

Biodiversity Metric Report

St John Street, Manchester

Reference: 82-587-R1-1

Date: June 25





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EXECUTIVE SUMMARY

Site Address	8 St. John Street, Castlefield, Manchester, Greater Manchester				
Co-ordinates	E 383468, N 397942				
Site Area	0.05 ha				
Current Site Use	The site is in active use as a residential unit with developed land and individual trees in the north of the site.				
Proposed Development	Proposals will involve the construction of a new two-storey building, partial reconstruction and renovation of the existing building with associated tree plantings				
Results	<p>The biodiversity metric results show a loss in habitat units, as follows:</p> <table> <tr> <td>Habitat Units</td><td>-0.75</td></tr> <tr> <td>Deficit on 10%</td><td>0.83</td></tr> </table> <p>A loss of 100% of habitat units will be incurred on-site as a result of the proposed development. The trading rules have not been satisfied for habitat units as habitats lost have not be 'traded up' for like for like or better. Specifically, the loss in individual trees. As such, a total of 0.73 individual tree units needs to be compensated for.</p>	Habitat Units	-0.75	Deficit on 10%	0.83
Habitat Units	-0.75				
Deficit on 10%	0.83				
Conclusions and Recommendations	<p>A total loss of 0.75 (-100%) habitat units will incur on site as a result of the development.</p> <p>Due to the loss in onsite trees, there is a loss in habitat units and the trading rules have not been satisfied. To achieve a 10% gain and satisfy the trading rules, 0.83 habitat units, comprising 0.73 individual tree units, will need to be compensated for. These units can be secured off site or through a one-off compensation payment.</p> <p>Additional species enhancements could be provided on-site, which could include bat and bird boxes, hedgehog houses and hibernacula.</p>				



TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
1.INTRODUCTION	4
1.1. Background	4
1.2. Previous Surveys	4
1.2.1. ECUS (2024)	4
1.3. Site Location	4
1.4. Objectives	5
2.METHODOLOGY	6
2.1. Biodiversity Metric	6
2.2. On-Site Habitat Baseline Data	6
2.3. Post Development Habitat Creation	6
2.4. Limitations	6
3.RESULTS	7
3.1. On-Site Baseline Condition Assessment Results	7
3.2. On-Site Habitat Creation Condition Assessment	8
3.3. Strategic Significance	13
3.4. Biodiversity Unit Result	13
4.CONCLUSIONS AND RECOMMENDATIONS	14
5.PLANNING APPLICATION INFORMATION	15
6.REFERENCES	16
APPENDIX I UKHAB HABITAT PLAN	17
APPENDIX II POST DEVELOPMENT PLAN	22
APPENDIX III PROPOSED SITE PLAN	23



1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Antony and Callum Ford to undertake a Biodiversity Metric Calculation at St. John Street, Manchester, hereafter referred to as “the site”.

This report has been prepared by Consultant Ecologist Phoebe Parry, BSc (Hons) who holds a qualifying CIEEM membership. Phoebe holds a Level 4 Field Identification Skills Certificate (FISC) and has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This report should be read in conjunction with ‘The Statutory Biodiversity Metric Calculation Tool –St. John Street, Manchester’.

1.2. PREVIOUS SURVEYS

1.2.1. ECUS (2024)

ECUS undertook an Ecological Impact Assessment (EclA) of the site in July 2024 (report reference 23740). The site was found to comprise developed land, bare ground and individual trees.

1.3. SITE LOCATION

The site is located in the city centre of Manchester in the Castlefield area. St. John Street forms the site’s southern boundary and Artillery Street defines the northern boundary. Residential and commercial development surrounds the site. St John’s garden is located 100 m west of the site. The Rochdale Canal is located 350 m south of the site. Please refer to Figure 1 for the approximate site location.

Figure 1 Approximate Site Location





1.4. OBJECTIVES

The objectives of the Biodiversity Metric are as follows:

- ✦ Identify percentage change in on-site habitat.
- ✦ Identify the number of habitat units lost/gained on-site; and
- ✦ Determine the need for a conservation offset payment or off-site habitat creation.



2. METHODOLOGY

2.1. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Statutory Biodiversity Metric was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within the Statutory Biodiversity Metric: User Guide (DEFRA, 2024).

This report has been produced by Phoebe Parry. Phoebe has attended internal training courses focusing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool and has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This metric was reviewed by Associate Director Celia Kenyon, BSc (Hons) MSc MEnvSc CEnv MCIEEM. Celia has undertaken a number of online training courses with CIEEM including 'Calculating and Using Biodiversity Units with Metric 2.0' and 'Biodiversity Net Gain Through Development'. Celia has also completed Condition Assessments on a number of sites across the UK and holds a Level 3 FISC.

2.2. ON-SITE HABITAT BASELINE DATA

The Statutory Biodiversity Metric Condition Assessment Sheets (DEFRA, 2024) were used to undertake the condition assessment. The methodology follows the Statutory Biodiversity Metric: User Guide (DEFRA, 2024).

The baseline data used to inform the condition assessment was collected on the 17th June 2024 during the EcIA undertaken by ECUS (report reference: 23740). The Statutory Biodiversity Metric Condition Assessment Sheets (DEFRA, 2024) were used to undertake the condition assessment. The methodology follows the Statutory Biodiversity Metric: User Guide (DEFRA 2024). Please see Appendix I for the UKHab Habitat Plan.

On-site baseline habitats were measured off the UKHab Habitat Plan using QGIS.

The sizes of individual trees on trees on site were taken from the Tree Survey, Arboricultural Impacts Assessment and Arboricultural Method Statement (ECUS 2020. Report ref: 14836). The Root Protection Areas (RPA) of the trees were calculated using the metric's tree helper.

2.3. POST DEVELOPMENT HABITAT CREATION

The Proposed Site Plan was used to measure habitat creation on-site (Tim Groom Architects, 2025. DWG No. 1084-TGA-ZZ-ZZ-DR-A-95201).

A post development plan has been proposed to represent the proposed habitats in UKHab. The areas of proposed habitats were measured from this plan using QGIS and input into the metric.

Please see Appendix II for the Proposed Site Plan and Appendix III for the Post-Development Plan.

2.4. LIMITATIONS

Some areas on the site are double counted, including root protection zones and areas of habitat, where overlap is shown. This means areas of habitat pre- and post-development do not total to the same area, however this is accounted for in the metric.



3. RESULTS

3.1. ON-SITE BASELINE CONDITION ASSESSMENT RESULTS

Table 1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

Table 1 Habitat Baseline Condition Assessment Results

HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
Urban - Developed Land; Sealed Surface	0.0395	N/A	N/A
Urban – Bare Ground	0.0105	Poor	Passes 0 out of 3 condition assessment criteria.
Individual Trees – Urban Trees (T1–T3)* (x3 medium)	0.0489	Moderate	Passes 4 of 6 condition assessment criteria: <ul style="list-style-type: none"> ✦ The tree is mature. ✦ The tree canopy is predominantly continuous (individual trees automatically pass this criterion). ✦ No evidence of adverse impact on tree health by anthropogenic activities. ✦ More than 20% of the tree canopy is oversailing vegetation beneath.
Individual Trees – Urban Trees * (T4–T7) (x1 medium and x3 small)	0.0285	Good	Passes 5 of 6 condition assessment criteria: <ul style="list-style-type: none"> ✦ The tree is mature ✦ The tree is a native species. ✦ The tree canopy is predominantly continuous (individual trees automatically pass this criterion). ✦ No evidence of adverse impact on tree health by anthropogenic activities. ✦ More than 20% of the tree canopy is oversailing vegetation beneath.



* Tree numbers taken from the Tree Survey, Arboricultural Impacts Assessment and Arboricultural Method Statement (ECUS 2020. Report ref: 14836).

3.2. ON-SITE HABITAT CREATION CONDITION ASSESSMENT

A new residential building has been proposed in addition to paved parking and paved gardens. Table 2 shows the details of the target condition assessment and total areas of habitat creation. It has been assumed that there will be no significant delay in the creation of the proposed habitat features, as such the delay in starting habitat creation has been set to zero.

Table 2 **Habitat Creation Condition Assessment Results**

HABITAT TYPE (SITE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION	TIME TO TARGET CONDITION	DESCRIPTION
B1, B2 and Parking	Urban – Developed Land, Sealed Surface	0.0375	N/A	N/A	N/A
Garden	Urban – Unvegetated Garden	0.0124	N/A	N/A	N/A



3.3. STRATEGIC SIGNIFICANCE

The strategic significance for the majority of habitats on site was defined as 'Area/compensation not in local strategy/no local strategy'. The developed land, and majority of remaining habitat on site were not noted within the Greater Manchester Nature Recovery Network (Greater Manchester Combined Authority 2024) as being ecologically significant. In addition, the habitats on site were of low ecological value.

3.4. BIODIVERSITY UNIT RESULT

The headline results of the metric show a total loss of 0.75 habitat units. Table 3 shows the headline results detailed within the Biodiversity Metric and Table 4 shows the unit deficit on achieving a 10% gain.

Table 3 Headline Results

HEADLINE	CATEGORY	RESULT
Total Net Unit Change	Habitat Units	-0.75
	Hedgerow Units	0.00
	Watercourse Units	0.00
Total Net % Change	Habitat Units	-100%
	Hedgerow Units	N/A
	Watercourse Units	N/A

Table 4 Unit Deficit on A 10% Gain

HEADLINE	CATEGORY	RESULT
Unit Deficit on 10%	Habitat Units	0.83
	Hedgerow Units	N/A
	Watercourse Units	N/A

The trading rules of the metric have not been satisfied for habitat units as habitats lost have not been 'traded up'. Please see Table 5 for the trading summary detailed within the biodiversity metric.

Table 5 Headline Deficit Results

BROAD HABITAT	HABITAT TYPE	BROAD HABITAT UNIT LOSSES TO BE OFFSET
Medium Distinctiveness Habitat Units	Individual Tree	0.73



4. CONCLUSIONS AND RECOMMENDATIONS

A total loss of 0.75 (-100%) habitat units will be achieved as a result of the development.

Due to the loss in onsite trees, there is a loss in habitat units and the trading rules have not been satisfied. To achieve a 10% gain and satisfy the trading rules, **0.83 habitat units, comprising 0.73 individual tree units, will need to be compensated for**. These units can be secured off site or through a one-off compensation payment.

The Biodiversity Metric does not take into account for additional species enhancements within the site. To further increase the site's value for wildlife, bat and bird boxes could be integrated on the building.



5. PLANNING APPLICATION INFORMATION

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation.

0.75 habitat units

Please provide the date the onsite pre-development biodiversity value was calculated:

17th June 2024

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used:

N/A

When was the version of the biodiversity metric used published?

12th February 2024

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

 - on or after 30 January 2020 which were not in accordance with a planning permission; or

 - on or after 25 August 2023 which were in accordance with a planning permission?

N/A

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

i. on land to which the application relates; and

ii. exist on the date of the application for planning permission, (or an earlier agreed date)

No



6. REFERENCES

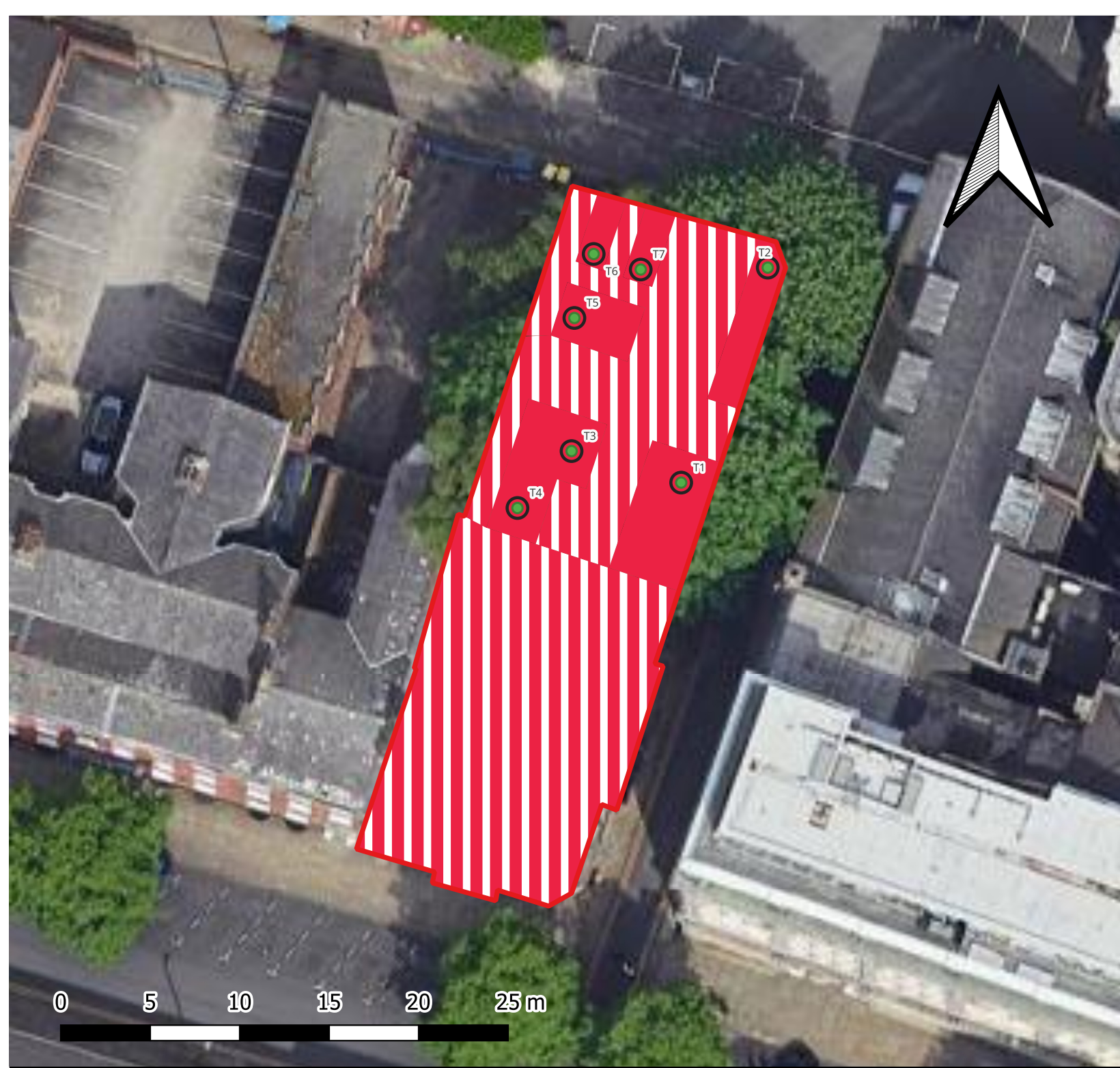
-  DEFRA. (2024). The Statutory Biodiversity Metric: User Guide.
-  DEFRA. (2024). Statutory Biodiversity Metric Condition Assessments.
-  ECUS (2024). Ecological Impact Assessment (Report Reference: 23740).
-  ECUS (2020). Tree Survey, Arboricultural Impacts Assessment and Arboricultural Method Statement (Report Reference: 14836).
-  Greater Manchester Combined Authority (2024). Greater Manchester Nature Network
-  National Planning Policy Framework (2021). Ministry of Housing, Communities and Local Government.

END OF REPORT

APPENDIX I

UKHAB HABITAT PLAN





Key:

-  Red Line Boundary
-  Individual Tree
-  Developed land; sealed surface
-  Bare ground

Notes

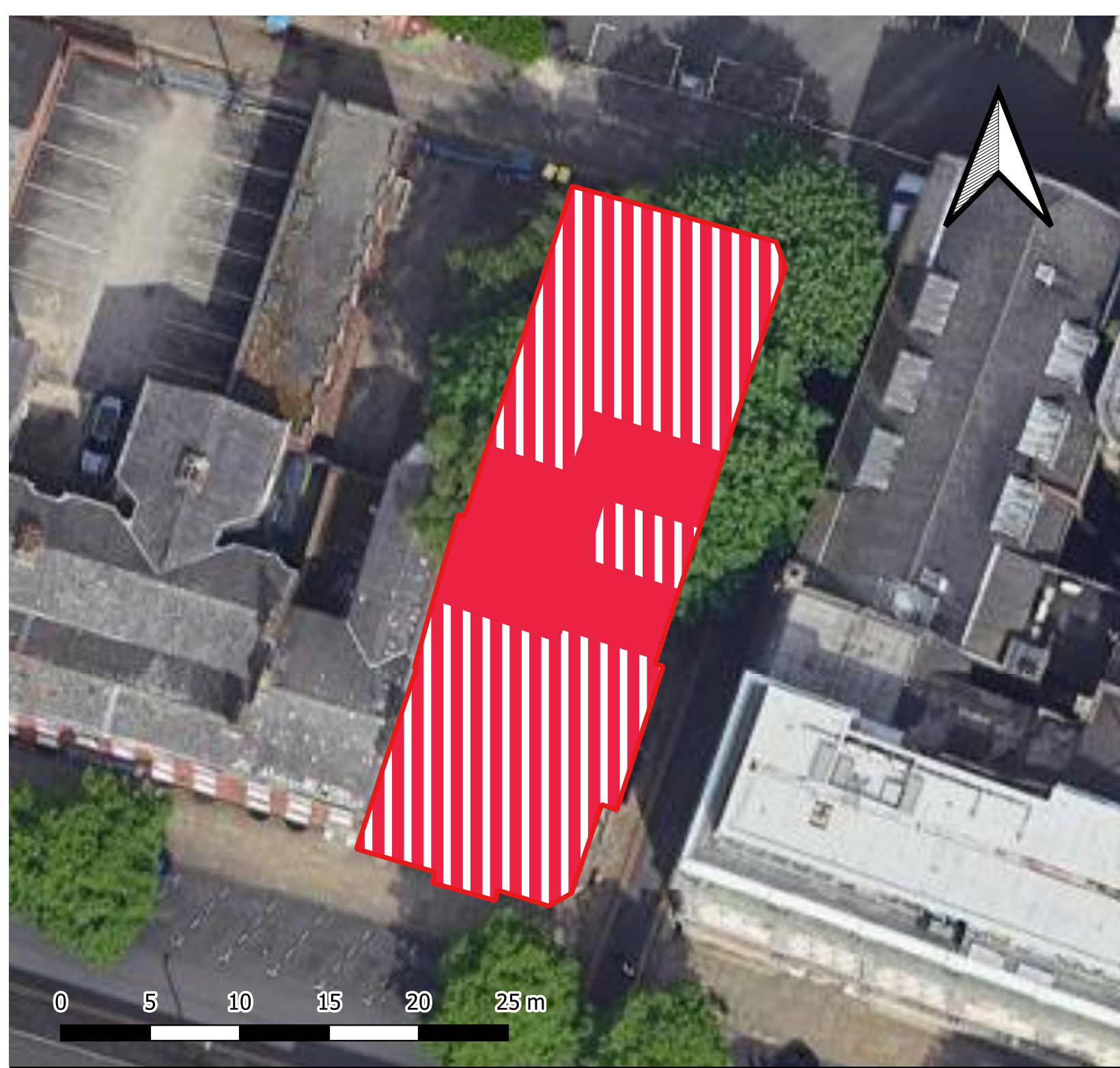
Issue: 1	Revision: 1	Date: 24/06/2025	Drawn: PP	Authorised: CK
Client: Antony and Callum Ford			Job No. 82-587	Date: 24/05/2025
			Drawing No. 82-587-001	Scale: 1:480
Job title: St. John Street, Manchester			Drawing title: UKHab Habitat Plan	

APPENDIX II

POST DEVELOPMENT

PLAN





Key:

-  Red Line Boundary
-  Developed land; sealed surface
-  Unvegetated garden

Notes

Issue: 1	Revision: 1	Date: 24/06/2025	Drawn: PP	Authorised: CK
Client: Antony and Callum Ford			Job No. 82-587	Date: 24/05/2025
			Drawing No. 82-587-001	Scale: 1:480
Job title: St. John Street, Manchester			Drawing title: Post Development Plan	



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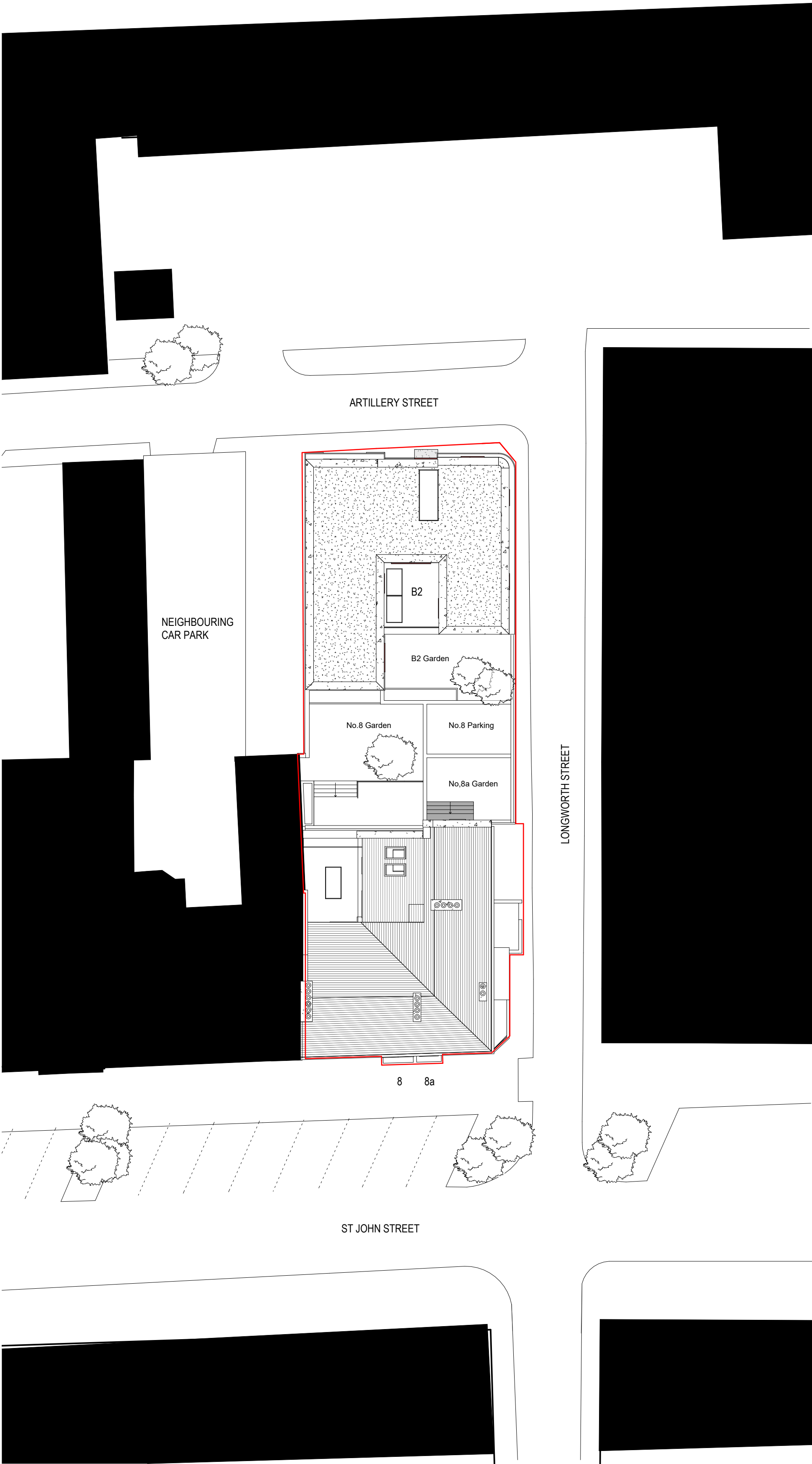
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APPENDIX III

PROPOSED SITE PLAN





General Notes

Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

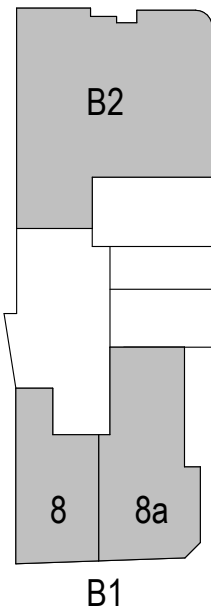
Drawings to be read in conjunction with Architectural Specification, Structural Engineer's Drawings and Specifications, Mechanical & Electrical Engineer's Drawings and Specifications, all Supplemental Information, including but not limited to; Detailed Fire Strategy, Acoustic Report, Thermal Report & Overheating Report.

No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Red Line Boundary

Key Plan



Rev	Description	Date	By
P01	Draft Planning Issue	12.11.24	SD
P02	Draft issue to Design Team	13.12.24	SD
P03	Issue to Design Team	06.01.25	SD
P04	Draft planning issue to DT	03.06.25	SD

Title Proposed Site Plan	
Drawing No. 1084-TGA-ZZ-DR-A-95201	Revision P04
Status Planning	Scale 1 : 200@A1
Project St John Street	Client Mr. Ford

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