purpose

- 1.1. This Habitat Management and Maintenance Plan (HMMP) has been prepared by Tyler Grange Group Ltd. on behalf of Kellen Homes. It provides details regarding the initial measures required to install habitat creation as part of a proposed residential development, along with long-term management and monitoring requirements. The proposed development is located off Mount Road in Gorton and will hereinafter be referred to as the 'site'. It is located at OS Grid Reference SJ 88325 95021.

Coverage

- 1.2. The HMMP relates to an area of land located to the east of Mount Road in Gorton, the extent of which is shown in **Appendix 1**. This includes created and retained habitats but excludes the sports pitches in the west of the site, which would be managed to the future occupier's specifications and comprise amenity grassland cut to a short sward.
- 1.3. It also excludes habitats (i.e. lawns) within private curtilages.
- 1.4. The HMMP will set out details of the long-term management of habitats and is set out as follows:
- **Section 2** describes the site context including details of habitats of ecological value that will be managed under this HMMP;
 - **Section 3** sets out management objectives for the HMMP and describes constraints that may influence management prescriptions;
 - **Section 4** describes the management prescriptions to achieve objectives set out in **Section 3** as well as setting out monitoring and remedial actions where necessary;
 - **Section 5** sets out the monitoring strategy of the 30-year period; and
 - **Section 6** describes who will be responsible for implementing the plan and how arrangements for funding will be organised.
- 1.5. The habitat creation elements of the HMMP regime would commence following and during the construction period, with management prescriptions being implemented in a phased manner as habitats establish.
- 1.6. Implementation of the plan will be iterative in the management prescriptions and will be refined as necessary based on the condition of the site and outcomes following the first cycle of the implemented management and ongoing monitoring.



Background

- 1.7. The application is accompanied by a PEA and Defra Biodiversity Metric calculation prepared by Tyler Grange Group Ltd. and summarised in Tyler Grange report **15860_R01c**, which must be read alongside this management plan for full context.



Section 2: Site Summary

Site Location

- 2.1. The extent of the site is denoted by the red line boundary as shown in **Appendix 1** and is centred on (OS) grid reference SJ 88325 95021. It is located to the east of Mount Road in Gorton, Manchester.

Baseline Habitats

- 2.2. As reported in the EclA for the site, the site is dominated by species-poor grassland which is becoming encroached with scrub and tall ruderal species along the field margins. A small plot of hardstanding ground lies within the north-western corner of the site and scattered trees line the eastern and western site boundaries.

Land Tenure

- 2.3. All land within the site is within the control of the applicant, Kellen Homes

Ecological Features to be Managed

- 2.4. The soft landscape detail for the entire site is provided in **Appendix 1**. In summary, the habitats to be created and managed are as follows:
- Scattered street trees
 - Meadow mix grassland;
 - SuDS Mixture;
 - Ornamental hedgerow planting

Key Faunal Groups

- 2.5. The following key faunal groups for the site have been identified within the site from ecological surveys undertaken to inform the assessment:
- Birds – potential for nesting birds in trees, scrub and hedgerows across site (both retained and new) – recommendation for sensitive timing of vegetation clearance/management works.

Other Key Considerations

- 2.6. Aside from the faunal groups identified on-site, the principal purpose of this document and habitat management is to ensure the landscape detail delivers the benefits put forward with the Biodiversity Net Gain calculations and assessments completed by Tyler Grange Group Ltd.



Section 3: Management Objectives and Constraints

Management Objectives

- 3.1. Considering the habitats and key fauna present within the site, the following objectives for nature conservation management have been set:
- **Objective 1:** To protect and enhance existing retained habitats on site.
 - **Objective 2:** To create a diverse range of new habitats on site.
 - **Objective 3:** To ensure the continuance and expansion of opportunities for key faunal species identified on site.
 - **Objective 4:** To monitor the efficiency of nature conservation management through regular assessment of habitat establishment.
 - **Objective 5:** To create high ecological value habitats in appropriate condition according to the targets set in the Biodiversity Metric completed by Tyler Grange Group Ltd.

Key Faunal Groups and Management Requirements

- 3.2. Considerations for key faunal groups include:
- Create additional nesting resources for birds through the planting of trees, hedgerows, shrubs and SUDs; and
 - Maintain and enhance foraging and commuting habitats on site for bats, badgers, and small mammals.

Management Constraints

- 3.3. Management cannot be undertaken which compromises the survival or success of the fauna described above in **Section 3.2**. Further detail is described below:
- Cutting of shrubs, hedgerows and pruning of trees will be undertaken between September and February, outside of the 'core' nesting bird season. Due diligence is also required by maintenance staff to avoid the disturbance of nesting birds which can also nest outside of the 'core' period. In the event that clearance is required between March and August (the core nesting season), the works will need to be preceded by a check for active nests by a suitably experienced ecologist;
 - SUDs maintenance should be timetabled outside of the 'core' amphibian breeding season (February – June inclusive) to avoid conflicts with breeding amphibians.



Section 4: Management Prescriptions

- 4.1. The management prescriptions for each proposed and retained habitat, including timings and responsibilities, are set out in **Table 4.1** within the subsequent pages of this section of the report. The HMMP will be implemented in stages as indicated in the timings column in accordance with the management task, as will the appropriate timing of required habitat maintenance once established.
- 4.2. The prescriptions seek to cover a period equating to a 30-year period and include both the startup works and continued management post development. This is inclusive of primary establishment of habitats and subsequent management regimes. These actions are set out under the individual objective headings set out in **Section 3**.

Table 4.1 – Table of management prescriptions.

Objective 1: To protect and enhance existing retained habitats on site; Objective 2: To create a diverse range of new habitats on site; Objective 3: To ensure the continuance and expansion of opportunities for key faunal species identified on site; Objective 5: To create high ecological value habitats in appropriate condition according to BNG metric.			
Prescription	Rationale for the Habitat Creation / Management	Management Tasks	Timing
<i>General</i>			
Ongoing Management	Maintain habitats to be in a healthy and attractive condition.	Removal of vegetation arisings, litter and general waste from all landscaped areas of the site to reduce these factors degrading created habitats on the site.	Annually following occupation of site.
<i>Proposed Tree Planting</i>			
Planting of Broadleaved Tree Species	To ensure planting of species to create new habitats, increasing opportunities for wildlife.	<u>Planting (year 1)</u> All trees to be rootballed to provide maximum protection for roots and planted over winter for maximum drought tolerance. Feature trees to be planted at a girth of 20-25cm; medium-sized (extra heavy standard) ornamental trees to be planted at a girth of 14-16cm; small ornamental trees planted at a girth of 10-12cm and POS trees planted at 12-14cm girth. Each tree will be protected with a biodegradable rabbit guard and	November – March



		affixed with conical strimmer guards and two stakes per heavy standard or extra heavy standard tree. Mulch layer to comprise 50- 75mm of ornamental bark nuggets, depending on girth of tree.	
Ongoing Management of Broadleaved Trees	Maintain planting in a healthy condition and enhance the habitat as a resource for to wildlife.	<u>Initial aftercare (years 1 – 5)</u> Annual monitoring of trees in growing season and replacement of any dead / unsuccessful / vandalised trees in next growing season. Weeding will be undertaken during monthly maintenance visits during the growing season, whereby weeds will either be spot treated with a suitable herbicide or hand weeded. During the monthly maintenance visits for the first 5 years, all stakes/ties/rabbit guards will be readjusted as necessary. Watering of trees will require three monthly visits in growing season for the first 5 years. An additional visit per month may be required for trees in hard surfaces during periods of drought – to be informed by monthly maintenance visits. The following will apply: • Last week in March – 1 visit; • April – September – 3 visits each month (more in periods of drought); • Early October – 1 visit <u>Years 5-30</u> At year 5 the growth of new trees should be assessed and formation pruning undertaken as necessary and stakes / ties / rabbit guards removed at year 5. <u>General Years 5 – 30</u> Pruning as necessary in March or October (taking into account nesting bird presence). Pruned material to be used to create habitat piles associated with SUDs features to further enhance the biodiversity value of the site.	April – September



<i>Proposed Meadow Mix Grassland</i>			
Sowing of Meadow Mix Grassland	To increase biodiversity, compensate for the loss of habitats and increase foraging opportunities for wildlife.	<u>Initial Creation</u> To prepare the ground it will initially be cleared of vegetation. Once the ground has been prepared, it will be harrowed to a medium tilth and rolled to be in a position to accept the meadow mix. The seed mix will then be sown at the supplier's recommended rate (4g/m²) in early Spring or Autumn.	Ground preparation – any time Sowing – early spring or autumn
Ongoing Management of Meadow Mix Grassland	Maintain planting in a healthy condition and enhance the habitat as a resource for to wildlife.	<u>Year 1</u> In the year following Autumn sowing, or the same year as Spring sowing, once the first grasses have established they will be subject to regular monthly cuts throughout the growing season between April and October to a height of 40-60mm, with arisings removed if dense. This will be to suppress the faster growing weed species and allow the slower-germinating grasses/forbs to develop. Residual perennial weeds such as docks will be dug out by hand. <u>Years 2-3</u> Depending on the success of the year 1 establishment and management (assessed using the monitoring surveys and condition criteria), monthly cuts to suppress the faster growing weed species will continue to be undertaken in the growing season (April – October). Should a sufficient diversity of grasses and wildflowers be apparent by year 2, the monthly cuts can be relaxed to traditional hay cuts, with one cut being taken in midsummer (in August once sown species have flowered) in addition to spring or autumn mowing. Spring cutting can be omitted from years 2-3 onwards depending on the type and growth noted in the spring, as recorded by monitoring. The cuttings will then be left to dry and shed seed for a week and then removed from site. <u>Years 3 – 30</u> Once established, the management regime will comprise a main summer hay cut in late summer, followed by an autumn cut in September. Spring cuts will be introduced as necessary and dependent on growth in the early season	Year 1 cutting – monthly in growing season April – October Year 2 onwards – main summer cut in August, followed by autumn cut and spring cuts – the latter only introduced as required by monitoring and growth.



		Undesirable weeds (i.e. docks/ragwort) will be pulled annually.	
Proposed SuDS Mixture			
Creation of SUDS Feature	To increase biodiversity, compensate for the loss of habitats and increase foraging opportunities for wildlife.	<u>Formation of SUDs features (year 1)</u> Excavation of swale areas to the approved design undertaken any time of year.	October – February
		<u>Planting of meadow mix for wetland (year 1)</u> The base and banks of the SUDs feature will be sown in prepared ground with the seed mix for wetland in accordance with the supplier's specifications at an approximate density of 5g/m ² .	April - September
Ongoing Management of SUDS Feature	Maintain planting in a healthy condition and enhance the habitat as a resource for to wildlife.	<u>Vegetation Management (year 2 onwards)</u> Once established, the vegetation cover within the bank areas will be managed within limits to ensure any open water within the basin is maintained through rotational cutting of approximately 1/3 of the vegetation every second year to a height of 150mm. Where it is apparent that certain forbs/sedges/wildflowers are not growing, consideration will be given to plug planting certain species, detailed by monitoring and remedial action. The ongoing monitoring will also inform the requirement for the removal of any invasive species (i.e. bulrush) within the basin as appropriate and limit these to a manageable extent, along with spot treatment of undesirable species as necessary. Intentionally thinned areas of bare ground, amounting to at least 10% of the overall area should also be maintained. Any bulrush/invasive species to be removed over winter and left in small piles around basin perimeter to allow any aquatic invertebrates or other species to return to the water feature.	October – February to avoid amphibian breeding season
Proposed Wetland Meadow Mix Grassland			
Sowing of Wetland Mix Grassland	To increase biodiversity, compensate for the loss of habitats and increase foraging opportunities for wildlife.	<u>Initial Creation</u> To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.	Ground preparation – any time



		Once the ground has been prepared, it will be harrowed to a medium tilth and rolled to be in a position to accept the wetland mix. The seed mix will then be sown at the supplier's recommended rate (4g/m ²) in early Spring or Autumn.	Sowing – early spring or autumn
<i>Proposed Ornamental Hedgerow Planting</i>			
Creation of Ornamental Hedgerow	To increase biodiversity and connectivity and provide an enhancement for wildlife.	<u>Planting (year 1)</u> Hedgerow shrubs planted in double staggered rows 30cm apart; plants in each row to be 45cm apart, giving 5 plants per linear meter. Hedgerow shrubs to be planted over winter for maximum drought tolerance.	November - March
Ongoing Management of Ornamental Hedgerow	To enhance structure and increase opportunities for wildlife.	<u>Initial aftercare (year 1-3)</u> Annual check to remove failed stock and replace where necessary. Weeds growing between shrubs or between geotextile sheeting should be cut back regularly over the summer until the hedge growth gets above weed height. <u>Years 3-30</u> Pruning as necessary.	Growing season Growing season
<i>Retained Trees</i>			
Ongoing Management of Retained Trees	To maintain existing value of trees across site	Management of retained trees around the perimeter of the site will comprise continual monitoring and removal of dead or failing branches.	October – February
<i>Bird Species</i>			
Installation of bird boxes	To provide an increase in nesting opportunities for bird species within the site.	Installation of 10 x bird boxes on site, 2-4m from the ground, integrated within buildings and ideally directly beneath eaves, targeting house sparrow (x 5) and swift (x5). Suggested specifications are the Vivara Woodstone House Sparrow Nest Box and Manthorpe Swift Brick (or equivalents, depending on stock and availability). Locations to be micro-sited at direction of ecologist and away from light sources, preferably facing greenspace.	Prior to occupation after the completion of the construction phase.



		Given the integrated nature of the boxes, no ongoing monitoring or maintenance is recommended. The suggested locations for the boxes are illustrated overleaf in Figure 1.	
Bat Species			
Installation of bat boxes	To provide an increase in roosting opportunities for bat species within the site	Installation of 10 x bat boxes on retained trees or integrated within buildings, at least 4m from the ground and ideally located beneath eaves. Boxes should be placed in diverse locations facing south where possible. Suggested specification is the Schwegler 1FF for tree box or Vivara Pro Build-In Woodstone Bat Boz (or equivalents, depending on stock and availability). Given the integrated nature of the boxes and protection of bats, no monitoring or maintenance is recommended. The suggested locations for the boxes are illustrated overleaf in Figure 1.	Prior to occupation after the completion of the construction phase.
Hedgehogs			
Installation of Hedgehog Highways within fences around site	To provide an increase in foraging/commuting opportunities for hedgehogs across the site.	Installation of hedgehog highways within selected fences around the site at the direction of a Suitably Qualified Ecologist, with 10 x 10cm holes prepared at ground level and sloped access to gateways for hedgehogs where possible.	Prior to occupation after the completion of the construction phase.
Objective 3: To ensure the continuance and expansion of opportunities for key faunal species identified on site			
Prescription	Rationale for the Habitat Creation / Management	Management Tasks	Timing
Management and creation of new and enhanced varied habitats	Management and establishment of trees, hedges, grasses and herbaceous planting, will benefit all key faunal species.	As detailed under specific management items under Objectives 1 and 2	As detailed under specific management items under Objectives 1 and 2.
Objective 4: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment.			
Prescription	Management Tasks		Timing



Ongoing Monitoring of habitats	Undertake monitoring surveys at Years 1, 2 3, 5, 10, 20 and 30. Results to be compiled into a short note for submission to Local Planning Authority.	Summer - May - July
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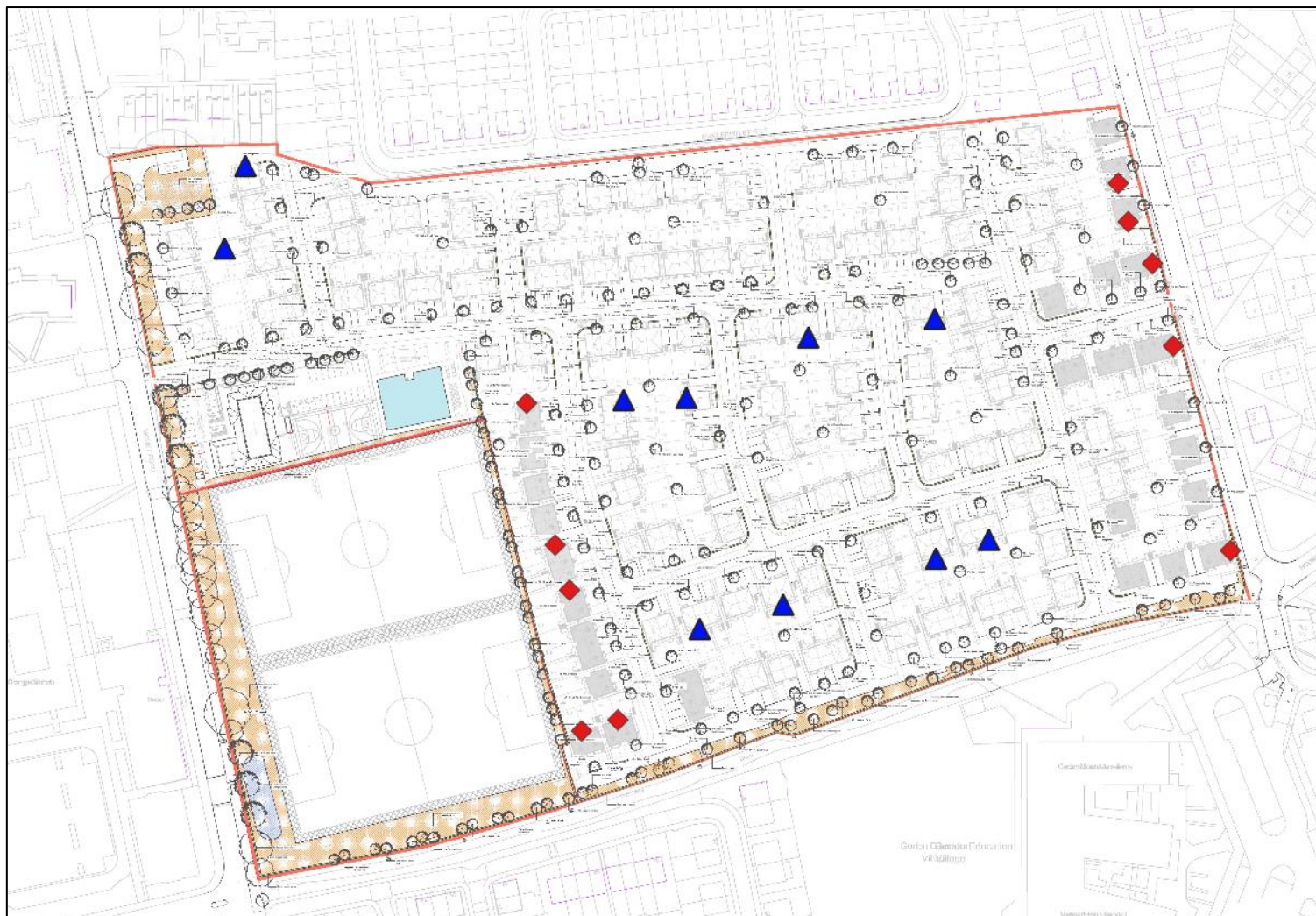


Figure 1 – Suggested indicative locations of bird and bat boxes – final locations to be micro-sited at the direction of an ecologist



Section 5: Monitoring and Remedial Measures

- 5.1. Along with the requirement for ongoing management of the site by specialist contractors, it will also be necessary for the site to be periodically monitored by a Suitably Qualified Ecologist (SQE) to ensure the created and retained habitats are in the appropriate condition and are either showing signs of success in the management objectives put forward (i.e. between years 1 and 3) and later with evidence that each habitat has achieved its target condition.
- 5.2. It is therefore recommended that monitoring of the site is undertaken in Year 1 once development and habitat creation in a given area is complete. Given the scale of the development, construction will span over a single year. 'Year 1' and subsequent years will therefore refer to the time after completion of development/landscape features in a given phase.
- 5.3. In Year 1 of a phase, monitoring will be required once all landscaping in a phase has been completed to ensure that all created/retained habitats have been installed to the correct specification and location. Should the monitoring by the SQE identify that a habitat or feature has been installed incorrectly or to the wrong specification, it will be the responsibility of the SQE to report this to Kellen Homes and their appointed contractors/management company. Kellen Homes and their appointed contractors/management company will then be responsible for resolving the issue immediately. The results of the monitoring at Year 1 for a given phase will be compiled into a short note for submission to the Local Planning Authority.
- 5.4. Monitoring will then be required in Years 2, 3, 5, 10, 20 and 30 post-development. The appointed SQE will perform a condition assessment of all created habitat features to assess their progress against management objectives. Should any habitats appear to be failing or in poor condition, it will be the responsibility of the SQE to report this to Kellen Homes (or subsequent owner/responsible body) and their appointed contractors/management company. It will then be the responsibility of Kellen Homes and their appointed contractors/management company to implement the necessary remedial measures (i.e. re-fixing rabbit guards, replacement of failing tree/hedge stock). The results of the monitoring in Years 2, 3, 5, 10, 20 and 30 will be compiled in reports for submission to the Local Planning Authority. **Table 5.1** below outlines the monitoring programme, methodologies, deliverables and remedial action measures.

Table 5.1 – Monitoring mechanisms.

Year	Methodology and Timing	Deliverable	Remedial Action
1	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report to Manchester City Council to confirm the outcome of the survey. In Year 1 this will comprise confirmation that the correct grass mix has been sown to the correct methodology over the correct area, and that trees/hedge plants have been planted correctly. It is not expected that the created habitats will have achieved their target condition at this point.	Should the survey identify that habitats have been installed to the wrong specification or in the wrong area, the SQE will relay this to Kellen Homes and their appointed contractor to rectify immediately and within the same planting season.



2	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September prior to cutting.	Monitoring report to Manchester City Council to confirm the outcome of the survey. In Year 2 this will comprise confirmation that the habitats are developing accordingly and that woody plants are free of rabbit damage/other causes of failure. It is not expected that the created habitats will have achieved their target condition at this point.	In Year 2, it should be evident if the sown meadow grassland mix is taking seed and developing appropriately. If it is apparent that weed species are dominant, remedial measures will comprise more intensive management to combat weed species, coupled with targeted spot-treatment where necessary. Any woody plants replaced if failed.
3	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September prior to cutting	Monitoring report to Manchester City Council to confirm the outcome of the survey. In Year 3 this will comprise confirmation that the habitats are developing accordingly and that woody plants are free of rabbit damage/other causes of failure. It is not expected that the created habitats will have achieved their target condition at this point.	In Year 3, it should be evident if the sown meadow grassland mix is taking seed and developing appropriately. If it is apparent that weed species are dominant, remedial measures will comprise more intensive management to combat weed species, coupled with targeted spot-treatment where necessary. Any woody plants replaced if failed.
5	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September prior to cutting.	Monitoring report to Manchester City Council to confirm the outcome of the survey. In Year 5 this will comprise confirmation that the habitats are developing accordingly and that woody plants are free of rabbit damage/other causes of failure. It is not expected that the created habitats will have achieved their target condition at this point.	In Year 5, it should be evident if the sown meadow grassland mix is taking seed and developing appropriately. If it is apparent that weed species are dominant, remedial measures will comprise more intensive management to combat weed species, coupled with targeted spot-treatment where necessary. At Year 5, the meadow grassland should be well established so if indicator species of the grassland are not present, more intensive remedial measures will need to be considered. This may comprise overseeding with the same seed mix and implementing a more intensive monitoring programme and cutting



			programme to combat weed species, along with plug-planting of selected species (i.e. yellow rattle). Any woody plants replaced if failed, rabbit guards removed at this point.
10	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September prior to cutting.	Monitoring report to Manchester City Council to confirm the outcome of the survey. In Year 10 this will comprise confirmation that the habitats have developed and that woody plants are free of rabbit damage/other causes of failure. At Year 10, the meadow grassland should have achieved its target condition of 'Moderate', and the monitoring report will confirm this, or the remedial measures which are being actioned to rectify.	The meadow grassland should have achieved its target condition of 'Moderate' by Year 10. If this is not the case, and the overseeding/more intensive management and monitoring considered in Year 5 has not worked, more intrusive ground investigations/topsoil stripping would need to be considered, along with more regular monitoring.
20	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September prior to cutting.	Monitoring report to Manchester City Council to confirm the outcome of the survey. In Year 20 this will comprise confirmation that the habitats have developed and that woody plants are free of rabbit damage/other causes of failure. At Year 20, the meadow grassland should have achieved its target condition of 'Moderate', and the monitoring report will confirm this, or the remedial measures which are being actioned to rectify.	The meadow grassland should have achieved its target condition of 'Moderate' by Year 10, and well established by Year 20. If this is not the case, and the over-seeding/more intensive management considered in Year 5/10 has not worked, more intrusive ground investigations/topsoil stripping would need to be considered, along with more regular monitoring.
30	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September prior to cutting.	Monitoring report to Manchester City Council to confirm the outcome of the survey. In Year 30 this will comprise confirmation that the habitats have developed and that woody plants are free of rabbit damage/other causes of failure. At Year 30, the meadow grassland should have achieved its target condition of 'Moderate', and the monitoring report will confirm this, or the remedial measures which are being actioned to rectify.	The meadow grassland should have achieved its target condition of 'Moderate' by Year 10, and well established by Year 30. If at the point of Year 20 it is apparent that the grassland is failing, remedial action would have been put in place to rectify it so by Year 30 there has been adequate time (10-years) to restart the meadow grassland creation and confirm by Year 30 that the habitat creation measures



			targeted have been successful and the necessary number of BNG units delivered.
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Section 6: Delivery of the Plan

- 6.1. Kellen Homes will be the body responsible for the delivery of this HCMP. It will be Kellen Homes' responsibility to provide adequate financial provision to a future management company/contractor to install and manage the proposed habitats. It will be Kellen Homes overall responsibility to ensure the prescriptions detailed in this management plan are delivered, and any remedial actions arranged and delivered.
- 6.2. Kellen Homes will be responsible for appointing a Suitably Qualified Ecologist to undertake the required monitoring measures in Years 1, 2 3, 5, 10, 20 and 30. The SQE will then be responsible, through funding by Kellen Homes, to undertake the monitoring and report discrepancies to either the principal contractor or management company, along with compiling the results of the monitoring for submission to the Local Planning Authority. It will be the responsibility of Kellen Homes to submit the monitoring reports and ensure any remedial measures recommended by the SQE are implemented through financial provision
- 6.3. Should Kellen Homes sell the site, it will be the responsibility of the new owner/occupant to deliver the measures outlined in this report
- 6.4. It is considered that if the details outlined in this report can be delivered in full then the requirements of the reserved matters will be met and all policy and legislation surrounding habitat creation/biodiversity net gain will be complied with.



Appendix 1: Landscape Proposals





rev	details	by	date
P01	PLANNING ISSUE	CW	04.10.2023
P02	UPDATED TO CLIENT COMMENTS	CW	06.10.2023

Notes

1.0 Do not scale from drawing, use figured dimensions only

1.1 All dimensions to be checked on site

1.2 This drawing to be read in conjunction with all other Gillespies drawings and specifications

Project title		Drawing title	
MOUNT ROAD, GORTON MANCHESTER		SITEWIDE PLANTING PLAN	
Drawing status		Scale	
PLANNING		1:500 @ A0	
Drawing number		Revision	
P21374-00-001-GIL-L-0406		P02	
Client		Kellen Homes	

GILLESPIES

An abstract collage of various geometric shapes and icons in shades of blue, yellow, and black. The shapes include triangles, squares, and circles, some with patterns like polka dots or stripes. Icons include a hand, a leaf, a star, and a fan-like shape. The central text is overlaid on a large yellow hexagon.

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