

UoM Squirrels Bar

Biodiversity Net Gain Feasibility Report



Stantec UK Limited

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UoM Squirrels Bar BNG Assessment Report

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UoM Squirrels Bar BNG Assessment Report

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Executive Summary

Stantec was commissioned by Hydrock to complete a Biodiversity Net Gain Assessment (BNG) to support a planning application for the construction of a student bar for the University of Manchester “Squirrels Bar” within the grounds of the Armitage Sports Centre at NGR SJ 85995 94165 in Fallowfield, Manchester (hereafter referred to as the “Site”). The Site covers a total area of 0.13 hectares.

The Site was surveyed on the 8th April 2025 to understand its potential to support notable and/or protected habitats and species. The habitats on the Site were subject to a condition assessment (where applicable), enabling completion of a BNG assessment.

The Site is comprised of modified grassland with scattered trees and developed land, sealed surface (hardstanding) habitats.

The development under the current proposals will result in a net loss of 0.18 Habitat Units (HU) from a Site baseline biodiversity value of 0.30 HU. This corresponds to a percentage net change of -59.62%. Therefore, a 10% BNG trading rules have not been met.

The retention of the grassland and trees has been explored via the relocation of the proposed development within the Site grounds; however, this was not possible due to access requirements. The provision of a 10% BNG and satisfaction of the trading rules on-Site is not feasible due to the lack of space available for the tree planting required to deliver a 10% net gain. As a result and given there are no options to deliver the required offset habitats on off-site land within UoM land ownership, the Biodiversity Units required to deliver a 10% net gain in HU will be purchased from the Environment Bank. As part of the Site development works, it is recommended that a Construction Environmental Management Plan (CEMP) is provided by the Contractor undertaking works. Retained habitats should be addressed in a Landscape and Ecology Management Plan (LEMP).

This Executive Summary contains an overview of the key findings and conclusions. However, no reliance should be placed on any part of the executive summary until the whole of the report has been read.



Acronyms / Abbreviations

BNG	Biodiversity Net Gain
CIEEM	Chartered Institute of Ecology and Environmental Management
CIRIA	Construction Industry Research and Information Association
cm	Centimetre
Defra	Department for Environment Food and Rural Affairs
EUNIS	European University Information Systems organisation
Ha	Hectare
HeU	Hedgerow Unit
HPI	Habitat of Principle Importance
HU	Habitat Unit
IEMA	Institute for Environmental Management and Assessment
JNCC	Joint Nature Conservation Committee
km	Kilometre
LBAP	Local Biodiversity Action Plan
LNRS	Local Nature Recovery Strategy
LPA	Local Planning Authority
NPPF	National Planning Policy Framework
OS NGR	Ordnance Survey National Grid Reference
PEA	Preliminary Ecological Appraisal
SBM	Statutory Biodiversity Metric
SPI	Species of Principle Importance

1 Introduction

1.1 Background

Stantec UK Limited was commissioned by Hydrock to complete a Baseline Biodiversity Assessment, in connection with the relocation of the University of Manchester property “Squirrels Bar” in Fallowfield, Manchester, centred on approximate Ordnance Survey National Grid Reference (OS NGR) location SJ 85995 94165, hereafter referred to as “the Site”.

1.2 Project Context

1.2.1 Site Location and Description

The Site is located within Fallowfield, Greater Manchester, approximately 4.5 km south-east of Manchester city centre and 5.6 km north-west of Stockport. The Site lies within the grounds of The Armitage Sports Centre of the University of Manchester (UoM). Sports pitches are present to the south of the Site, and Firs Botanical Grounds of UoM to the west and student accommodation buildings are to the north. The wider environment comprised predominantly of residential properties with public urban parks to the north-east. The location of the Site is shown on **Appendix A – Figure 1**.

1.2.2 Proposed Works

The Site covers a total area of approximately 0.13 ha and currently comprises a hard standing car park area for The Armitage Sports Centre of the University of Manchester (UoM) with a parcel of grassland with scattered trees in the western area of the Site. The proposed development consists of the construction of a single-storey building at the Site, hereafter referred to as “the Proposed Development” (**Appendix A – Figure 2**). A planning application is required for the proposed development.

1.3 Report Objectives

The objectives of this report are to:

- Set out the legislation and policy framework for use of the Statutory Biodiversity Metric (SBM) and delivering Biodiversity Net Gain (BNG);
- Set out the methodology and assumptions used in the application of the SBM for the Site;
- Provide a summary of the results of the SBM calculations to support the planning application for the proposed development; and,
- Confirm any required next steps and the mechanism for securing BNG, as appropriate.

1.4 Relevant Policy and Legislation

The Government committed (Spring Statement, 13 March 2019) to mandate BNG in England through the Environment Act 2021 (given Royal Assent 9th Nov 2021), and the revision of the National Planning Policy Framework (NPPF). The Environment Act 2021 has now come into force and will require developments to achieve a 10% net gain for biodiversity as a mandatory statutory planning condition.

In addition to the Environment Act 2021, Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places duties on public bodies to have regard to the conservation of biodiversity in the exercise of their normal functions. Section 41 of the NERC Act 2006 defines Habitats and Species of Principal Importance (HPIs and SPIs) to nature conservation in England which should be considered by all public bodies, including Local Planning Authorities (LPA), when carrying out their Section 40 duties.

The NPPF was last updated on 12th December 2024 and sets out the government's planning policies for England and how these are expected to be applied (Department for Levelling Up and Communities, 2024). Underpinning the NPPF is the principal aim of 'sustainable development' which is to be pursued through the fulfilment of interdependent economic, social and environmental objectives.

Chapter 15 of the NPPF details core policy principles with respect to conserving and enhancing the natural environment. Securing 'net gains' for biodiversity, in accordance with the Government's paper '*A Green Future; Our 25 Year Plan to Improve the Environment*', is a key theme running through the chapter, whereby planning decisions are required to contribute to and enhance the natural environment by "*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*". The chapter also places planning decisions in the context of the mitigation hierarchy where "*if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused*".

The Chartered Institute for Ecology and Environmental Management (CIEEM), Construction Industry Research and Information Association (CIRIA) and Institute for Environmental Management and Assessment (IEMA) have developed the Biodiversity Net Gain Good Practice Principles '*Biodiversity Net Gain: Good practice principles for development*' (2016) which should be adhered to as part of a BNG assessment.

Places for Everyone Joint Development Plan

Policy JP-G8 (Manchester City Council, 2024) 'A net enhancement of biodiversity and geodiversity' sets out the measures by which planning in the county and associated activities will seek a net enhancement of biodiversity resources including increasing the quality, quantity and extent of habitat, improving connections between habitats, enhancing management of existing habitats, protecting designated sites and facilitating greater access to nature.

Section 8.63 states "If our overall aims of a major net enhancement of biodiversity value and improved access to nature are to be achieved then all new development will have to play its part, each delivering a net gain in biodiversity. This could involve the protection and improvement of existing habitats, the creation of new ones, and/or the strengthening of connections between them. The Defra metric (DEFRA 3.0 or later) will be applied to new development proposals to calculate and demonstrate a measurable net gain in biodiversity of no less than 10%."

Manchester Biodiversity Strategy and Action Plan (2024)

The local Biodiversity Action Plan (Manchester City Council, 2024) sets out a programme of actions and targets for protecting and enhancing wildlife in Central Manchester. Each action plan includes targeted actions for relevant organisations, local groups and individuals to help focus the work of the Partnership in conserving and enhancing these species and spaces so future generations can continue to enjoy them.

2 Methodology

2.1 Overview

The SBM was used to determine the baseline biodiversity value of the Site. This is based on baseline habitat survey data collected in April 2025 and the Site plan showing the proposals in **Appendix A – Figure 2**. The methodology, limitations and assumptions are set out below.

2.2 Baseline Habitat Survey

A UK Habitat Classification Version 2.0 (UKHab) assessment was completed of the Site on 8th April 2025 to identify and assess the baseline habitats as part of a Preliminary Ecological Appraisal '331004173 UoM Squirrels Bar PEA, Stantec 2025'. In parallel to the UKHab survey, a condition assessment of the terrestrial habitats present was undertaken using the guidance provided for the Department for Environment Food and Rural Affairs (Defra) SBM.

2.3 Ecologist Experience

All survey work and reporting were undertaken by experienced and suitably qualified ecologists in accordance with the Code of Professional Conduct of CIEEM.

Stantec Consultant ecologist, Lucy Janus has 2 years' experience of undertaking habitat surveys and has experience of conducting biodiversity net gain assessments.

2.4 Limitations

The survey for this assessment was undertaken outside of the peak botanical growing season (May to July) however the nature of the grassland was modified, vegetation was in growth and an assessment of the condition of the habitat was undertaken and was considered to be appropriate for the purpose of the BNG.

2.5 Statutory Biodiversity Metric Calculations

2.5.1 Overview

The SBM utilises a combination of the UKHab classification system with input from the European Nature Information System (EUNIS) (European Environment Agency, 2022), Natura 2000 Annex I habitats (Joint Nature Conservation Committee (JNCC), 2019) and Water Framework Directive (WFD) Lakes Typology (UK Technical Advisory Group, 2003).

2.5.2 Terrestrial Habitats

This assessment is underpinned by the SBM's calculations which have been used to quantify the baseline biodiversity value of the Site.

The most recent SBM was published by Defra in August 2024, alongside a User Guide (Defra, August 2024). This assessment used the SBM published in August 2024.

The SBM calculates the biodiversity value of each parcel of habitat within the Site (measured as biodiversity units). Area-based habitats are measured in ha whilst linear habitats (i.e. for hedgerows and watercourses) are measured in kilometres (km). The value of each habitat type is adjusted to site specific circumstances, taking into account distinctiveness, condition and if the habitat parcel is located in an area identified as being of strategic significance for nature, typically in a Local Nature Recovery Strategy (LNRS) Plan or similar. A score is applied to each component, which when multiplied with the habitat area produces a value that represents the number of biodiversity units associated with each habitat parcel. The sum of these scores across the whole Site represents the overall baseline or 'pre-development' value in biodiversity units.

Where trees are present, the tree size tool in the SBM is used to determine the area of tree coverage at a site. This is based on the size and condition of the tree.

Table 2.1 Tree Size Classes and Area-Equivalents (ha).

Tree Size Class	Diameter at Breast Height (cm)	SBM Area Equivalent (ha)
Small	7.5 cm < to ≤ 30 cm	0.0041
Medium	30 cm < to ≤ 60 cm	0.0163
Large	60 cm < to ≤ 90 cm	0.0366
Very Large	90 cm <	0.0765

Area-based habitats (Habitat Units (HU)), hedgerow habitats (Hedgerow Units (HeU)) and watercourse habitats (Watercourse Units (WU)) are each considered separately within the SBM. Where all three are relevant to a Site, a baseline biodiversity unit value for each is calculated. These unit values cannot be combined; HU, HeU and WU are considered separately.

Within the SBM User Guide there are a number of rules and key principles which apply to BNG Assessments. Of particular relevance to this assessment is Rule 1 - Metric Trading Rules. Rule 1 is automatically applied by the SBM and sets minimum habitat creation and enhancement requirements to compensate for specific habitat losses based on the habitats type and distinctiveness.

2.6 Distinctiveness

The distinctiveness score is based on the type of habitat present, and its value based on its rarity. Distinctiveness levels are automatically assigned in the SBM Calculation Tool and range from Very Low to Very High Distinctiveness habitats. A higher distinctiveness will contribute to a higher HU baseline.

The distinctiveness of all habitats determines the required action to meet the Trading Rules. The broad rules by distinctiveness level are detailed in **Table 2.2**.

Table 2.2 Required Action to Meet Trading Rules.

Distinctiveness Group	Trading Rule
Very High	Bespoke compensation likely to be required
High	Same habitat required =
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)
Low	Same distinctiveness or better habitat required ≥
Very Low	Compensation not required

2.7 Strategic Significance

Strategic significance describes the local significance of the habitat based on the value of the habitat in the context of its location. The Greater Manchester Draft Local Nature Recovery Strategy was used to identify habitat types of strategic significance. Following the Biodiversity Net Gain User Guide, where habitats are mapped and/or have referenced habitat in a specific location, these are deemed to be of high strategic significance (“Formally identified in local strategy”).

In cases where habitats have not been mapped or specified within a particular location in the relevant local plans, the habitat is assessed for its ecological distinctiveness in the context of its location and is assigned medium strategic significance (“Location ecologically desirable but not in local strategy”). Professional judgement should be used when assigning medium strategic significance; it should be noted that professional judgement is not included as an approach to assigning high strategic significance in the SBM User Guide (Defra, 2024). Habitats not deemed to meet the requirements of high and medium strategic significance are assigned as low strategic significance (“Area/compensation not in local strategy/no local strategy”).

2.8 Biodiversity Net Gain Hierarchy

The delivery of BNG must be in accord with the BNG Hierarchy. This hierarchy differs from the mitigation hierarchy, although it is based on the same broad principles. The BNG Hierarchy steps in order of priority are:

- i. Avoid adverse effects: Avoidance for habitats with medium, high or very high distinctiveness.
- ii. Mitigate unavoidable effects: If this cannot be avoided, then actions for mitigation is required.
- iii. Enhance on-site habitat: Following mitigation, the priority should be on enhancing existing on-site habitat.
- iv. Create new on-site habitat: If habitat cannot be enhanced and/or further measures are required to deliver a 10% net gain, new habitat should be created at the Site.
- v. Secure off-site biodiversity units: If it is not feasible to deliver a 10% net gain on-site, off-site biodiversity units should be sought. This can be on land in the same land ownership, on third party land or via a habitat bank.
- vi. Purchase statutory biodiversity credits: As a last resort, and only if the above options have been investigated and found not to be feasible, statutory biodiversity credits should be purchased

2.9 Assumptions

2.9.1 Baseline

The Site is not located within a LNP Priority Area. The modified grassland has been assigned a strategic significance of ‘Area/compensation not in local strategy/no local strategy’ as this habitat and/or its setting is not listed within the LNRS or the LBAP.

2.9.2 Post-Development

The proposed Developed land; sealed surface habitat post-development has been assigned a strategic significance of 'Area/compensation not in local strategy/no local strategy'.

It is assumed that existing retained habitat will be maintained as existing and that both trees to the north of the proposed development will be retained and there will be no reduction in condition score.

It is also assumed that there will be no changes in area outside of what has been calculated in this report.

2.10 Report Qualification

The survey and baseline biodiversity assessment described here was undertaken in accordance with the best practice methodologies current at the time of commissioning. Site circumstances, scientific knowledge or methodological requirements can change during the course of a project, and these external factors may impact on the scope of subsequent work requirements.

All ecological surveys have an expected validity period owing to the tendency of the natural environment to change over time. This validity period varies from receptor to receptor and is also dependent on the degree of change in a site's management and overall landscape ecology. Where the potential for change is considered to be relevant to the Site, this is highlighted in the appropriate section.

The baseline habitats would have to be taken as those present prior to activities taking place on a site. The condition of baseline habitats prior to degradation are to be taken as the highest condition which reasonably be justified through the available information as detailed in the Levelling Up and Regeneration Act 2023. This was not relevant to the Site at the time of survey.

This report does not purport to provide detailed, specialist legal advice. Where legislation is referenced, the reader should consult the original legal text, and/or the advice of a qualified environmental lawyer.

3 Baseline Conditions

3.1 Site Baseline Habitats

Whilst BNG is underpinned by UKHab (UK Habitat Classification, 2023), some habitat types in UKHab are not directly replicated in the SBM. Table 3.1 below details the UKHab habitat types recorded during the baseline habitat survey during the PEA and the BNG habitat they equate to in the SBM.

The SBM habitat types listed below in **Table 3.1** will be discussed from this point forward in this report.

Table 3.1 UKHab to SBM Habitat Translation

UKHab Habitat Type	SBM Habitat Type
Grassland - Modified grassland	Grassland - Modified grassland
Urban – Other developed land	Urban – Developed land, sealed surface
Urban – sparsely vegetated urban land	Sparsely vegetated urban land – Ruderal / ephemeral
Scattered trees	Individual trees

Table 3.2 Baseline Area-Based Habitats and Biodiversity Units

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units (HU)
Grassland	Modified grassland	0.0325	Low	Poor	Area/Compensation no in local strategy/no local strategy	0.07
Individual trees	Urban tree	0.0204	Medium	Moderate	Area/Compensation no in local strategy/no local strategy	0.16
Individual trees	Urban tree	0.0163	Medium	Poor	Area/Compensation no in local strategy/no local strategy	0.07
Urban	Developed land sealed surface	0.0912	Low	N/A	Area/Compensation no in local strategy/no local strategy	0.00
Sparsely vegetated land	Ruderal / ephemeral	0.0024	Low	Poor	Area/Compensation no in local strategy/no local strategy	0.00
Total Habitat Units (HU)						0.30

The locations of the area-based habitats within the Site are shown in the Baseline Habitat Map, **Appendix A – Figure 3**. Areas were extracted from the ArcGIS mapping by the Stantec GIS team.

The baseline habitat condition assessments are shown in **Appendix B**. There was no irreplaceable habitat recorded on Site.

Modified Grassland

Modified grassland comprises the western area of the Site. The sward was generally short, approximately 5-10 cm and regularly mown. Species richness was fairly low with approximately 4-5 species per square metre, although species did vary across the Site. The grass to forb ratio was approximately 70:30, though this does vary throughout the sward.

The grassland area was dominated by perennial rye grass *Lolium perenne* with abundant annual meadow grass *Poa annua* and frequent moss *Bryophyta* sp., occasionally occurring common daisy *Bellis perennis* and rarely occurring dandelion *Taraxacum* spp. agg.

This habitat is in “Poor” condition in accordance with the condition assessment sheet. Four of the criteria were passed however criteria A, B and C including the criteria essential for achieving “Good” condition status, were not met.

Individual Trees

Scattered ornamental trees were present within the parcel of grassland. A mature Japanese flowering cherry tree *Prunus serrulata* and a Chinese flowering crab apple tree *Malus spectabilis* were present along the northern boundary of the Site, and a tulip poplar *Liriodendron tulipifera* and three sweetgum trees *Liquidamber styraciflua* were present along the western boundary of the Site.

In accordance with the condition assessment sheet, the mature cherry was in “Moderate” condition, passing based on its maturity, canopy spread and unlikely to be impacted by the proposed development. The crab apple tree was in “Poor” condition and passed criteria based on its maturity and canopy spread but failed as the proposed development is likely to impact this tree. The tulip poplar and sweetgum trees in “Poor” condition, predominantly in relation to the immaturity of these trees.

Developed land, sealed surface

A large area of concrete comprises the remainder of the Site and is currently being utilised as a car park. No vegetation was present within this habitat and a condition score is not applied to this habitat type.

Ruderal/Ephemeral

A small area of ruderal/ephemeral habitat comprises the northwestern corner of the Site. This habitat is comprised of abundant moss with frequent annual meadow grass, occasional common groundsel *Senecio vulgaris* and common speedwell *Veronica persica*. Mouse ear cress *Arabidopsis thaliana* and Herb Robert *Geranium robertianum* rarely occurred.

This habitat type was in “Poor” condition, failing 2 out of 3 assessment criteria, only passing criteria C for no Invasive Non-Native Species being present within the parcel.

4 Post-Development Conditions

4.1 On-site Area-Based Habitat Units Post-Development

The proposed development will result in the loss of 0.0073 ha of modified grassland, 0.326ha of trees (assumed as lost or functionally lost if they are impacted by the proposed development) and 0.0519 ha of developed land. (**Appendix A, Figure 4**). No other habitats are due to be impacted by the proposed development. There is currently a deficit of 0.05 HU and therefore 0.36 HU are required to achieve 10% net gain.

The post-development values are displayed in **Table 4.1** for retained habitats and **Table 4.2** for created habitats below. The locations of these habitats within the Site are shown in the Baseline Habitat Map, **Appendix A – Figure 3**. These areas were extracted from the RLB produced “Site Layout” drawing.

Table 4.1 Post-development area based habitat units for retained habitats

Broad Habitat	Habitat Type	Area retained (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units (HU)
Grassland	Modified grassland	0.0122	Low	Poor	Area/compensation not in local strategy/no local strategy	0.05
Urban	Developed land sealed surface	0.0393	Low	N/A	Area/compensation not in local strategy/no local strategy	0.00
Sparsely vegetated land	Ruderal/ephemeral	0.0024	Low	Poor	Area/compensation not in local strategy/no local strategy	0.00
Individual trees	Urban tree	0.0163	Medium	Poor	Area/compensation not in local strategy/no local strategy	0.07
Total Retained Habitat Units (HU)						0.12

Table 4.2 Post-development area based habitat units for created habitats

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units (HU)
Urban	Developed land sealed surface	0.0519	Low	N/A	Area/compensation not in local strategy/no local strategy	0.00
Total Created Habitat Units (HU)						0.00

5 Summary

5.1 Overview

This section contains the baseline results of the baseline biodiversity calculations and recommends how the project could comply with legislative and policy requirements. The completed SBM is provided in full at **Appendix E**.

5.2 Statutory Biodiversity Metric Outcome

5.2.1 Area-based habitats

The Site currently has a baseline biodiversity value of 0.30 HU. The development stands to result in a net change of -0.18 HU. This corresponds to a percentage net change of -59.62%. The Trading Rules have also not been met relating to loss of Low Distinctiveness habitats. In order to achieve net gain 0.33 habitat units are required.

5.2.2 Statutory Biodiversity Metric Results Summary

A summary of the SBM baseline scores is displayed in **Figure 5.1**:

Figure 5.1 SBM Baseline Scores

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-0.18
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-59.62%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

5.2.3 Provision of BNG

The Site is currently comprised of modified grassland with scattered trees, a small area of ruderal/ephemeral and a developed land, sealed surface (hardstanding) car park. The proposed development will result in the loss of 0.0073 ha of modified grassland and two trees in moderate condition (equivalent of 0.0204 ha).

The retention of the grassland and trees has been explored via the relocation of the proposed development within the Site grounds; however, this was not possible due to access requirements. The provision of a 10% BNG and satisfaction of the trading rules on-Site is not feasible due to the lack of space available for the tree planting required to deliver a 10% net gain. As a result, and given there are no options to deliver the required offset habitats on off-site land within UoM land ownership, the delivery

of BNG will be made effective by the purchase of habitat units from the Environment Bank. The University of Manchester will purchase the required habitat units to achieve a 10% net gain and Environment Bank will be responsible for ensuring the habitats are suitably managed for the required 30-year management period.

As part of the Site development works, it is recommended that a Construction Environmental Management Plan (CEMP) is provided by the Contractor undertaking works. Retained habitats should be addressed in a Landscape and Ecology Management Plan (LEMP).

Should the Proposed Development require an extended Site boundary additional baseline habitat survey and condition assessments would be required and may be subject to seasonal timing. E.g. the peak botanical survey season (May to July) for grassland condition assessment.

Any BNG provision will be required via planning or a conservation covenant to be secured and maintained at the targeted condition for a period of 30 years. As such, if future works are required at the Site these would be subject to and limited by those requirements.

5.3 Statutory Biodiversity Metric Rules and Principals

The Proposed Development has taken account the four BNG key rules and nine BNG metric principles as described in **Appendix C**. In conclusion, so long as the recommended interventions are followed, all the Metric Rules and Principles will be complied with in the net gain assessment for this Project

5.4 Statutory Compliance with Industry Principals

The Proposed Development has taken account of the ten industry principles as described in **Appendix D**. In conclusion, so long as the recommended interventions are followed, all industry principles will be followed.

6 Implementation, Management and Monitoring

6.1 On-site construction works

A CEMP shall be drafted for the works. The CEMP will provide details relating to the following:

- details of all construction activities including how the Site will be cleared under standard best construction methods.
- information relating to pollution prevention and control, including the use of spill kits and drip drays, to minimise impacts to the wider environment.
- how litter, noise and dust will be controlled during works; and,
- details on the transportation of materials both on and off site, including soil removed to facilitate the construction.

7 Conclusion

Stantec was commissioned by the University of Manchester to complete a BNG Assessment in relation to proposed works at Fallowfield, Manchester.

The proposed development consists of the construction of a single-storey building at the Site, proposed for use as a student bar.

The UKHab and condition assessments were undertaken at the Site on the 8th April 2025.

The Site covers a total area of approximately 0.13 ha and currently comprises a hard standing car park area for The Armitage Sports Centre of the University of Manchester (UoM) with a parcel of grassland with scattered trees in the western area of the Site

The Site has a baseline of 0.30 HU. The development under current proposals stands to result in a net loss of -59.62%. This results from a loss of 0.0073 ha of modified grassland, two trees (0.0204 ha in total area) and 0.0519 ha of developed land, sealed surface.

The retention of the grassland and trees has been explored via the relocation of the proposed development within the Site grounds; however, this was not possible due to access requirements. The provision of a 10% BNG and satisfaction of the trading rules on-Site is not feasible due to the lack of space available for the tree planting required to deliver a 10% net gain. As a result, and given there are no options to deliver the required offset habitats on off-site land within UoM land ownership, the Biodiversity Units required to deliver a 10% net gain in HU will be purchased from the Environment Bank. As part of the Site development works, it is recommended that a Construction Environmental Management Plan (CEMP) is provided by the Contractor undertaking works. Retained habitats should be addressed in a Landscape and Ecology Management Plan (LEMP).

Assuming all recommendations are followed, the trading rules will be met. This BNG Assessment has been finalised in April 2025. Should the proposals at the Site change or the recommended enhancements and habitat creation require amending, update BNG calculations will need to be undertaken to determine whether a 10% net gain can be achieved.

As part of the Site development works it is recommended that a CEMP is provided by the Contractor undertaking works and retained habitats on-site should be addressed in a LEMP.

7.1 Survey and Report Validation

This report is valid for a period of two years from the date of this report. If works have not progressed in this period or there are any Site boundary changes in the interim period, the baseline survey will need to be repeated and this BNG report will need to be updated.

8 References

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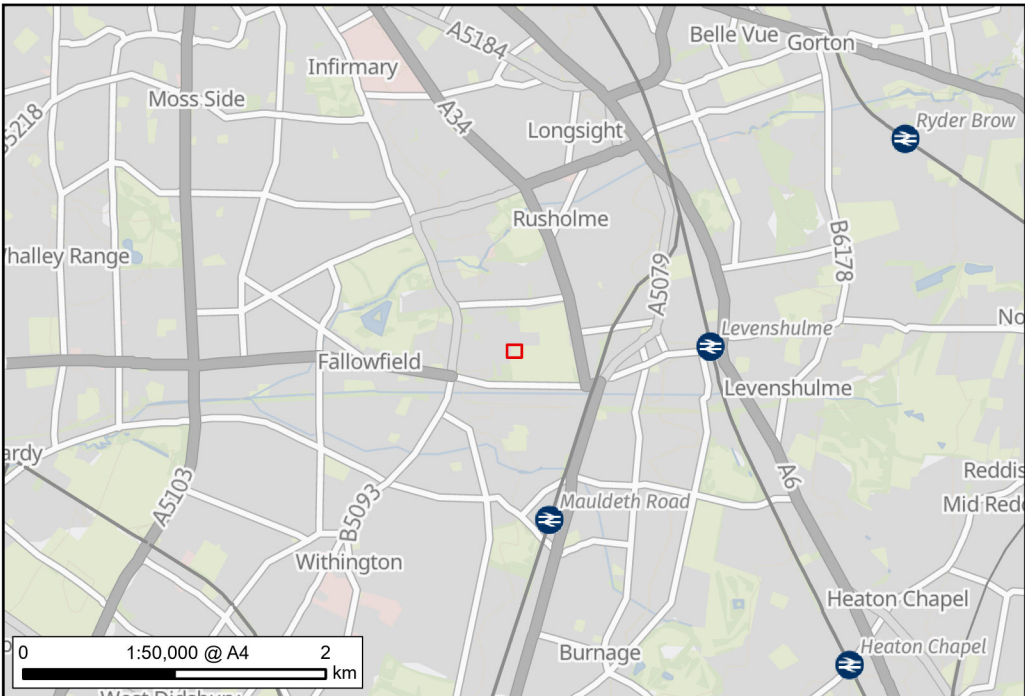
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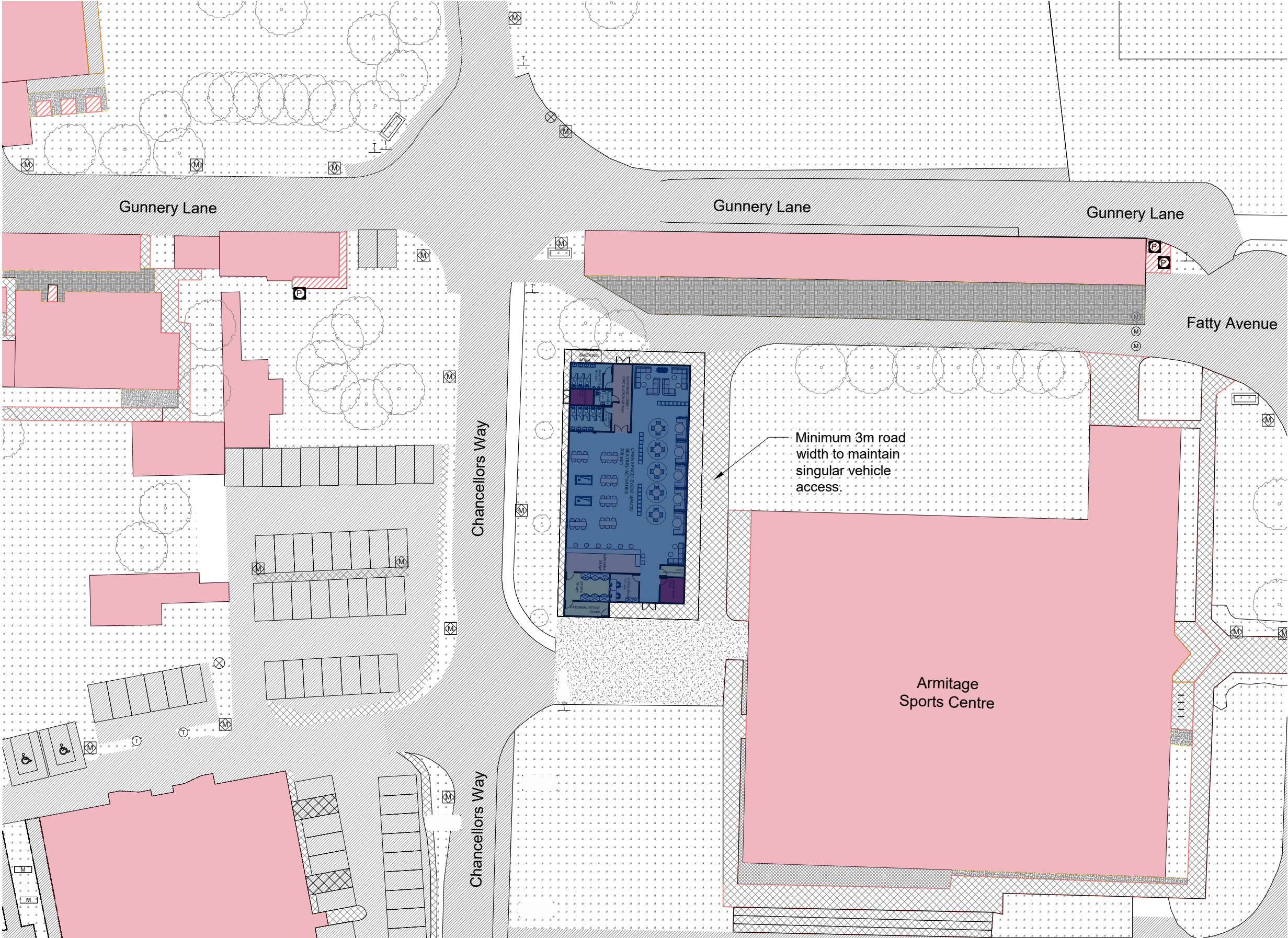
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LEGEND

PROPOSED SQUIRRELS BAR

EXISTING SURROUNDING BUILDINGS

SOFT LANDSCAPE

EXISTING/ PROPOSED FOOTPATH / ROAD

HARD LANDSCAPE

Rev	Description	Date
P01	First issue.	06/03/2025
P02	Updated internal layout	18/03/2025
P03	Updated internal layout	20/03/2025

Client:

UOM

Project Title:

SQUIRRELS BAR
REPROVISION

RLB ID:	Drawing Number:
004150	03

Drawing Title:

PROPOSED SITE LAYOUT

Stage:	Status:	Revision:
PLANNING	S0	P01

Date:	Size:	Scale:
26/03/2025	A3	1:500



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All work and materials to conform with current applicable statutory legislation and regulations.

All work to comply with Construction Design Management (CDM) 2015.

Drawings to be printed in colour, to the scale stated in the title block:

Print colour check (CMYK) Print size check 9mm

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5m

10m

15m

20m

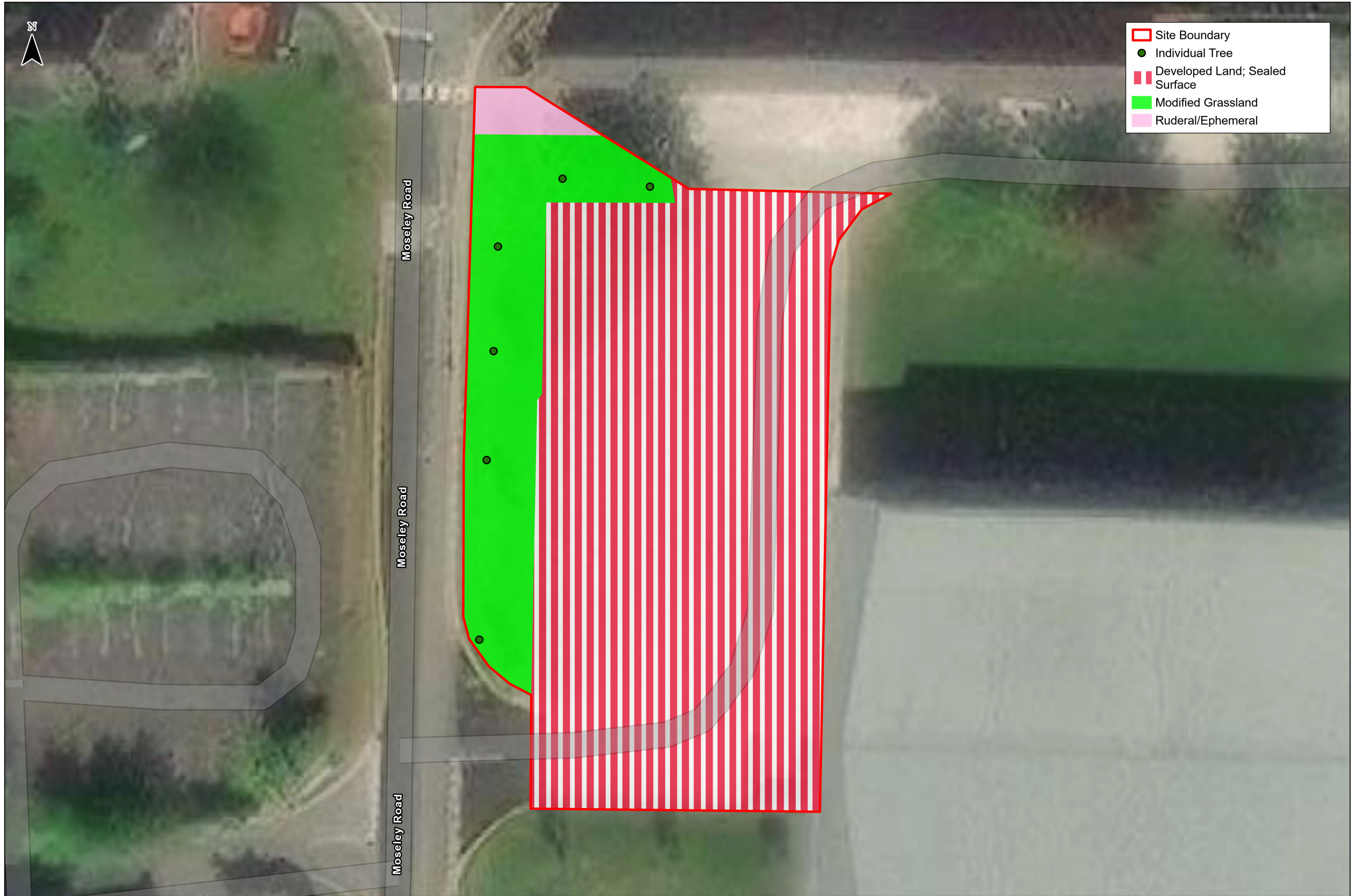
30m

1:500

PROPOSED SITE LAYOUT

SCALE : 1:500





Appendix B Baseline and Post Development Habitat Condition Assessments



Appendix C Biodiversity Metric Principals

Rule number and Details (Statutory Biodiversity Metric)		Justification of rule satisfaction
Rule 1	The trading rules of this biodiversity metric must be followed.	The trading rules of the metric not been met on-site but will be met by delivering off-site through habitat unit purchase
Rule 2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.	No hedgerow or watercourses present at the Site, therefore only area based habitat units have been utilised in the SBM
Rule 3	To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.	SBM tool used for calculations.
Rule 4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.	No requirement for deviation

Principle Number	Principle detail	Justification of SBM principal satisfaction
Principle 1	The metric assessment should be completed by a competent person.	Completed by Lucy Janus (Consultant Ecologist, 2 years' experience) and reviewed by Natasha Firth (Principal Ecologist, over 5 years of experience in undertaking BNG)
Principle 2	The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.	Considerations to mitigation hierarchy, relevant legislation and policy has been adhered to and assessed as part of a separate PEA report
Principle 3	This biodiversity metric should be used in accordance with established good practice guidance and professional codes.	Good practice guidance and professional codes were followed throughout
Principle 4	This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.	Expert ecological advice has been communicated with the developer and client alongside completion of the metric
Principle 5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.	This is understood and that additional benefits to biodiversity have been recommended to the client within a separate PEA.
Principle 6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.	Expert ecological advice and guidance has been communicated with the developer and client alongside completion of the metric
Principle 7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.	As it would not be feasible to include additional trees and other neutral grassland on the Site and in accord



Principle Number	Principle detail	Justification of SBM principal satisfaction
		with the BNG hierarchy, off-site offset has been recommended.
Principle 8	Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.	Created habitats will be delivered off-site through the purchase of habitat units.
Principle 9	This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to: • ensure that proposed or retained habitat parcels are of sufficient size for ecological function • maintain habitat extent - supporting more, bigger, better and more joined up ecological networks	The majority of the modified grassland parcel on the Site is being retained, with only a small area impacted by the development. The mature trees are deemed as “functionally lost” to account for any future adverse impacts to the trees from the development, however there is the possibility that these trees may not be impacted and can be retained on the Site, resulting in the planting of additional trees at an off-site location.



Appendix D Industry Principals

Principle Number	Principle detail	Justification of industry principal satisfaction
Principle 1	Apply the mitigation hierarchy*.	Options for avoidance or minimal habitat loss were explored, however it would not be feasible due to access requirements for the proposed development.
Principle 2	Avoid losing biodiversity that cannot be offset elsewhere.	All lost habitat units will be offset at an off-site location
Principle 3	Be inclusive and equitable.	The assessment is inclusive and equitable
Principle 4	Address risk.	The risk of future damage to the trees has been accounted for in the calculations.
Principle 5	Make a measurable net gain contribution.	All lost habitat units will be offset at an off-site location and suitably maintained to allow created habitats to thrive.
Principle 6	Achieve the best outcomes for biodiversity.	The choice to offset habitat units off-site rather than on-site will ensure the best possible chances of habitat survival to an optimal condition.
Principle 7	Be additional.	The mature trees are deemed as “functionally lost” to account for any future adverse impacts to the trees from the development, however there is the possibility that these trees may not be impacted and can be retained on the Site, resulting in the planting of additional trees at an off-site location.
Principle 8	Create a net gain legacy.	All lost habitat units will be offset at an off-site location and suitably maintained to allow created habitats to thrive.
Principle 9	Optimise sustainability.	Sustainability has been prioritised
Principle 10	Be transparent.	All decisions towards BNG offset have been discussed with the developer and client throughout the development process

*The BNG hierarchy has been published since the Good Practice Principles were published. The BNG hierarchy specifically relates to BNG and should be prioritised over the mitigation hierarchy (see Section 2.9).



Appendix E Statutory Biodiversity Metric

Please note, this will be supplied as a separate standalone .xls file.





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