

BIODIVERSITY NET GAIN DESIGN STAGE ASSESSMENT

MAY 2025

Albert Bridge House
Dolefield
Spinningfields
Manchester
M3 5AH

**U R B A N
G R E E N**



QUALITY MANAGEMENT

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1 Executive Summary

- 1.1.1.1 Oval Real Estate Limited are proposing to develop land at Albert Bridge House in Manchester (hereafter referred to as 'the site'). The proposals include the demolition of the existing site building and the construction of a trio of mixed-use high-rise buildings with associated hard and soft landscaping.
- 1.1.1.2 Urban Green has been appointed to carry out a Biodiversity Net Gain Design Stage Assessment to support a full planning application for the development of the site.
- 1.1.1.3 This assessment was conducted using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units of the site for the proposed development.
- 1.1.1.4 The proposed development produces a net gain in biodiversity of 0.95 units (18.43%) for area habitats and a net gain of 0.09 units (22.67%) for watercourse habitats. There are no hedgerow habitats onsite pre- or post-development.
- 1.1.1.5 The trading rules have been met for all types of habitats present onsite. Therefore, the development complies not comply with local and national planning policy and off-site mitigation will not be necessary.
- 1.1.1.6 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a management plan should be implemented post-development (Urban Green, 2025a).

2 Introduction

2.1 Scope

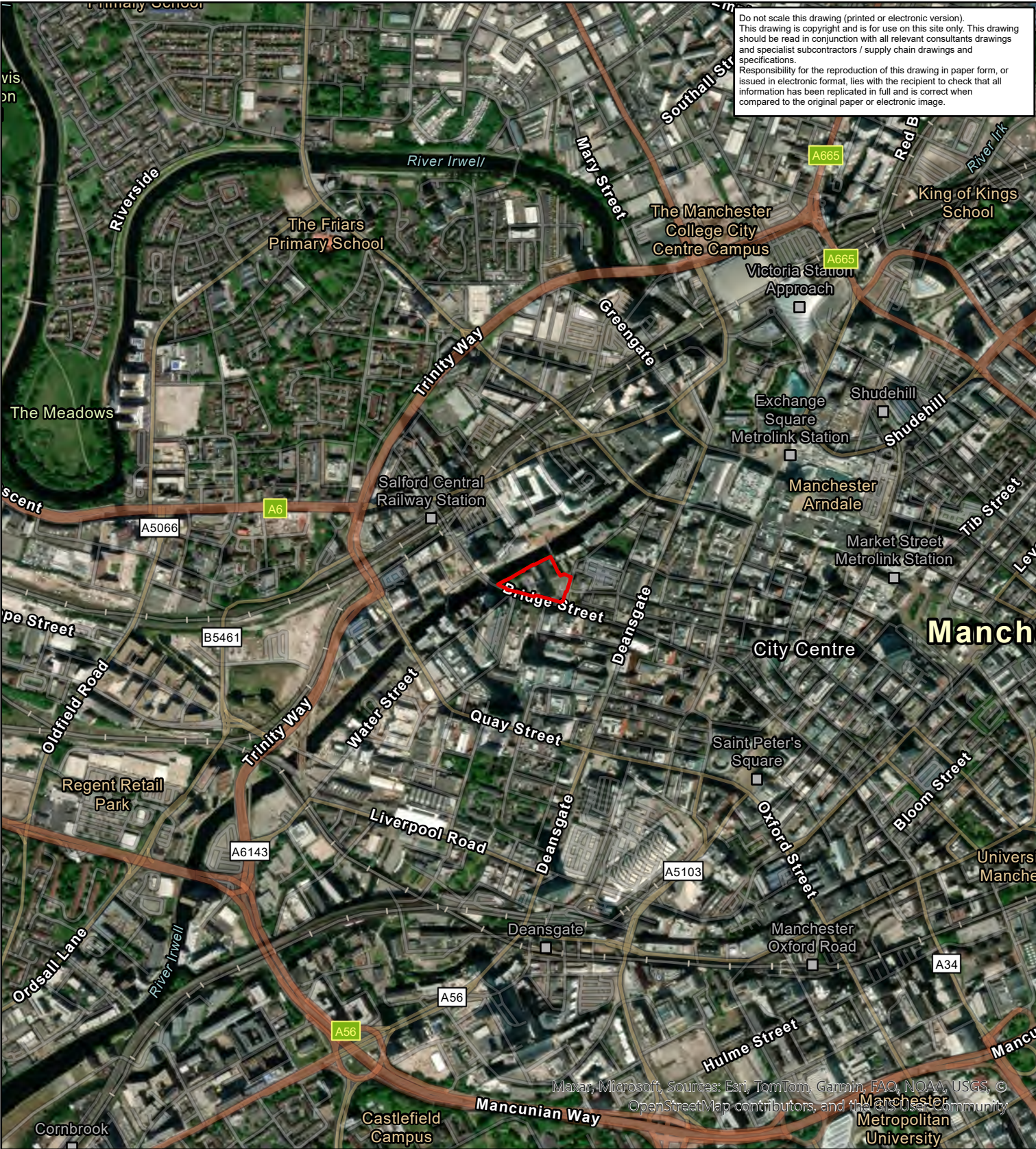
- 2.1.1.1 Urban Green has been instructed by Oval Real Estate Limited to carry out a Biodiversity Net Gain Design Stage Assessment at Albert Bridge House, Manchester (hereafter referred to as ‘the site’) and produce our findings in a report.
- 2.1.1.2 The proposals include the demolition of the existing site building and the construction of a trio of mixed-use high-rise buildings with associated hard and soft landscaping.

2.2 Site Context

- 2.2.1.1 The site is located at National Grid Reference SJ 83438 98375 and comprises a total area of approximately 0.93ha (see Figure 1).
- 2.2.1.2 The site is located in a densely urban area of Manchester. Immediately north of the site lies the River Irwell. The wider environment comprises a heavily urban environment, of commercial buildings, railways and major roads.

2.3 Purpose of Report

- 2.3.1.1 The report has been produced to document the methods, results and conclusions of a Biodiversity Net Gain Design Stage Assessment that was undertaken on site. The advice herein is based on both desk and field-based studies and intends to fulfil the following purposes:
 - Ensure the core principles of Biodiversity Net Gain including the mitigation hierarchy are applied;
 - Identify the baseline habitats present on site (pre-development), assess the condition and provide an indication of the ecological value of those habitats;
 - Identify the post development habitats present on site, assess the possible target condition and provide an indication of the likely importance of those habitats;
 - Calculate the overall change in biodiversity score from pre- to post-development habitats (measured as habitat units).



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Legend: Red Line Boudnary		1 Kilometers		N		
Client:	Oval Real Estate	Issue:	01	Figure:	01	
Project:	Albert Bridge House	Scale @ A4			U R B A N G R E E N A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk	
Title:	Site Context	Approved by:	CL	Checked by:		SP
Drawing Ref:	UG_2852_SITE_CONTEXT	Author:	CL	Date:		01/05/2025

2.4 Legislation and Policy

- 2.4.1.1 In England, a minimum of 10% BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (Appendix 1).
- 2.4.1.2 Manchester City Council, as the local planning authority, is responsible for implementing BNG policies within its jurisdiction.
- 2.4.1.3 The Greater Manchester Combined Authority (GMCA) has produced guidance relating to Biodiversity Net Gain within the 10 GM boroughs and set out a 10% target (GMCA, 2021):

The minimum level of Biodiversity Net Gain is considered to be achieved when the biodiversity units for the habitats (for example, area-based habitats, rivers and/or hedges) impacted by the development is increased by 10% or more after the development. If the calculations indicate that a net gain will not be delivered at this stage, either the design should be updated or additional areas for habitat compensation identified (either onsite or outside the development boundary).

- 2.4.1.4 In addition, the more recently published Places for Everyone Joint Development Plan, Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity states that development will be expected to:
 - Follow the mitigation hierarchy of:
 - Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts where appropriate, then
 - Adequately mitigating any harm to biodiversity, then
 - Adequately compensating for any remaining harm to biodiversity
 - Avoid fragmenting or severing connectivity between habitats;
 - Achieve a measurable net gain in biodiversity of no less than 10%;
 - Make appropriate provision for long-term management of habitats and geological features connected to the development.

3 Methods

- 3.1.1.1 The Biodiversity Net Gain Assessment and Report follows the user guidance produced by Department for Environment, Food & Rural Affairs (2024a) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

3.2 Desk Study

- 3.2.1.1 Sources of information used in the desk study are presented in Table 1.

Table 1 – Desk Study Sources of Information

Source	Date Consulted	Information Sought
MAGiC website (www.magic.gov.uk)	25/02/2025	Locations of statutory designated sites within 1km of the site boundary. Locations of Natura 2000 sites (Ramsar, Special Area of Conservation (SAC) and Special Protection Area (SPA)) within 5km of the site boundary. Locations of European Protected Species Licences (EPSL) and Class Licences within 1km.
Natural England (https://designatedsites/nature.naturalengland.org.uk/)	25/02/2025	Relevant statutory designated site citations.
JNCC (https://jncc.defra.gov.uk/)	25/02/2025	Information on European wildlife sites. Details of relevant Section 41 species and habitats.
The Statutory Biodiversity Metric	25/02/2025	The Statutory Biodiversity Metric, including the tool itself, user guides and reference documentation associated with the tool.
Greater Manchester Local Nature Recovery Strategy (Draft)	25/02/2025	Locally designated wildlife sites within 1km of site boundary. Records of protected and notable species within 1km of the site boundary.
Local Biodiversity Action Plans	25/02/2025	Species and habitats which are given special conservation status at the local level.
Preliminary Ecological Appraisal (Urban Green, 2025b)	19/02/2025	Notable species, habitats and designations identified on site and within a 1km radius.
Arboricultural Impact Assessment (Urban Green, 2025c)	28/04/2025	Tree Root Protection Areas (RPA) for existing trees on site and details of trees scheduled for removal/retention as part of the development on site.

Source	Date Consulted	Information Sought
Soft Landscape Plan (Studio Egret West, 2025)	28/04/2025	Habitat areas and conditions as to be included within the planning layout (post-development) for site.

3.3 Site Mapping

3.3.1 Existing Habitats

- 3.3.1.1 The site was subject to a field survey on the 22nd January 2025, by Senior Biodiversity Net Gain Consultant, Sarah Pendle, and Ecologist, Barnaby Gardner. The weather conditions were 6°C, partly sunny (5/8 oktas), and wind speed 2 Beaufort scale.
- 3.3.1.2 Plant species were identified and recorded, flora species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and/or uncommon habitats, were searched for during the survey. Any invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019 were also searched for during the field survey.
- 3.3.1.3 Habitat types were identified and recorded using the Coreo habitat mapping application (V2.0) which utilises UKHab classifications (Butcher et al., 2023). Habitat types were based on the UKHab guidance provided and the assessor's best judgment while using these guidelines. Habitats were identified using primary codes and additional secondary codes have been used to record further information regarding various aspects of the site.
- 3.3.1.4 These habitats were subsequently mapped using ESRI ArcGIS Pro software, and habitat areas and lengths were calculated to demonstrate habitats within the proposed development and the surrounding area. The baseline habitat map is displayed in Appendix 2. A summary of primary and secondary codes can be found in Appendix 3.

3.3.2 Post-Development Habitats

- 3.3.2.1 The proposed landscape plan was provided by Studio Egret West (2025) (see Appendix 4) in PDF and DWG format, detailing planting mixes and the areas of the proposed habitats. The landscapes have also been converted into a post-development UKHab map, using UKHab symbology (Appendix 5).
- 3.3.2.2 These maps were used to categorise the proposed habitats to inform the assessment. Calculations for areas relating to each habitat were also provided.

3.4 The Statutory Biodiversity Metric

- 3.4.1.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from the Department for Environment, Food & Rural Affairs, using data obtained from the field surveys.
- 3.4.1.2 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.

- 3.4.1.3 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby ‘connecting’ features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

3.5 Habitat Scoring

- 3.5.1.1 The Statutory Biodiversity Metric supplies reference documents and user guides to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

3.5.2 Minimum Mapping Units (MMU)

- 3.5.2.1 The UKHab classification system can be applied at various levels – fine scale, suitable for smaller sites, and large scale, used for broader landscapes. The fine scale level, which acknowledges areas of minimum 25m² and lengths of 5m, is considered appropriate for this site.

3.5.3 Baseline Units

- 3.5.3.1 To assess the quality of a habitat, and therefore calculate the units scored, the Statutory Biodiversity Metric utilises three scoring factors detailed as follows:

3.5.3.2 Condition

- 3.5.3.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type (Department for Environment, Food & Rural Affairs, 2024b). These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition.

- 3.5.3.4 Condition assessment results for each habitat have been provided within the ‘user comments’ column of the associated Statutory Biodiversity Metric (Urban Green, 2025d).

- 3.5.3.5 A MoRPh river survey was conducted to assess the condition of the River Irwell (Section 3.5).

3.5.3.6 Vegetative Survey Methodology

- 3.5.3.7 Species abundance was described using the DAFOR scale as shown in Table 2. Percentages are an approximate indication rather than a quantitative measure.

Table 2 – Key to Species Abundance

Code	Term	Description	Indicative Percentage Ranges
D	Dominant	Covers most of the area	>50%
A	Abundant	Very common throughout the area.	33 – 50%
F	Frequent	Common or with many individuals.	25 – 33%
O	Occasional	Occurs in several places but not throughout. Populations are not large.	10 – 25%
R	Rare	Occurs in low numbers in relation to size of area.	0.1 – 10%

Code	Term	Description	Indicative Percentage Ranges
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“L” will be used to indicate abundance in a localised area, e.g. LA = Locally abundant

3.5.3.8 Distinctiveness

3.5.3.9 The distinctiveness of each habitat is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat. Table 3 provides the basis of the distinctiveness assessment for area habitats.

Table 3 – Distinctiveness Assessment for Habitats

Distinctiveness Categories		
Category	Scores	Multiplier
Very High	8	Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action e.g. blanket bog.
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action e.g. lowland fens.
Medium	4	Semi-natural habitats not classed as a Priority Habitat.
Low	2	Habitat of low biodiversity value. Temporary grass and clover ley; intensive orchard; rhododendron scrub.
Very Low (hedgerows)	1	Lowest biodiversity value possible e.g. non-native and ornamental hedgerow
Very Low (area and watercourse)	0	Little or no biodiversity value e.g. hard standing or sealed surface.

3.5.3.10 Strategic Significance

3.5.3.11 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area 14 objectives and green infrastructure strategies (see Table 4).

Table 4 – Strategic Significance Assessment for Habitats

Strategic Significance Categories	
Category	Score
High strategic significance Identified in Local Nature Recovery Strategy (LNRS) and delivers specified priorities, or identified local plans as ecologically important	1.15
Medium strategic significance Where LNRS is not available, good potential but not in area defined in local policy – using professional judgment	1.1
Low Strategic Significance Definitions for high or medium not met, i.e., does not deliver specific priorities outlined in LNRS/local plans	1

- 3.5.3.12 No Statutory or Non-Statutory Designated Sites were identified within 1km of the site.
- 3.5.3.13 The site was identified to be within the impact risk zone of the Rochdale Canal Site of Special Scientific Interest and Special Area of Conservation. The canal lies 6.2km northwest of the site and is designated for its significant population of floating water-plantain in its mesotrophic water.
- 3.5.3.14 Local Nature Recovery Strategy
- 3.5.3.15 The Local Nature Recovery Strategy (LNRS) for Greater Manchester is currently available in draft format and is undergoing consultation. Therefore, it has been used alongside other local plans and documentation to classify the strategic significance.
- 3.5.3.16 The site is not identified within the LNRS as being a Core Local Nature Site. In addition, none of the existing habitats onsite are identified as priority, form part of a designated site or provide connectivity within the wider landscape. Therefore, all existing habitats have been allocated a **low strategic significance**.
- 3.5.3.17 The River Irwell and sections of the bank which are located onsite are identified within the LNRS as Nature Recovery Opportunity Areas. The mapped actions identified within the LNRS are:
- Expanding, creating or restoring waterside habitats for connection
 - Removal of barriers from watercourses
 - Naturalising water channels and reconnecting floodplains
 - Enhancing waterbodies and adjacent habitats
 - Restoring riverbanks and reducing invasive species
 - Expanding, creating and restoring riverside habitats for connection
- 3.5.3.18 Therefore, if any watercourse enhancements which satisfy these actions are proposed as part of the development, the enhancement will be allocated a **high strategic significance**.

3.5.4 Post-Development

- 3.5.4.1 Post-development habitats are subject to the same condition assessments as baseline habitats, based on information provided by the proposed landscape layout (Appendix 4).
- 3.5.4.2 Two additional factors are considered within post-development landscapes which are detailed below.
- 3.5.4.3 Temporal Multiplier
- 3.5.4.4 For post development habitat creation or enhancement, a risk multiplier will be automatically applied by the tool to account for the period of diminished ecological value while the habitat reaches the targeted post development condition. This time and therefore risk multiplier differs between habitat types, if the habitat is being created or enhanced and how the habitat is to be managed. The predetermined multiplier is based on the average time to meet targeted condition assuming good practice principles and appropriate management strategies are applied.

3.5.4.5 Difficulty Multipliers

3.5.4.6 A risk multiplier will be automatically applied by the tool to account the ‘difficulty’ of habitat-specific enhancement or creation. There are two separate difficulty multipliers assigned to each habitat, one for creation and one for enhancement/restoration, recognising that the technical challenges will not necessarily be the same for both.

3.6 MoRPh River Survey

3.6.1.1 The River Irwell is located to the north of the site – while the river itself is not located onsite, the riparian zone (10m from the back top) does fall within the boundary. Therefore, the watercourse has to be included within this BNG assessment.

3.6.1.2 The River Irwell has been assessed by a Modular River Physical Survey (MoRPh Survey) undertaken by a certified ecologist. Assessment of watercourse condition is based on the extent and diversity of a number of physical features, within both the river channel and riparian zone, as well as the extent and type of any human modifications. This assessment is implemented in two parts:

- A field based sub-reach scale assessment that captures channel dimensions, physical features / habitats, vegetation structural features, and human interventions to assess the condition of the river at the development site, taking into account the type of river.
- A desk-based reach-scale assessment to define river type of the homogenous reach of the river to be affected by development.

3.6.1.3 The field element of the assessment included five MoRPh field surveys conducted on contiguous lengths (modules) of river. Each MoRPh module covers a river length that is approximately twice the river width, with five modules making up a sub reach. The MoRPh survey must include at least 20% of the total length of the river that lies within the red line boundary of the site. If this is not achieved with one module then additional modules must be completed.

3.6.1.4 The values for the width, module length and sub reach length for the watercourse are summarised within Table 5.

Table 5 - Watercourse width, module length and sub reach length

Watercourse	Approx. River Width	Module Length	Sub Reach Length
River Irwell	28m	40m	200m

3.6.1.5 The River Condition Assessment captures information on sediments, vegetation, morphological and water-related features; and the extent and severity of physical modification within the channel, channel margins, banks, and riparian zone.

3.7 Lifespan of Report

3.7.1.1 In accordance with CIEEM’s Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM, 2019), the details of this report will remain valid for a period of **18 months** from the date of the survey (i.e. until **July, 2026**). After this date, this assessment should be reviewed to determine whether any updated surveys are required.

3.8 Constraints to the Survey

- 3.8.1.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.
- 3.8.1.2 January is a suboptimal month for carrying out UKHab Habitat Surveys due to being outside of the optimal plant growing season. Therefore, it is likely that some plants are present on the site but were not evident at the time of the survey and were not recorded. This is not considered to be a significant constraint with regards to the general UKHab survey results as, due to the size and location of the site and limited extent of the habitats, it is considered very unlikely that any rare or priority plant species were missed.
- 3.8.1.3 Best possible effort was made during the mapping process to ensure that the habitat map accurately represents the area of habitats present on site. Some margin of error is possible due to the continuous and difficult to define nature of habitat boundaries, however this margin of error has been minimised using professional opinion of experienced ecologists and up to date aerial imagery. As such this is not expected to be a significant constraint and affect the overall Biodiversity Net Gain Calculation provided within this report.
- 3.8.1.4 The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

4 Pre-Development Habitat Assessment

- 4.1.1.1 Baseline habitats were assessed following the methodology outlined in Section 3 and is supported by data from the Preliminary Ecological Appraisal (Urban Green, 2025b) and the Arboricultural Impact Assessment (Urban Green, 2025c).
- 4.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric (Urban Green, 2025d).
- 4.1.1.3 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data.
- 4.1.1.4 Photographs of the habitats present onsite are included in Appendix 6.

4.2 Area Habitats

4.2.1 1) Urban – Developed Land; Sealed Surface (Building) (u1b5)

- 4.2.1.1 The site comprises the disused Albert Bridge House high-rise building. There are also two adjoined sub-buildings.
- 4.2.1.2 Buildings are classified as ‘developed land; sealed surface’ which is automatically allocated a condition score of **N/A** within the metric.

4.2.2 2) Urban – Introduced Shrub (u 847)

- 4.2.2.1 A strip of ornamental planting is present along the borders of the car park to the west of the site and predominantly comprised non-native species, with snowberry (*Symphoricarpos albus*) dominant and cherry laurel (*Prunus laurocerasus*) present frequently. Ivy (*Hedera helix*) was also dominant in the ground layer within this habitat.
- 4.2.2.2 Introduced shrub is automatically allocated a condition score of **N/A** within the metric.

4.2.3 3) Urban – Developed Land; Sealed Surface (Hardstanding) (u1b)

- 4.2.3.1 Hardstanding was prevalent throughout the site within the car parks and pedestrian walkways. This surface provides negligible ecological value and formed the majority of the surfaces within the site.
- 4.2.3.2 Hardstanding is automatically allocated a condition score of **N/A** within the metric.

4.2.4 4) Sparsely Vegetated Land – Ruderal/Ephemeral (s)

- 4.2.4.1 A strip of ruderal/ephemeral vegetation is present along the northern boundary of the site, associated with an artificial embankment along the River Irwell. This area comprises bare ground with scattered trees present, as well as frequent ivy and giant hogweed (*Heracleum mantegazzianum*), and occasional cotoneaster (*Cotoneaster* sp.).
- 4.2.4.2 Cotoneaster and giant hogweed are both listed as invasive species on Schedule 9 on the Wildlife and Countryside Act 1981.

4.2.4.3 This area of sparsely vegetated land was assessed as **poor condition** as the vegetation lacks diversity and invasive species are present.

4.2.5 5) Sparsely Vegetated Land – Ruderal/Ephemeral (s)

4.2.5.1 A second area of sparsely vegetated land is present to the south of the entrance to the Albert Bridge House building. This was comprised of gravel which had begun to be colonised by ruderal vegetation, such as buddleia (*Buddleia davidii*).

4.2.5.2 This area of sparsely vegetated land was assessed as **poor** condition within the metric as the vegetation lacks diversity.

4.2.6 6–9) Individual Trees – Urban Trees

4.2.6.1 A total of 31 trees were present onsite. Most of these trees were mature and well established, with some cover of ivy present on the tree stems. Species present included crack willow (*Salix fragilis*), sycamore (*Acer pseudoplatanus*), small-leaved lime (*Tilia cordata*) and elder (*Sambucus nigra*).

4.2.6.2 Detailed condition scores are provided in Appendix 7. Tree locations are based on the Tree Constraints Plan from the Arboricultural Impact Assessment.

4.2.6.3 Trees T1 – T3 are protected by the Manchester City Council (Albert Bridge House, Bridge Street) Tree Preservation Order 2018; therefore, they have been allocated a high strategic significance.

4.2.6.4 The number of trees for each size and condition score is summarised in Table 6 below.

Table 6 – Summary of number of trees of each size and condition

Tree Size	Number of trees for each condition score		
	Poor	Moderate	Good
Small	-	5	-
Medium	9	4	1
Large	4	5	1
Very Large	1	1	-
Total	14	15	2

4.3 Watercourse Habitats

4.3.1 1) Other Rivers and Streams – River Irwell

4.3.1.1 The River Irwell is present directly beyond the boundary for the site, and the riparian zone of the left bank is present within the site boundary. Both bank tops are predominantly

comprised of buildings and hardstanding, though the left bank does comprise some sparse vegetation including mature trees. However, invasive giant hogweed and cotoneaster are also present on the left bank.

- 4.3.1.2 The bank face is also artificial and reinforced with concrete and bricks. The flow is predominantly slow and imperceptible, and the riverbed itself was not visible due to the poor water quality, although it is assumed to also be artificially reinforced with concrete.
- 4.3.1.3 Overall, the river is highly constrained and artificial. Historic aerial imagery also suggests that the river has been artificially redirected to fit around the urban development of Manchester City Centre.
- 4.3.1.4 At the time of survey, the river had also recently flooded onto the right bank due to high levels of rainfall.
- 4.3.1.5 The watercourse has been assessed as **poor condition** due to the high levels of artificial reinforcement and the use of the surrounding land. Full results from the MoRPH5 River Condition Assessment are available in Appendix 8.

Table 7 – Condition Assessment for the River Irwell

Name		River Irwell	
UK Hab Classification		Other Rivers and Streams	
Condition Assessment		River MoRPH5 Survey	
River Category	Large River	Reach Valley Gradient	0.001
Braiding Index	1	Bedrock Reach	No
Sinuosity Index	1.015	Coarsest Bed Material	Gravel/Pebble
Anabranching Index	1	Average Bed Material	Sand
Level of Confinement	Confined	Condition Score	-0.757
Condition Score		Poor	
Distinctiveness		High	
Extent of watercourse encroachment		Major	
Extent of riparian encroachment		Major/Major	

5 Retained Habitats

- 5.1.1.1 The proposed landscape layout and the Statutory Biodiversity Metric were used to calculate the units associated with the habitats which are to be retained on site.

5.2 Area Habitats

- 5.2.1.1 Seventeen trees will be retained as part of the development. In addition, ten trees will be retained and enhanced (see Section 8). Full details of the retained trees are available in Appendix 7. The sections of existing footpath to the west and south-east of the site will also be retained.
- 5.2.1.2 Table 8 shows a summary of the area habitats and their corresponding area (ha) and unit score to be retained on site.

Table 8 – Area habitats to be retained on site

Habitat Parcel Reference	Total Area (ha)	Total Units	Area Retained/ Enhanced (ha)	Units Retained/Enhanced
3) Developed land; sealed surface	0.03	0	0.03	0
6) Urban tree	0.24	0.96	0.19	0.75
7) Urban tree	0.35	2.76	0.27	2.18
9) Urban tree	0.13	0.60	0.13	0.60
Total	0.74	4.32	0.63	3.52

5.3 Watercourse Habitats

- 5.3.1.1 The section of the River Irwell adjacent to the site will be retained, and the riparian zone onsite will be enhanced (see Section 8).

6 Lost Habitats

6.1.1.1 The proposed landscape layout and the Statutory Biodiversity Metric were used to calculate the units associated with the habitats which are to be lost on site.

6.2 Area Habitats

6.2.1.1 The majority of existing area habitats will be lost, including all existing buildings which will be demolished.

6.2.1.2 Proposed mitigation strategies have been set out to demonstrate how the loss of these habitat types will be mitigated for following the Biodiversity Gain Hierarchy.

6.2.1.3 Table 9 shows a summary of the area habitats and their corresponding area (ha) and unit score to be lost on site.

Table 9 – Area habitats to be lost on site

Habitat Parcel Reference	Total Area (ha)	Total Units	Area Lost (ha)	Units Lost	Proposed Mitigation
1) Developed land; sealed surface	0.25	0	0.25	0	No mitigation required.
2) Introduced shrub	0.02	0.05	0.02	0.05	New areas of introduced shrub will be created onsite.
3) Developed land; sealed surface	0.57	0	0.55	0	No mitigation required.
4) Ruderal/ephemeral	0.05	0.10	0.05	0.10	New low distinctiveness habitats will be created onsite.
5) Ruderal/ephemeral	0.03	0.07	0.03	0.07	
6) Urban tree	0.24	0.96	0.05	0.21	While 11 existing trees will be lost, 71 new trees will be planted onsite to mitigate for those lost. This also satisfies the Manchester City Council's 1:3 tree replacement ratio. In addition, the condition of ten existing trees will be enhanced.
7) Urban tree	0.35	2.76	0.07	0.59	
8) Urban tree	0.05	0.64	0.05	0.64	
Total	1.57	4.57	1.08	1.65	

7 Pre-Development Habitat Summary

7.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the existing site habitats were calculated as well as the habitat units to be retained, lost and enhanced in site development.

7.1.1.2 The results of these calculations are presented in the Table 10.

Table 10 - Pre-Development Unit Summary

	On-site baseline	Retained	Lost	Enhanced
Area Habitat Units	5.17	2.47	1.65	1.05
Watercourse Habitats	0.39	-	-	0.39

8 Enhanced Habitats

8.1 Area Habitats

8.1.1 6) Urban Trees – Individual Trees

- 8.1.1.1 The following eleven existing will be retained and enhanced as part of the development; T1, T2, T3, T4, x1 G18, T19 and G20.
- 8.1.1.2 These trees are currently in poor condition and are oversailing gravel with sparse vegetation. Therefore, less than 20% of the canopy is oversailing vegetation and Condition Criterion F is failed.
- 8.1.1.3 Within the landscape proposals, the ground under these trees will be planted with an ornamental species mix. The trees will then be oversailing >20% and will pass Condition Criterion F, increasing them to moderate condition and providing an additional 0.33 units.
- 8.1.1.4 The trees adjacent to the river have also been allocated a **high strategic significance** within the enhancement as this is aligned with the River, Canal and Waterbody Opportunities identified within the LNRS, specifically the expansion, creation and restoration of riverside habitats for connection.

8.2 Watercourse Habitats

8.2.1 1) Other Rivers and Streams – River Irwell

- 8.2.1.1 The River Irwell will be enhanced through reducing the levels of encroachment within the riparian zone. The proposed design of the site includes the removal of existing hardstanding within the riparian zone, releveling the bank to a more natural sloping topography, and planting with a native wildflower mix.
- 8.2.1.2 A raised walkway will be installed along the bank edge, with support pillars being positioned along the bank.
- 8.2.1.3 Therefore, the overall level of encroachment on the lefthand bank of the river will be reduced from major to moderate.
- 8.2.1.4 This enhancement is also aligned with the River, Canal and Waterbody Opportunities identified within the LNRS, specifically the expansion, creation and restoration of riverside habitats for connection. Therefore, this enhancement has been allocated a **high strategic significance**.
- 8.2.1.5 The invasive giant hogweed and cotoneaster which are currently on the riverbanks will also be removed and controlled as part of the development. While this isn't sufficient to enhance the condition classification of the watercourse, this is also aligned with the LNRS; specifically restoring riverbanks and reducing invasive species.
- 8.2.1.6 Overall, the reduction of riparian zone encroachment provides an additional 0.09 units.

9 Post-Development Habitat Assessment

- 9.1.1.1 Proposed habitats were assessed following the methodology outlined in Section 3.
- 9.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric (Urban Green, 2025d).
- 9.1.1.3 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data.
- 9.1.1.4 For a detailed species list refer to the planting schedule within the landscape proposals.

9.2 Area Habitats

9.2.1 1) Individual Trees – Urban Trees

- 9.2.1.1 A total of 38 trees will be planted across the public space onsite, functioning as an urban arboretum. All trees will be non-native species which are suited to urban environments, such as Bosnian pine (*Pinus heldreichii*) and mahaleb cherry (*Prunus mahaleb*).
- 9.2.1.2 These trees are expected to achieve **poor condition** as they will be non-native.

9.2.2 2) Individual Trees – Urban Trees

- 9.2.2.1 A total of 33 trees will be planted on the riverbank and will comprise native trees such as rowan (*Sorbus aucuparia*) and silver birch (*Betula pendula*).
- 9.2.2.2 The planting of these trees is also aligned with the River, Canal and Waterbody Opportunities identified within the LNRS, specifically the restoration of riverbanks and expanding, creating or restoring waterside habitats for connection. Therefore, these trees have been allocated a **high strategic significance**.
- 9.2.2.3 These trees are expected to achieve **moderate condition** as they are native.

9.2.3 3) Grassland – Modified Grassland

- 9.2.3.1 The riverbanks will be naturalised through the removal of existing hardstanding and introduction of a woodland grass seed mix (EW1 Woodland Mixture) and scattered native perennials and shrubs.
- 9.2.3.2 The grassland mix is comprised of 80% native grass species and 20% native woodland wildflower species.
- 9.2.3.3 This grassland creation is also aligned with the River, Canal and Waterbody Opportunities identified within the LNRS, specifically the restoration of riverbanks and expanding, creating or restoring waterside habitats for connection. Therefore, this habitat has been allocated a **high strategic significance**.
- 9.2.3.4 The grassland is expected to achieve **moderate condition**.

9.2.4 4) Urban – Rain Gardens

- 9.2.4.1 Rain gardens will be created onsite within the public space surrounding the buildings and will assist drainage onsite.
- 9.2.4.2 The rain gardens will be planted with native species, particularly those which are tolerant of both dry and wet conditions. Species could include common knapweed (*Centaurea nigra*) and oxeye daisy (*Leucanthemum vulgare*), common reed (*Phragmites australis*), dogwood (*Cornus sanguinea*), and lady fern (*Athyrium filix-femina*).
- 9.2.4.3 The rain gardens are expected to achieve **moderate condition**.

9.2.5 5) Urban – Introduced Shrub

- 9.2.5.1 Beds of ornamental planting will also be created within the public space onsite, and are expected to comprise predominantly non-native, ornamental species to provide visual value for the site.
- 9.2.5.2 Introduced shrub is automatically allocated a condition score of **N/A** within the metric.

9.2.6 6) Urban – Developed Land; Sealed Surface

- 9.2.6.1 Areas of hardstanding will be created around the site functioning as parking and access routes. In addition, three new buildings will be constructed onsite.
- 9.2.6.2 Hardstanding and buildings are classified as developed land; sealed surface, which is automatically allocated a condition score of **N/A** within the metric.

10 Post-Development Habitat Summary

10.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the proposed and created habitats were calculated; the habitat units to be retained within site development were calculated; and the habitat units that are anticipated to be lost in site development were calculated.

10.1.1.2 The results of these calculations are presented in the Table 11.

Table 11 - Post Development Biodiversity Net Gain Calculation

	Habitat Unit Change					On-site post development	Net change in Biodiversity	
	On-site baseline	Retained	Lost	Enhanced	Created		Habitat units	%
Area Habitat Units	5.17	2.47	1.65	1.05	1.90	6.12	+0.95	+18.43
Watercourse Units	0.39	-	-	0.48	-	0.48	+0.09	+22.67

10.1.1.3 As illustrated in Table 11, the current landscape proposals for the development of the site produce a net gain in biodiversity of 0.95 units (18.43%) for area habitats and a net gain of 0.09 units (22.67%) for watercourse habitats. There are no hedgerow habitats onsite pre- or post-development.

10.1.1.4 The trading rules were satisfied by the landscape proposals. Consequently, the development meets all local and national planning policy and off-site mitigation will not be necessary.

10.1.1.5 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a long-term management plan (usually 30 years) is required.

10.1.1.6 This length of management plan is required due to the complex nature of the habitats to be enhanced/created on site and the high value they will provide to the environment. This management plan is provided by Urban Green (Urban Green, 2025a) as a separate document and covers the recommended management practices for the proposed habitats discussed in this report.

11 References

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APPENDIX 1 - NATIONAL BIODIVERSITY NET GAIN LEGISLATION

Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') for biodiversity, compared to what is present onsite prior to development.

BNG is now a mandatory condition for any new development of land in England (specific exemptions apply), as of 12th February 2024. In order for planning permission to be granted, the development must be able to achieve at least a **10% net gain in biodiversity** for each type of habitat unit present (i.e., area habitats, linear hedgerow habitats and watercourse habitats) and meet the trading rules.

Where a 10% net gain cannot be achieved onsite, offsite mitigation will be necessary and must be carried out under a conservation covenant or planning obligation.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Schedule 14 the Environment Act (2021) states:

Overview

1 (1) This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

(2) Paragraphs 2 to 12 have effect for the purposes of this Schedule.

Biodiversity gain objective

2 (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.

(4) The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

The National Planning Policy Framework (NPPF, 2024) supports the requirements of the Environment Act:

Paragraph 187 of the NPPF states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

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.

Paragraph 192 of the NPPF states:

To protect and enhance biodiversity and geodiversity, plans should:

b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

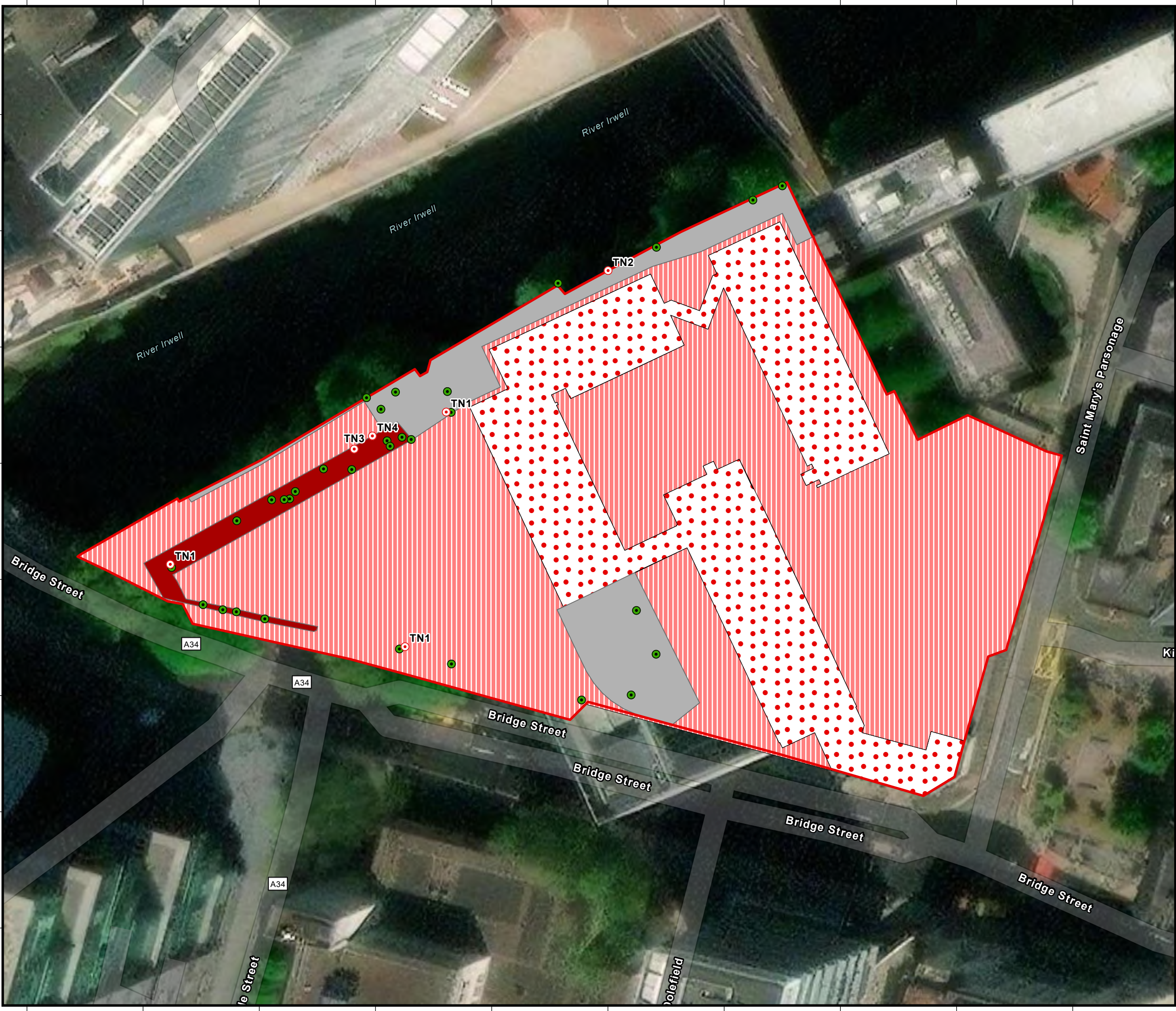
Paragraph 193 of the NPPF states:

When determining planning applications, local planning authorities should apply the following principles:

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

APPENDIX 2 - BASELINE UKHAB HABITAT MAP

U R B A N
G R E E N



URBAN
GREEN

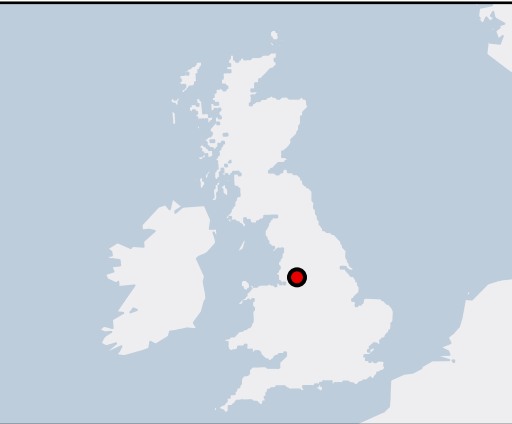
Legend

- Red Line Boudnary
- Building
- Developed land sealed surface
- Sparsley vegetated land
- Urban
- Tree
- Target Note
TN1 - Bird box
TN2 - Giant hogweed
TN3 - Rhododendron tree
TN4- Cotoneaster

N



0 5 10 20 Meters



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Client: Oval Real Estate		
Project: Albert Bridge House		
Title: UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: BG	Approved: SP
Project: UG2852	Scale @ A3: 1:600	Date: 10/04/2025
Dwg No: UG_2852_ECO_HM_01		Revision: 01

APPENDIX 3 – PRIMARY AND SECONDARY CODES

Primary Code	Definition
s	Sparsely vegetated land
u	Urban
u1b	Developed land; sealed surface
u1b5	Building
Secondary code	Definition
847	Introduced shrub

APPENDIX 4 - PROPOSED LANDSCAPE GENERAL ARRANGEMENT

U R B A N
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General Notes

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All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes



Key Plan

3 Brewhouse Yard
London, EC1V 4JQ
helio@getwest.com
+44 (0) 20 7549 1730

FOR INFORMATION

Project No. 0476

Project Name

Albert Bridge House

Drawing Title

Landscape General Arrangement

Client Oval Properties 1801 Ltd

Scale 1 : 250

Date 07/03/25

Drawn by JT

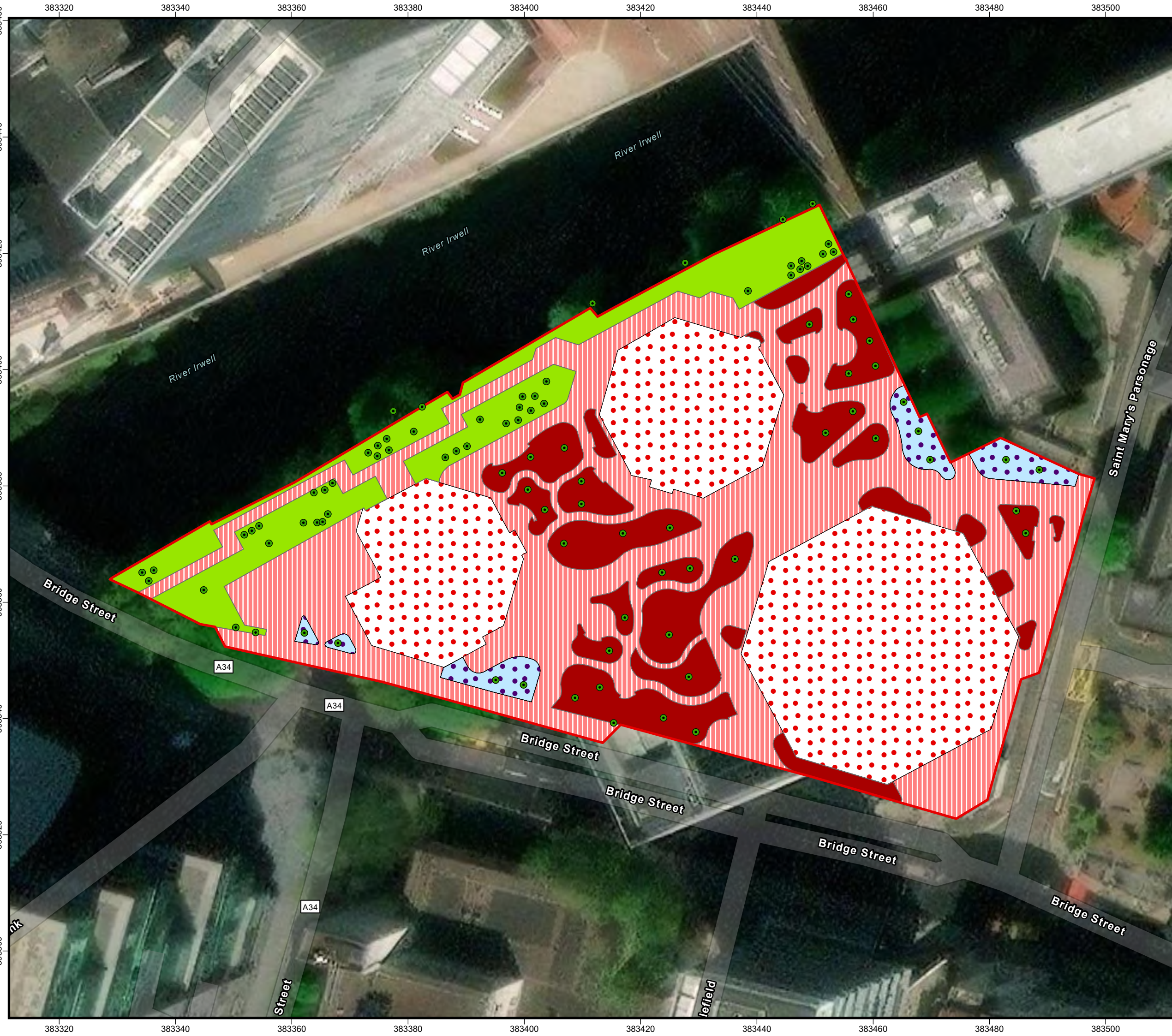
Checked by MA

Rev	Date	Reason	Chk
00	25/04/25	Planning Draft	SEW

Drawing Number	Rev
0476-SW-ZZ-ZZ-DR-L-PL0100	00

APPENDIX 5 - POST- DEVELOPMENT UKAHB HABITAT MAP

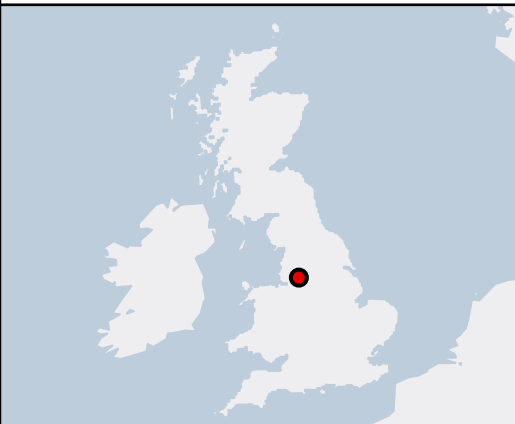
U R B A N
G R E E N



U R B A N
G R E E N

Legend

- Red Line Boudnary
- Building
- Developed land sealed surface
- Introduced shrub
- Modified grassland
- Rain garden
- Trees



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Project: Albert Bridge House		
Title: Post Development UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: SP	Approved: SP
Project: UG2852	Scale @ A3: 1:600	Date: 08/04/2025
Dwg No: UG_2852_BNG_PDHM_01	Revision: 01	

APPENDIX 6 - PHOTOGRAPHS OF THE SITE

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Photograph 1: Unused buildings and carpark



Photograph 2: Ornamental shrub planting along south-western boundary



Photograph 3: Ornamental shrub planting and individual trees to north of site along river



Photograph 4: Sparsely vegetated land to north of site along river



Photograph 5: Sparsely vegetated land south of site



Photograph 6: Individual trees and carpark



Photograph 7: River Irwell and sparsely vegetated land along banks



Photograph 8: River Irwell – Downstream view



Photograph 9: River Irwell – Upstream view



Photograph 10: Site viewed from right hand riverbank

APPENDIX 7 - TREE LOCATIONS PLAN AND CONDITION SCORE

Contractors must check all dimensions from site.

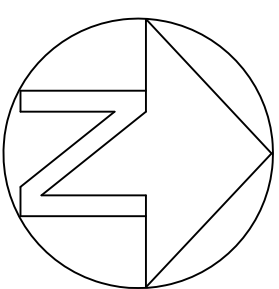
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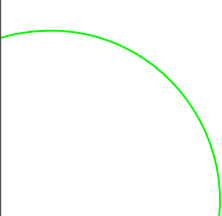
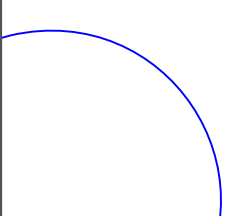
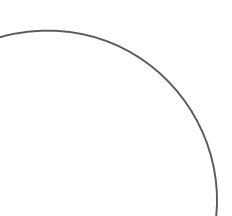
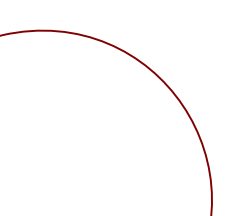
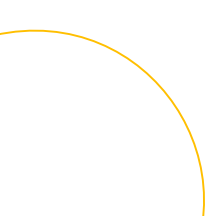
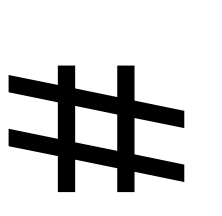
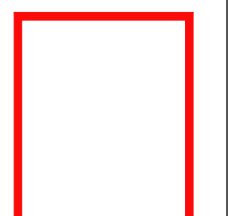
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Notes:-



	BS 5837: 2012 Retention Category A Tree, Group or Hedge
	BS 5837: 2012 Retention Category B Tree, Group or Hedge
	BS 5837: 2012 Retention Category C Tree, Group or Hedge
	BS 5837: 2012 Category U Tree, Group or Hedge
	Root Protection Area (RPA)
	Position Estimated on Site
	Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

**U R B A N
G R E E N**

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Marblehead, MA 02047

T: +44 (0) 161 312 3131

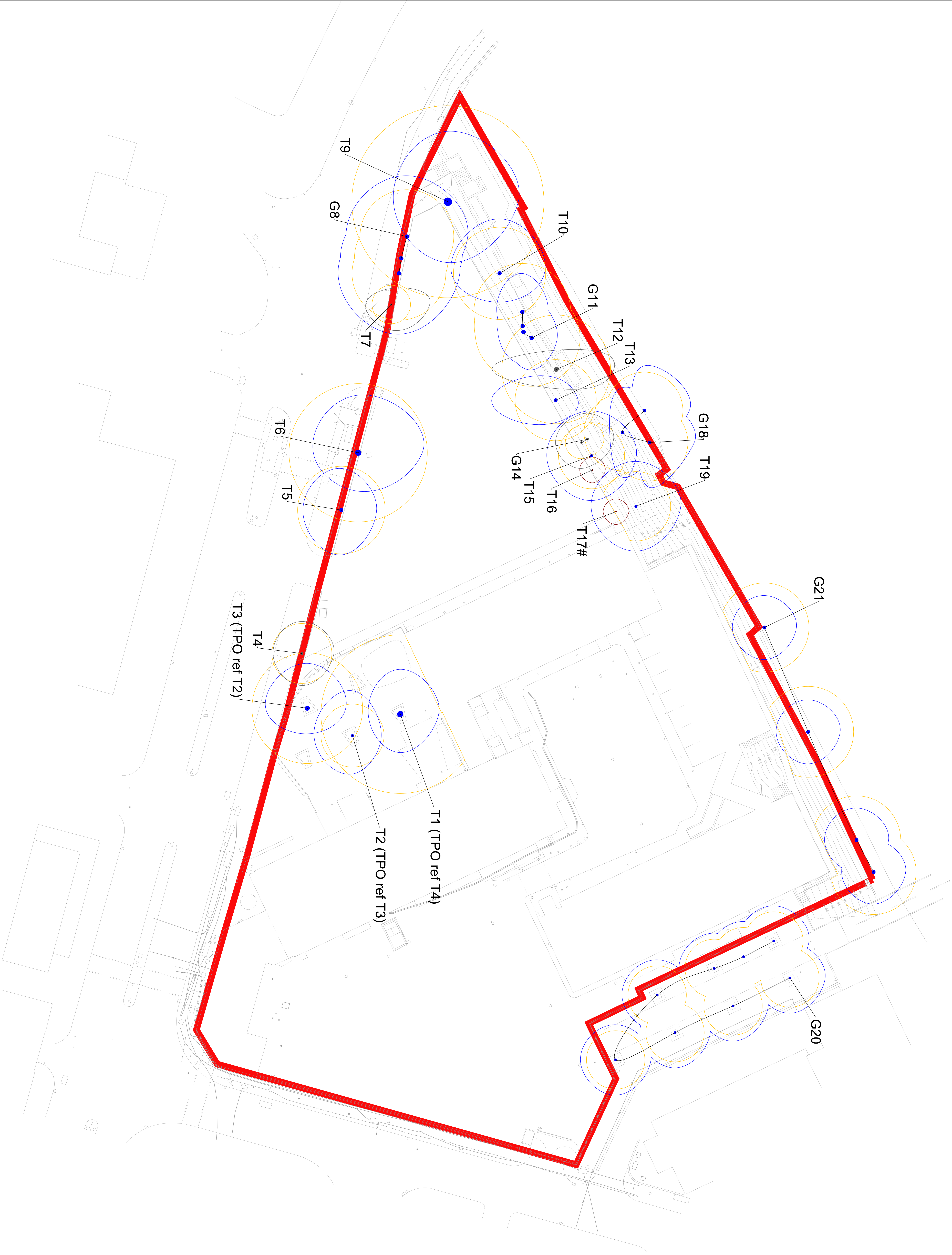
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**OVALL REAL ESTATE
LTD.**

Project: **ALBERT BRIDGE HOUSE,
MANCHESTER**

TREE CONSTRAINTS PLAN

Issue:	PLANNING		
Drawn:	AH	Checked:	GM
Project:	UG2852	Scale @ A0:	1:200
		Date:	15/01/25



Tree Location	Species	No. of Trees	Size in Metric	Condition Criteria*						Overall Condition	Retained
				A	B	C	D	E	F		
T1	Italian alder (<i>Alnus cordata</i>)	1	XL							Poor	Yes (and enhanced)
T2	Cherry (<i>Prunus</i> sp.)	1	M							Poor	Yes (and enhanced)
T3	Italian alder (<i>Alnus cordata</i>)	1	L							Poor	Yes (and enhanced)
T4	Lime (<i>Tilia</i> sp.)	1	M							Poor	Yes
T5	Norway maple (<i>Acer platanoides</i>)	1	M							Poor	Yes
T6	Willow (<i>Salix</i> sp.)	1	XL							Moderate	No
T7	Lime (<i>Tilia</i> sp.)	1	S							Moderate	No
G8	Norway maple (<i>Acer platanoides</i>)	3	L							Poor	Two retained; one lost
T9	Willow (<i>Salix</i> sp.)	1	XL							Moderate	Yes
T10	Norway maple (<i>Acer platanoides</i>)	1	M							Moderate	Yes
G11	Willow (<i>Salix</i> sp.) & Sycamore (<i>Acer pseudoplatanus</i>)	4	L							Moderate	Yes
T12	Willow (<i>Salix</i> sp.)	1	L							Good	No

T13	Lime (<i>Tilia</i> sp.)	1	M							Good	No
G14	Cherry laurel (<i>Prunus laurocerasus</i>)	2	S							Moderate	No
T15	Sycamore (<i>Acer pseudoplatanus</i>)	1	M							Moderate	No
T16	Elder (<i>Sambucus nigra</i>)	1	S							Moderate	No
T17	Elder (<i>Sambucus nigra</i>)	1	S							Moderate	No
G18	Sycamore (<i>Acer pseudoplatanus</i>)	2	M							Moderate	Yes
G18	Norway maple (<i>Acer platanoides</i>)	1	M							Poor	Yes (and enhanced)
T19	Norway maple (<i>Acer platanoides</i>)	1	M							Poor	Yes (and enhanced)
G21	Willow (<i>Salix</i> sp.) & Sycamore (<i>Acer pseudoplatanus</i>)	4	M							Poor	Yes (and enhanced)

Condition Criteria A = The tree is a native species (or more than 70% within the block are native species); Condition Criteria B = 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); Condition Criteria C = The tree is mature (or more than 50% within the block are mature); Condition Criteria 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; Condition Criteria E = Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark; Condition Criteria F = More than 20% of the tree canopy area is oversailing vegetation beneath.

Condition Assessment Key: Pass = Fail =

APPENDIX 8 - MORPH5 RIVER CONDITION ASSESSMENT RESULTS

Condition + Encroachment Reporting Sheet: RIVERS and STREAMS

River Condition Assessment (RCA) + Encroachment results for: Priority rivers, Other rivers and streams, Canals

Site name/location:	Albert Bridge House, Manchester	Unique river section reference:	River Irwell
GPS of MoRPh5	SJ 83395 98437	River section length:	200m

Rivers and streams form naturally draining networks within the wider landscape.

A long history of channel modification and artificial water body creation has led to widespread loss of naturally formed and functioning habitats.

The River Condition Assessment (RCA) method requires one or more MoRPh5 sub-reach sample(s) for a longer length of channel, the river(or canal) section, that has consistent condition throughout and is represented by a single line within the Biodiversity Metric tool.

This sheet provides information about the full river (or canal) section length based on a site walkover plus representative RCA (MoRPh5) results for this section.

RCA River Type and Habitat Description for full river section (from walkover survey)

The River Irwell is present directly beyond the boundary for the site, and the riparian zone of the left bank is present within the site boundary. Both bank tops are predominantly comprised of buildings and hardstanding, though the left bank does comprise some sparse vegetation including mature trees. However, invasive giant hogweed and cotoneaster are also present on the left bank.

The bank face is also artificial and reinforced with concrete and bricks. The flow is predominantly slow and imperceptible, and the riverbed itself was not visible due to the poor water quality, although it is assumed to also be artificially reinforced with concrete.

Overall, the river is highly constrained and artificial. Historic aerial imagery also suggests that the river has been artificially redirected to fit around the urban development of Manchester City Centre. At the time of survey, the river had also recently flooded onto the right bank due to high levels of rainfall.

THE RESULTS OF THE 32 RCA INDICATORS FOR EACH RIVER SECTION SHOULD BE INSERTED BELOW WITH NOTES TO EXPLAIN RECOMMENDATIONS FOR THE WHOLE CHANNEL LENGTH:

Condition Assessment Criteria		RCA Index values	Notes / Justification
RCA INDEX ID	RCA INDEX NAME	Insert values -4 to 0 OR 0 to 4; Highlight those >2 OR <-2	Explain where significant, the influence of high/low RCA indices on overall river condition
BANK TOP			
B1	Bank top vegetation structure	1	
B2	Bank top tree feature richness	0	
B3	Bank top water-related features	0	
B4	Bank top NNIPS cover	0	
B5	Bank top managed ground cover	-4	Bank tops comprised almost entirely of hardstanding
BANK FACE			
C1	Bank face riparian vegetation structure	2	
C2	Bank face tree feature richness	1	
C3	Bank face natural bank profile extent	3	left bank comprised of ivy and trees
C4	Bank face natural bank profile richness	1	
C5	Bank face natural bank material richness	0	
C6	Bank face bare sediment extent	1	
C7	Bank face artificial bank profile extent	0	
C8	Bank face reinforcement extent	-4	Entirety of right bank face and sections of left bank face comprised of bricks
C9	Bank face reinforcement material severity	-4	Entirety of right bank face and sections of left bank face comprised of bricks
C10	Bank face NNIPS cover	-2	Giant hogweed and cotoneaster present on left bank
CHANNEL MARGIN			
D1	Channel margin aquatic vegetation extent	0	
D2	Channel margin aquatic morphotype richness	0	

D3	Channel margin physical feature extent	0	
D4	Channel margin physical feature richness	0	
D5	Channel margin artificial features	0	
CHANNEL BED			
E1	Channel aquatic morphotype richness	0	
E2	Channel bed tree features richness	0	
E3	Channel bed hydraulic features richness	0	
E4	Channel bed natural features extent	0	
E5	Channel bed natural features richness	0	
E6	Channel bed material richness	0	
E7	Channel bed siltation	0	
E8	Channel bed reinforcement extent	0	
E9	Channel bed reinforcement severity	0	
E10	Channel bed artificial features severity	-2	
E11	Channel bed NNIPS extent	0	
E12	Channel bed filamentous algae extent	0	
Overview of RCA and river section assessment			
River Condition Assessment PRELIMINARY SCORE:	-0.757085	River Type and class bands:	K - Straight/Sinuuous. Coarsest GP, Average SA.
River Shape index:	1.608	Is the river channel OVERDEEP? If yes, what supporting evidence is provided?	Yes - River has been artificially re-meandered and likely dredged
River Condition Assessment FINAL CLASS:	Poor	IS THE RCA FINAL CLASS MODIFIED ? If yes, why and what supporting evidence is provided?	No
Summary of RCA results (and Encroachment where applicable) with recommendations for improvements			
This section of the River Irwell has major riparian encroachment on both banks as it is located within the city centre of Manchester, with dense urban development and infrastructure surrounding it. The level of watercourse encroachment is also high as two bridges span its width within this section. Therefore, there is limited opportunity to reduce the encroachment on the watercourse.			
Suggested enhancement interventions to improve the river condition score			
There are limited opportunities to enhance the watercourse itself as it is highly constrained and located within the densely urbanised centre of Manchester. However, the invasive species (giant howeed and cotoneaster) which are present on the left hand bank (within the boundary for the site) should be eradicated and controlled. Enhancements to the river bank will also be aligned with the Local Nature Recovery Strategy, which has identified this section of the River Irwell and its banks as having opportunities for nature improvement.			