AMENITYTREE

ENVIRONMENTAL PLANNING CONSULTANTS

Full Assessment of Biodiversity

Version 2
21.05.2025

Prepared for: Neo Projects

Site: Apollo Public House

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1. Introduction

1.1 Background to the project

Amenity Tree was commissioned by Neo Projects to undertake a site visit and compilation of UK habitats plan and DEFRA habitat condition sheet in consideration of the baseline ecological value of the site to advise a planning application for re development under The Environment Act 2021 'nature and biodiversity', which allows for biodiversity gain in the planning system.

1.2 Site location and context

The site is located within the Miles Platting area of Manchester in an urban environment and enclosed by existing residential land uses. The habitat on site comprises of building including areas of hard standing, urban trees and amenity grass.

1.3 Report purpose and legislative background

The scope of the Assessment is therefore:

- Assessment of the habitats within the site in accordance with the UK Habitats Classification (UK Habitats Classification Working Group, 2018).
- Completion of Condition Assessments of each habitat in accordance with those presented in The Biodiversity Metric 4.1 23rd July 2024.

2. Survey Methods

2.1 Vegetation and Habitats

2.1.1 A habitat survey walkover was conducted in October 2024 (in accordance with JNCC, 2010) which confirmed the habitats present. Appendix 1 is the habitat mapping based on the UK Habitat Classification system (UK Habitats Classification Working Group, 2018) which details those habitats listed below.

The extent of the red line for the detailed application is to be used for the purposes of this BNG assessment as below.



2.1.2 Table 1 details the UK Habitat classifications / BNG metric habitat descriptors, area coverage and condition assessment result. Whilst on the site the habitat survey searched for all plants including those that are considered rare, uncommon or are statutorily protected such as those listed in schedule 9 of the *Wildlife and Countryside Act 1981* (as amended).

UK Habitat Classification	Total Area Coverage (Ha.)	Condition Assessment
Urban sealed surface and building	0.1048Ha	na
Modified Grassland	0.116	Poor
Urban trees	0.0041	Moderate
Total red line 0.2208Ha		

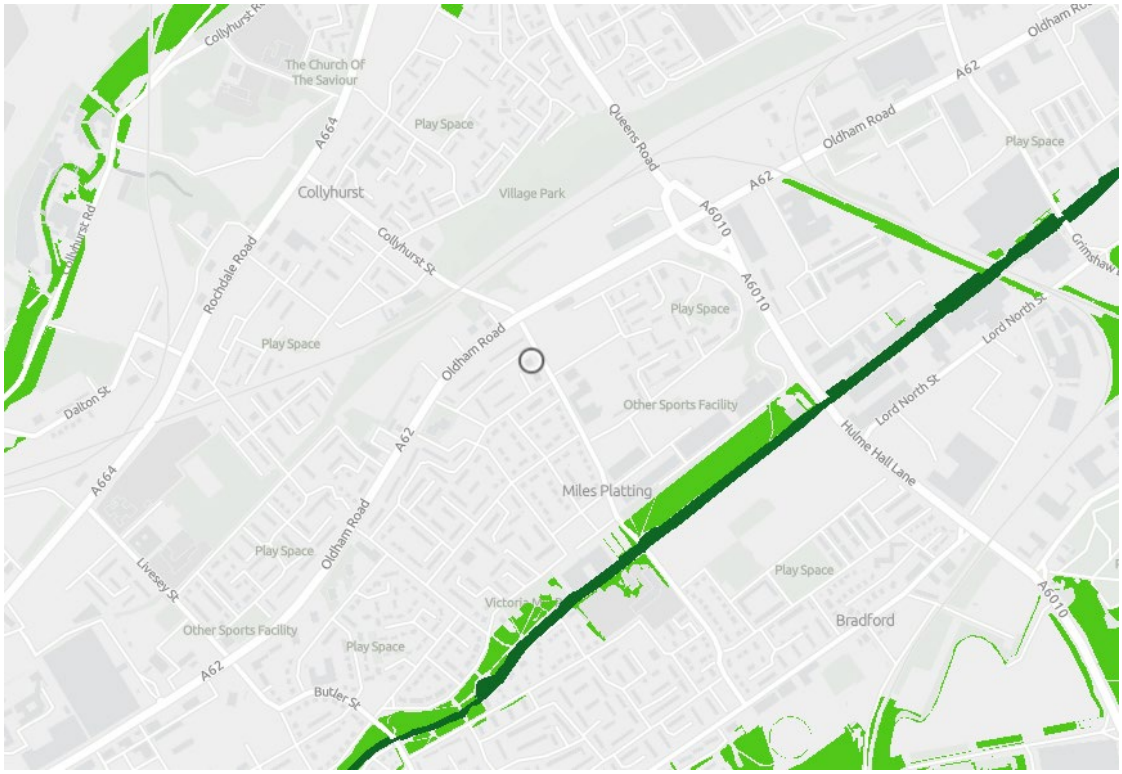
Table 1 UK Habitat classifications, area coverage and condition assessment

The condition assessment for the modified grassland scores poor condition and for urban trees scores moderate.

2.1.3 Site strategic significance

The strategic significance of a site will be determined by areas included within the Local Nature Recovery Strategy (LNRS) produced for a region. The LNRS for Greater Manchester is in design and not yet fully available, however core local nature sites and nature recovery areas are shown below which are absent from site.

https://storymaps.arcgis.com/stories/1137e2f8065f4e449cc02a685ba11ef8



A review of local plans and policies did not highlight the site as an area designated for nature recovery and therefore cannot achieve ‘high strategic significance’. There are no opportunities for habitat enhancement as this site is not located within any of the opportunity areas. As a LNRS is yet to be produced the site can be assessed for ‘low strategic significance’ based on the urban setting of the site’s location.

2.2 Surveys results

2.1 The biodiversity baseline value of the site is calculated by the Statutory Metric and reproduced below for the main site in habitat units. The metric has provided the final biodiversity units.

On-site baseline	*Habitat units*	0.26
	Hedgerow units	0.00
	Watercourse units	0.00

There is no site hedge baseline

2.3 Limitations

The survey was conducted in the sub optimal survey period for vascular plants as determined by JNCC, 2010 and broad species and habitats were identifiable.

Habitats have been assessed to determine whether they meet those described in the UK Biodiversity Action Plan – Priority Habitat descriptions which are used to form Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

3. History of site

The recent history of the site can be examined using historic aerial imagery. The site does not appear to have changed in recent history and no habitat degradation applies.

4. Evaluation and Assessment

4.1 Proposed habitat creation and enhancement

The site shall be developed as outlined in the proposed landscape plans and detailed below.

REF	LSCP DESCRIPTION	BNG DESCRIPTION	HECTARE / NO.	NO.	LM.
1	TREES			13	
2	AMENITY GRASSLANDS	MODIFIED GRASSLAND	0.0096		
3	SHRUBS	URBAN INTRODUCED SHRUBS	0.0110		
4	WILDFLOWER	NEUTRAL GRASSLAND	0.0262		
5	PROPOSED HEDGES	PROPOSED NATIVE HEDGEROW			111 lm
6	BUILT ENVIRONMENT	URBAN SEALED SURFACES	0.1740		
7	AREA WITHIN RED LINE BOUNDARY	TOTAL HA:	0.2208		

4.2 Habitat creation methods – Urban trees

A total of 13 urban trees are to be planted covering a total of 0.0529Ha.
Recommended Species: At least 70% of trees should be native species found in the local area, taking into account the requirement to plant trees that will be appropriate for anticipated changes in climate.

Considerations:
• Trees will adapt to natural conditions. Additional watering will only be required during a particularly long dry spell
Trees are to be planted within the tree planting season (October to March inclusive).

• Up to 30% of street trees will not establish and therefore supplementary planting over the following three years will be required to achieve prescribed numbers over the longer term.

Creation Methodology:
• Advanced nursery stock trees or larger will be planted within optimal tree planting season (October to March inclusive).
• Suitable wooden stakes will be used to support the trees.
• Weeds will be controlled around the base of the trees by applying organic mulch (10cm depth in a 50cm buffer around trees), this will also assist with water retention. This will be applied in early summer until trees are successfully established (minimum 3 years).

Neutral grassland

Other neutral grassland contains flowering meadow EM4 shall be created over to a poor condition over 0.0262Ha.

Recommended Seed Mixes:
• Emorsgate Seeds EM4

Considerations:
• If soil is being imported into the site, then nutrient poor soil should be used to create wildflower areas in order to support the establishment of the meadow.
• Don’t add fertiliser as this will increase fertility of the soil and negatively impact the wildflower meadow.
• Reducing soil fertility: Due to the baseline conditions of the site intensive nutrient stripping techniques are not considered necessary

Creation Methodology:
• Create a fine tilth for a seedbed by digging or rotovating the soil then firming and raking.
• Sow seed mixture evenly by hand at 5g per square meter during, late summer/early autumn.

Additional Methodology:

• Designate some areas of grassland for creation of a calcareous species sward with thin poor soils and good drainage. These areas should be managed in line with ‘other neutral grassland’ once established.

• Remove topsoil and spread limestone chippings.

• Translocation of soils from habitats within the site to be removed by development should be carried out by an experienced contractor alongside Suitably Qualified Ecologist (SQE) who can identify appropriate soils.

Cutting regime

Year 1:

- First cut 5cm March / April (Spring seeding first cut in May).
- Cut every 2 months or when sward reaches 15cm.
- Final cut September / October.
- Allow cut grass to dry and disperse seed before removing arisings.
- The requirements in the first year are to control weeds and reduce competition from grasses. Cut sward to a height of 5cm every 2 months or when the sward reaches 15cm. Remove all cut material to avoid smothering the sward. Where persistent weeds exist, spot treat with Glyphosate or dig out.

Future Years:

- One cut in September to 15cm.
- Remove all cuttings.
- Allow cut grass to dry and disperse seed before removing arisings.
- The requirement in future years is to maintain a species diverse sward of value to wildlife.

The site may require further cuts in the autumn period to remove untidy growth in an extended growing season.

Modified grassland

Modified grassland shall be installed to a poor condition. The created elements shall conform to the following.

Objectives:

• To create a level, attractive and even grass sward with uniform colour and height.

• To enhance appearance and visual interest and introduce species diversity.

Maintenance Operations:

• Maintain a sward length within the limits of 30-60mm and edges kept neat and tidy.

• Remove arisings from site. Arisings shall also be removed from all paths and roads and taken off site.

• When necessary, grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control injurious or invasive weeds. Alternatively spot treatment of isolated weed growth may be carried out by hand. All arisings shall be removed from site.

• Reinstatement by re seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and re seeded if necessary.

• Where necessary compacted areas shall be aerated with the appropriate equipment in the autumn.

• At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer.

• Depressions to be filled in over time by adding a top dressing and over seeding, using a sandy soil

• Collect litter and dispose off site on each visit

5. Summary conclusion

The sites habitats are currently generally low in biodiversity unit value due to the condition and type of habitat. All greenspace is outside private gardens, hence it can be managed externally by a committee, then the propsoed grassland and creation of urban trees can be made. The site can satisfy the trading rules and achieve the mandatory 10% on site.

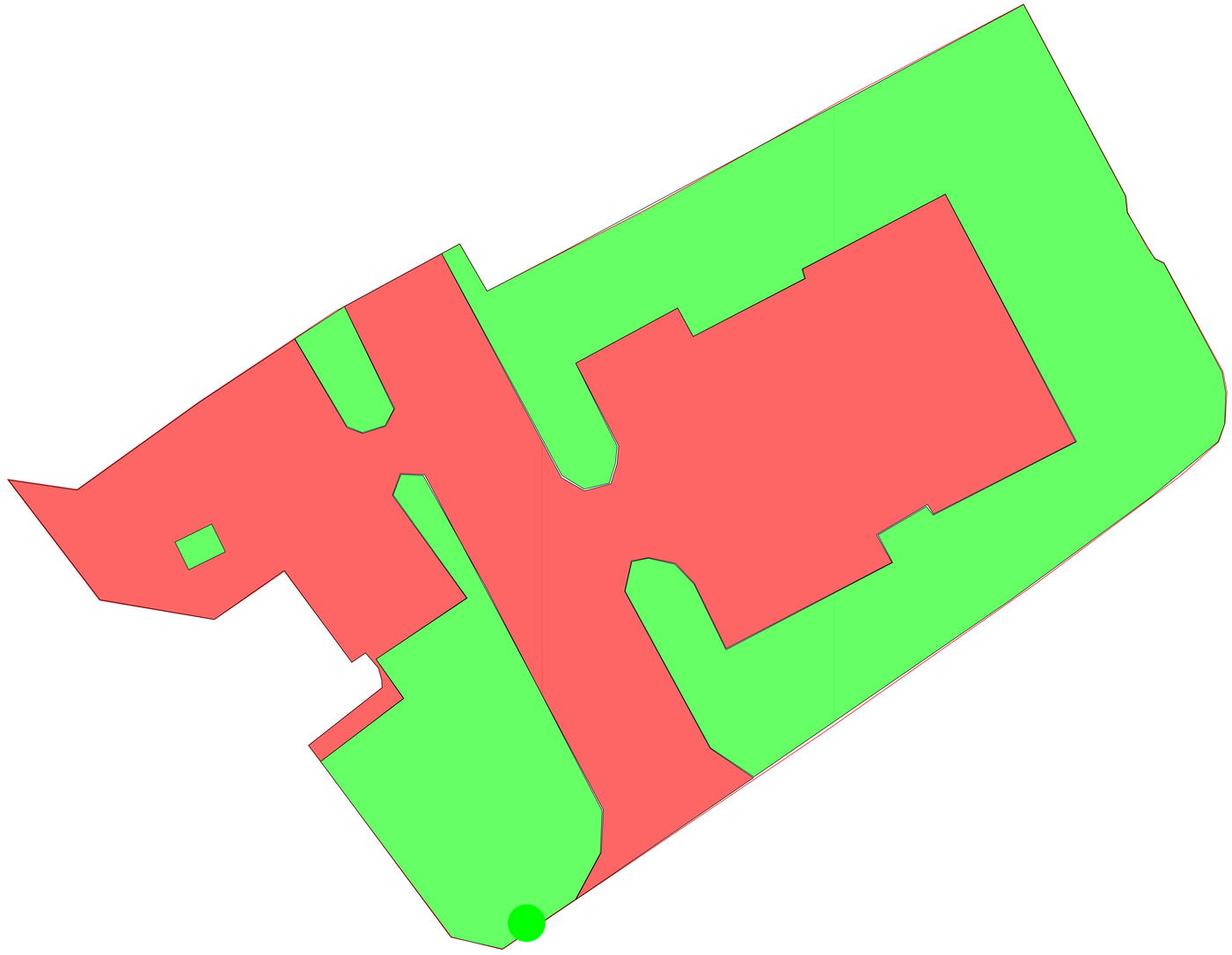
On-site baseline	*Habitat units*	0.26
	Hedgerow units	0.00
	Watercourse units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.30
	Hedgerow units	0.00
	Watercourse units	0.00
On-site net change (units & percentage)	*Habitat units*	0.03
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site baseline	*Habitat units*	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site net change (units & percentage)	*Habitat units*	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.03
	Hedgerow units	0.00
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.03
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	12.94%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.26	0.29	0.00

Appendix 1 Habitat mapping based the UK Habitat Classification system and post development landscape plan



UK Habitat Classification
KEY

- u – urban sealed surface and building
- u – urban introduced shrub
- g4 – modified grassland
- Urban trees

AMENITYTREE
ENVIRONMENTAL PLANNING CONSULTANTS

The Annexe, Willow Hill Cottage, School Lane,
Burwardsley, Chester. CH3 9NX
Tel. 01829 770075

Client:
Neo

Project:
Apollo - Full site
12351

Detail:
UK Habitat Classification Key - Overview

Drawn By:	Date:	Scale:
SB	06.03.2025	1:125

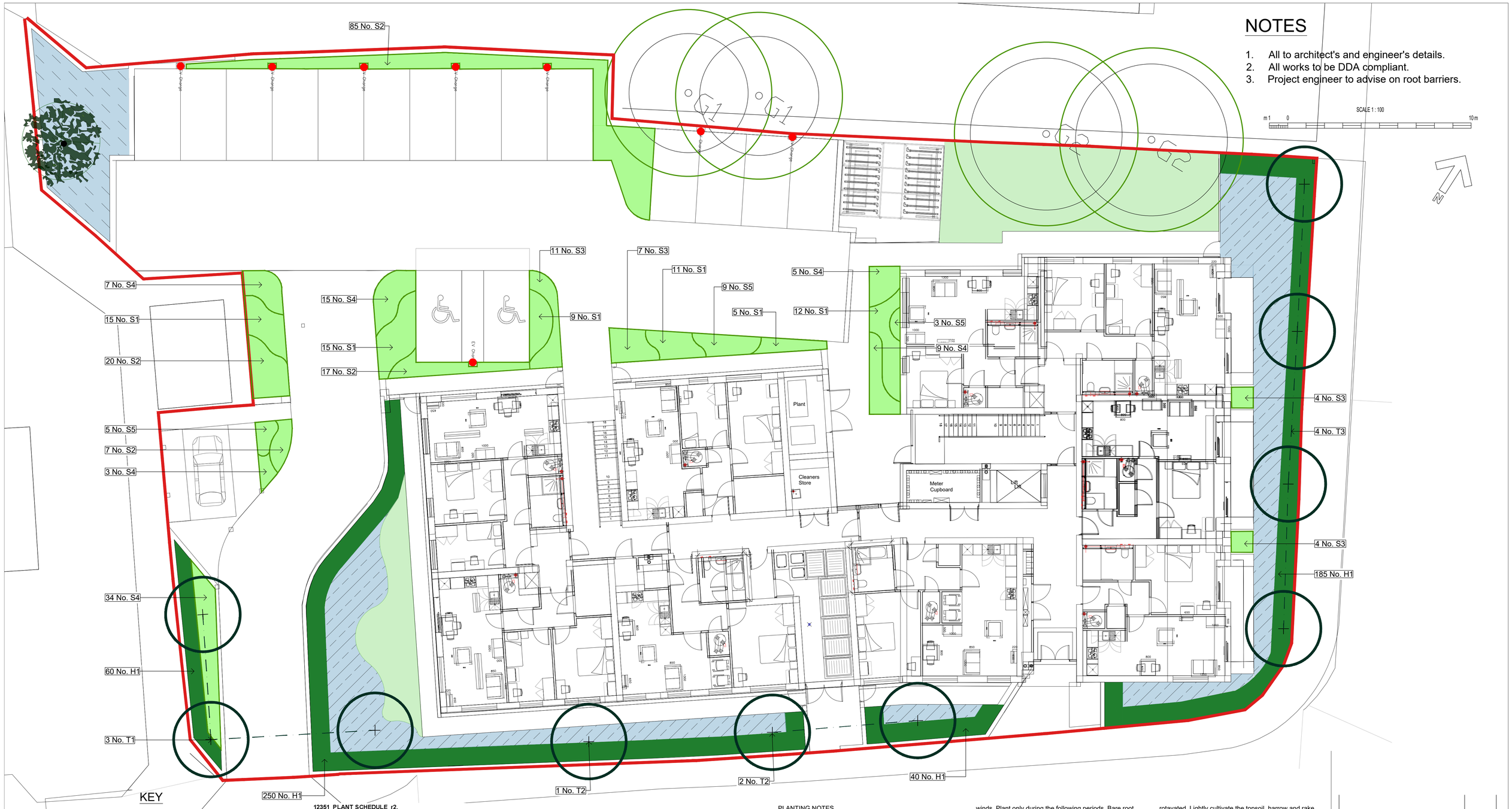
Drg No:	Revision:
TR-01-Sheet 1	V1

NOTES

1. All to architect's and engineer's details.
2. All works to be DDA compliant.
3. Project engineer to advise on root barriers.

SCALE 1 : 100

m 1 0 10 m



KEY

EXISTING TREES

PROPOSED TREE PLANTING
REFER TO PLANT SCHEDULE FOR DETAILS

NATIVE HEDGE
REFER TO PLANT SCHEDULE FOR DETAILS

SHRUB AND ORNAMENTAL GRASSES
REFER TO PLANT SCHEDULE FOR DETAILS

AMENITY LAWN
REFER TO PLANT SCHEDULE FOR DETAILS

WILDFLOWER (WF1)
REFER TO PLANT SCHEDULE FOR DETAILS

WILDFLOWER (WF2)
REFER TO PLANT SCHEDULE FOR DETAILS

EV CHARGE POINTS

12351_PLANT SCHEDULE_r2.

REF.	ELEMENT	NO.	GIRTH cm	%	HEIGHT cm	TYPE	DENSITY per m2	NOTES
1.0	**TREE PLANTING**							
T1	Acer campestre 'Baronne'.	3	16-18	NA	325-400	RB	NA	Underground guyed.
T2	Prunus amanogawa.	3	16-16	NA	325-400	RB	NA	Underground guyed.
T3	Prunus avium Sunset Boulevard.	4	16-18	NA	325-400	RB	NA	Underground guyed.
2.0	**NATIVE HEDGE PLANTING**							
H1	Carpinus betulus.	535	NA	100	100-120	BR	5	Bushly hedge plants
	Planted in a double staggered row @ 5 plants per Lm.							
3.0	**SHRUB PLANTING**							
S1	Cornus alba Winter Fire.	58	NA	NA	30-45	3L	3	
S2	Euonymous fortunei Silver Gaiety.	163	NA	NA	20-25	3L	4	
S3	Euonymous japonicus Paloma Blanca.	26	NA	NA	30-45	3L	3	
S4	Prunus laurocerasus Zabeliana.	73	NA	NA	30-45	3L	4	
S5	Potentilla fruticosa.	17	NA	NA	30-45	3L	3	
4.0	**LAWNS**							
4.1	Hard wearing shade tolerant turf.							
5.0	**WILDFLOWER**							
WF1	Emorsgate EM4 Wildflower Mix for Clayey Soil, installed as per suppliers recommendations.							
WF2	Emorsgate EW1 Wildflower Mix for Woodland / Shady conditions.							

PLANTING NOTES

1. Plant handling at the nursery and transit up to delivery, shall be in accordance with 'Plant Handling' the booklet is published by the Committee for Plant Supply and Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from The Horticultural Trades Association which refers to the receipt, uploading and temporary storage of plants.
2. Plants shall be first class examples of their species or variety, free from all pests and diseases with good fibrous root systems and materially undamaged. Refer to relevant sections of BS.3936.Pts 1- 4, Specification of Nursery Stock.
3. All planting is to in general compliance with BS.4428:1989 Code of Practice for General Landscape Operations.
4. All trees are to be underground guyed. All tree pits to be 100x100x75cm deep. Back fill, 65cm 70% by volume approved topsoil, 30% by volume tree compost (no peat products), 10cm coarse sand to base of pit. Base of pit to be broken up prior to backfilling and tested for drainage properties.
5. The contractor must ascertain for themselves the exact location of any underground services prior to excavations. Root barriers (to engineers details) shall be installed adjacent to any underground services and between tree and adjacent buildings or structures if the tree is within 10m.
6. Water as necessary prior to and post PC to end of maintenance period to ensure the establishment and continued healthy development.
7. Carry out all work when soil and weather conditions are suitable. Do not plant during periods of frost or strong winds. Plant only during the following periods_Bare root material : Late October to Late March, Container / Air pot material : Anytime ground and weather conditions permit. Ensure adequate watering and weed control is available.
8. Any tree or shrub that dies, appears unhealthy or poorly developed shall be replaced at the end of the 12 months maintenance and defects period during the next appropriate planting season.

TOPSOILING

1. All topsoil delivered shall be in accordance with BS.3882.2007, certified as such. Sample load to be delivered to site for CA approval.
2. Turfed lawn areas to receive 150mm depth of approved topsoil (after light consolidation).
3. Shrub areas to receive 400mm depth of approved topsoil (after light consolidation).
4. Hedgerows to receive 450mm depth of approved topsoil (after light consolidation).
5. Wild flower areas are not top soiled. Any level make up to achieve via subsoil to BS.8601.2013. or approved low nutrient soil.

TURFING

1. Turf to be laid over a minimum 150mm lightly consolidated approved topsoil. No turf shall be laid in frosty or exceptionally dry weather. The well being of the turf is the contractors responsibility prior to PC and for the duration of the maintenance period. Any failures shall be replaced at the contractors expense.
2. Prior to the installation of the topsoil subsoil shall be rotavated. Lightly cultivate the topsoil, harrow and rake topsoil into a fine tilth suitable for final grading prior to turfing.Rake to a true, even consolidated surface.
3. Turf shall be grown by a member of the Turfgrass Growers Association (TGA). Certification of its provence shall be supplie to the CA.
4. Turf shall be laid within 36 hours of delivery and immediately watered after laying. Bumps, ridges and depressions will not be accepted.

WILDFLOWER AREAS

1. No topsoil is required within wildflower seeding areas. Seed should be sown into good quality, clay free subsoil. Cutivate to 150mm depth and all weeds, stones and deleterious material larger than 35mm in any direction shall be removed. Cultivated seed bed shall be rolled and raked to produce a tilth 25mm deep. Allow germination of existing seed bank. After 2-3 weeks spray regrowth with an approved selective herbicide. Allow to die back and rake off. Lightly water and seed late August or September or April - May. All seeding to be sown at the suppliers recommended rate.
2. First cut shall be August to September and lightly the following spring using a flail mower or strimmer. All cuttings to be raked up and disposed of off site.
3. Subsequent cuts upon completion of flowering in October with flail or strimmer with arisings removed.

r2	Minor updates	20.05.25	AP

NOTE:
1. Do not scale from this drawing.
2. All setting out, levels and dimensions to be agreed on site.
3. The dimensions of all materials must be checked on site before being laid out.

Project:
Apollo Pub Site

Title:
Softworks

AMENITYTREE
ENVIRONMENTAL PLANNING CONSULTANTS
Willow Cottage, School Lane, Burdwarsley, CH3 9NX. 01829 770 075

Status:
Planning

First Issued: MAY 2025	Drawn: AP
Scale: 1:100	Size: A1

Drawing No.:
AT.25.12351.100r2