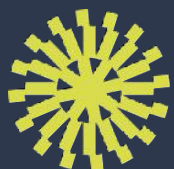


Ecological Impact Assessment



Tyler
Grange

Plot C, ID Manchester
22nd April 2025

TG Report No. 14667_R04_NB

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Summary

- S.1. There is one internationally designated site within 10 km of Plot C, Rochdale Canal Special Area of Conservation (SAC). Given the nature of the site proposals and the distances involved between the site and Rochdale Canal SAC, with no linking habitats from the proposed development to the designated site, no adverse direct or indirect effects are anticipated, and no specific mitigation is required.
- S.2. Similarly with Rochdale Canal SAC, the two SBI's within 2 km of the site are designated for their canal/ aquatic habitats; there are no hydrological linkages from Plot C to/ from Rochdale Canal/ Ducie Basin SBI or Ashton Canal (West) SBI. It is therefore considered that no adverse direct effects are anticipated. It is possible however that the SBI's could be impacted by airborne pollution, particularly in the construction/ demolition phase of the development, and therefore best practice pollution prevention measures should be controlled through a Construction Environmental Management Plan (CEMP), which can be secured through an appropriately worded CEMP.
- S.3. All of the habitats onsite, other than scattered trees, were considered to be of negligible ecological importance and therefore no specific mitigation or compensation has been recommended for the loss of those habitats. In total, 28 trees shall be lost to the Proposed Development, however, the scheme is proposing 270 newly created trees across Plot C. Although detailed planting plans are not available at this stage, additional habitat creation in the form of neutral grassland, native mixed scrub and introduced shrubs are likely to comprise the majority of newly created habitats within the formal and informal landscaped areas within amenity spaces across the Plot.
- S.4. Plot C was assessed as having negligible bat roosting potential and having negligible bat foraging and commuting potential. Building works and demolition can commence without the requirement for further bat survey, providing that demolition commences within a suitable timeframe following consent. It is recommended that an update Preliminary Bat Roost Assessment of the buildings should be undertaken if demolition works have not commenced within 12 months of consent. Measure to enhance Plot C for bats has been included; increased tree planting and the creation of new habitats will provide enhanced habitat for commuting and foraging bats and recommendations have been made to incorporate bat boxes across the Plot.
- S.5. Plot C was assessed as having negligible potential for protected and notable bird species. However, species such as swift, black redstart, peregrine falcon and house sparrow are known to be present within central Manchester and recommendation for bird boxes to accommodate these species have been included.
- S.6. An appropriately worded planning condition is expected to secure a suitable LEMP and CEMP to ensure the safeguarding of habitats and species through the construction phase and the long-term management of the proposed habitat enhancements, including proposed tree, hedge, and shrub planting, as well as provision of enhancements for specific species groups such as bird and bat boxes.



Section 1: Introduction and Context

Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of ID Manchester Ltd and University of Manchester. It sets out the findings of an Ecological Impact Assessment (EclA) at Plot C, Sister, centred around OS Grid Reference SJ 84674 97582, hereafter referred to as 'the site'. See **Figure 1.1** for the red line boundary.



Figure 1.1: Red line boundary (© Google Aerial Imagery)

- 1.2. The proposals comprise the demolition of Barnes-Wallis, Wright Robinson, Manchester Meeting Place, Morton, Moffat Buildings and the construction of two office buildings (Use Class E). At the base of the building the buildings will be connected via an open shared lobby space, which shall comprise a variety of uses including social amenity spaces, as well as food and beverage establishments (Use Class E, Sui Generis – drinking establishment). The proposals will also include interventions to the Hollaway Wall, incorporating it into the new commercial element. Additionally, the proposals will involve the change of use of the railway arches to retail and food and beverage uses (Use Class E and Sui Generis– drinking establishment). The proposals will also include the creation of a new public square, access and other associated works. The site proposals are shown in **Appendix 1**.

Site Context

- 1.3. The redevelopment of the wider 'ID Manchester' site shall be coming forward in phases; this report assesses 'Plot C' only, as illustrated in **Figure 1.1** above. The site is approximately 2.16



ha and comprises a series of University buildings, with amenity spaces comprising modified grassland (amenity grass), mature trees, introduced shrubs, ornamental hedgerows, bare ground and hardstanding.

- 1.4. The site is set within the heavily urbanised location of central Manchester, with few linking habitats from the site to the wider habitats beyond. Although the newly created Mayfield Park, on the opposite side of the A6 (approximately 200 m to the east) and the River Medlock (culverted underneath the adjacent plots to the south), offer some limited naturalised habitats for flora and fauna within the wider area.

Purpose

- 1.5. This report:
- Uses available background data and results of the field surveys to describe and evaluate the ecological features present within the likely "Zone of Influence"¹ (Zoi) of the proposed development;
 - Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's development.
 - Where appropriate, makes commitments for mitigation measures for adverse effects on ecological features as well as ecological enhancements, to ensure conformity with policy and legislation listed in **Appendix 2**; and
 - Can be used to inform a planning application for the site's development.
- 1.6. This assessment and the terminology used are consistent with the Guidelines for Preliminary Ecological Appraisal² and the Guidelines for Ecological Impact Assessment³. A full methodology is set out in **Appendix 3**.

Methodology

- 1.7. Full methods for the data search, 'extended' phase 1/ UK Habs survey, PRA and BNG work can be found in **Appendix 3**.

Quality Control

- 1.8. All ecologists at Tyler Grange Group Limited are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership, and act under the direction of members and abide by the Institute's Code of Professional Conduct⁴.

¹ Defined by the CIEEM (2018) Guidelines for Ecological Impact Assessment as the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries

² CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

³ CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

⁴ CIEEM (2022) Code of Professional Conduct, CIEEM, Winchester



Section 2: Ecological Features and Evaluation

Designated Sites

- 2.1. The data search was based on records purchased from Greater Manchester Records Centre (GMRC), as well as data from the Multi-Agency Geographic Information for the Countryside (MAGIC). See **Appendix 3** for full methodology.
- 2.2. The data search returned one internationally designated site within 10 km of the site, no nationally designated site within 2 km and two non-statutory designated sites within 2 km of the site. These are detailed in **Table 2.1** below.



Table 2.1: Designated Sites

Designated site	Distance and direction from site	Citation	Ecological Importance
Rochdale Canal Special Area of Conservation (SAC, SSSI)	5.4 km northeast at nearest point	Designated for it's populations of floating water plantain <i>Luronium. Natans.</i>	International
Rochdale Canal: Stott's Lane to Ducie Street Basin Site of Biological Important (SBI)	460 m northeast	Comprises the 'downstream' component of the European statutory Rochdale Canal SAC, SSSI.	Local
Ashton Canal (West) (SBI)	665 m west	Comprises the 'downstream' component of the European statutory Rochdale Canal SAC, SSSI.	Local



- 2.3. The site does not fall into the SSSI Impact Risk Zone for the Rochdale Canal SAC, SSSI; as such consultation with Natural England is not considered necessary for habitat regulations assessment and associated further work, and this is **not discussed further within this report**.

Habitats and Flora

- 2.4. The habitats present on site are summarised below in **Table 2.2**, along with a description of the composition of the main plant species present and an assessment of their ecological importance. The location of habitats are shown on the Habitats Features and Preliminary Bat Roost Assessment Plan **14667/P14**.



Table 2.2: Habitats and Flora

Habitat	Description and Species	Ecological Importance	Photograph
<u>Primary code:</u> u1 <u>Secondary code(s):</u> Developed land; sealed surface U1b	The majority of the site is comprises hardstanding and buildings, which is described as ‘developed land; sealed surfaces’. This habitat has no intrinsic ecological value.	Negligible ecological importance	
<u>Primary code:</u> Grassland (g) <u>Secondary code(s):</u> Modified grassland (g3a)	<p>There are areas of modified (amenity) grassland located within shared amenity spaces – most notably at the eastern boundary of the site where it meets the A6 (pictured) and within the amenity/ courtyard area to the west of the site (Bowling Green).</p> <p>Although semi-naturalised habitats such as these are fairly uncommon in the wider site context of central Manchester, these habitats are regularly managed through mowing, with little species diversity; <i>Poa</i> species (such as annual meadow <i>Poa annua</i> were recorded throughout), and therefore considered to offer little ecological value.</p>	Negligible ecological importance.	
<u>Primary code:</u> Individual trees <u>Secondary code(s):</u> Urban trees	<p>There are 54 scattered trees located throughout Plot C; some of these comprise ornamental-non-native specimens, such as the large Atlantic cedar <i>Cedrus atlantica</i> located within the amenity square at the Bowling Green (pictured). There are numerous mature native species on the eastern boundary of the site, forming a buffer along A6; lime <i>Tilia x europaea</i> and common oak <i>Quercus robur</i>; there are mature trees to the south of the Plot, comprising Norway maple <i>Acer platanoides</i>.</p> <p>Large mature trees are relatively scarce within central Manchester. These trees therefore provide importance at a local level for flora, amenity value and climate change resilience.</p>	Local ecological importance.	

Habitat	Description and Species	Ecological Importance	Photograph
			
<p><u>Primary code:</u> u1</p> <p><u>Secondary code(s):</u> Vacant or derelict land</p>	<p>During the 2022 assessment (see methodology in Appendix 2), this parcel of land was described as 'bare ground', as it comprised loose, chipped stone.</p> <p>However, since the initial assessment, this small parcel has become vegetated with self-seeded ash <i>Fraxinus excelsior</i>, rowan <i>Sorbus aucuparia</i> and sycamore <i>Acer pseudoplatanus</i>. There is limited ground flora, with cleavers <i>Galium aparine</i> and bramble <i>Rubus fruticosus</i> being only occasional-to-rarely present.</p> <p>Self-seeded ash was recorded as being over 80% of the vegetation type and therefore failed Criteria A for the Urban habitat type condition assessment (Appendix 4), but passed criterion B and C. It was therefore assessed as having moderate condition. However, due to the small size of this parcel and lack species diversity (dominated by ash saplings), it is considered to be of negligible ecological importance.</p>	Negligible ecological importance	
<p><u>Primary code:</u> Heathland and scrub</p> <p><u>Secondary code(s):</u> Introduced shrubs</p>	<p>There are areas of ornamental and non-native shrubs, mainly located within the amenity area to the west of the site (Bowling Green).</p> <p>The habitats are heavily managed and largely comprise low species diversity of non-native flora. They are therefore considered to provide negligible ecological importance.</p>	Negligible ecological importance	



Habitat	Description and Species	Ecological Importance	Photograph
<p><u>Primary code:</u> Heathland and scrub</p> <p><u>Secondary code(s):</u> Hedgerows</p>	<p>There are small, managed hedgerows of mixed native and non-native species located throughout the site. These hedgerows comprise privet <i>Ligustrum vulgare</i>, laurel <i>prunus.sp</i> and yew <i>Taxus baccata</i> and are all cut to approximately 50 cm in height. These hedgerows provide negligible ecological importance due to the lack of species diversity, size and heavily maintained and managed nature.</p>	<p>Negligible ecological importance</p>	

Protected and Notable Species

- 2.5. The below section sets out the potential for protected species on site. Species which are considered likely absent from the site based on professional judgement, are not discussed.

Bats

- 2.6. The data search returned 78 bat roost records within 2 km of the site; the closest being a *Pipistrelle sp.* roost approximately 465 m east of the site from 20/05/2008. The GMLRC also returned 173 other bat records, of these the closest were signs of *Pipistrelle sp.* 141 m southwest of the site from 03/02/2018; this record related to a sighting only and not a bat roost.

Bat Activity

- 2.7. The site lies within an urban context, with assumed high levels of light pollution within and adjacent to site, and limited habitats for commuting and foraging bats in the wider landscape. It is assumed that light tolerant species, such as common *Pipistrellus pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus*, could forage within and adjacent to the site occasionally. The habitats on site, such as urban trees, don't provide significant commuting and foraging opportunities for bats due to their small size and low diversity.

Preliminary Bat Roost Assessment

- 2.8. A Preliminary Bat Roost Assessment (PBRA) was conducted alongside the 'extended' Phase 1 Habitat survey. This assessment was carried out on the buildings and trees on and directly adjacent to site, which may be impacted by the development. See **Appendix 3** for methodology, **Table 2.3** below for results, and the Habitat Features and Preliminary Bat Roost Assessment Plan **14667/P14** for locations.



Table 2.3: PBRA Results

Structure/tree and Suitability	Potential Roost Feature (PRF)	Photograph
Building B1 – Wright Robinson / Barnes Wallis Negligible suitability	<p>The building comprises two different, interconnected structures; one being a high-rise, former student accommodation block to the east (Wright Robinson), with the second being the Barnes Wallis two/three storey former student hub. Both structures are largely concrete and brick construction.</p> <p>B1 was not accessed internally. However, no discernible bat roosting features were recorded. It is therefore considered unlikely that building B1 would be suitable for roosting bats, and has been graded as providing negligible bat roosting suitability.</p>	  
Building B2 – Moffat Negligible suitability	<p>The building is composed of redbrick, with large glass windows and a flat roof. No discernible bat roosting features were recorded. B2 was not accessed internally, however, due to the largely unsuitable surrounding habitat for bats, absence of a loft void and no recorded external bat roosting features, internal access was not deemed necessary, and the building has been graded as providing negligible bat roosting suitability.</p>	

<p>Building B3 – Morton Laboratory.</p> <p>Negligible suitability</p>	<p>Building B3 partially comprises brick to the south, with the northern section being largely glass-panelled. As with B2, there is no loft void due to the flat roof. B3 was not accessed internally, however, due to the largely unsuitable surrounding habitat for bats, absence of a loft void and no recorded external bat roosting features, internal access was not deemed necessary, and the building has been graded as providing negligible bat roosting suitability.</p>	
<p>Building B4 – Staff House</p> <p>Negligible suitability</p>	<p>B4 is a large three storey building largely comprising concrete and glass panelling, of which the glass panelling accounts for the majority of the façade. The building has a flat roof, with no loft void. No discernible bat roosting features were recorded. Internal access was necessary due to the absence of a loft void or basement; the building was therefore graded as having negligible bat roosting suitability.</p>	
<p>Onsite Trees</p> <p>Negligible suitability</p>	<p>All trees onsite were assessed for their potential to support bat roosting features. The mature trees on site were found to be in good condition with no cracks, crevices, woodpecker holes etc., as were the young and semi-mature trees across the site.</p> <p>All trees onsite were there graded as having negligible bat roosting suitability.</p> <p>(Photograph showing a group of Norway maple <i>Acer platanoides</i> to the south of Wright Robinson building).</p>	

Birds

- 2.9. The data search returned a number of records of protected and notable birds species within 2 km of the site. Most notably are the 99 records of Manchester Biodiversity Action Plan (BAP) species black redstart *Phoenicurus ochruros*, with the closest record being 456 m west.
- 2.10. Other notable bird species (in context to the site) include peregrine falcon *Falco peregrinus* (151 records), bullfinch *Pyrrhula pyrrhula* (20 records) and house sparrow *Passer domesticus* (43 records).
- 2.11. None of the notable species listed above were observed or heard during the visits to site.
- 2.12. Habitats on site, such as the buildings, urban trees and ornamental/ introduced shrubs have the potential to support common and widespread nesting birds. It is considered the assemblage of birds that may use the site for foraging and breeding is of **negligible ecological importance**, nevertheless consideration for nesting birds to avoid a breach of legislation is discussed in **Section 3** of this report.

Invasive species

- 2.13. Invasive species such as Himalayan balsam *Impatiens glandulifera* were not found on site during the Extended Phase 1. However, invasive species can readily colonise unmanaged urban areas, such as Plot C, and therefore measure to control and eradicate are recommended within this report.



Section 3: Ecological Impacts, Mitigation, and Enhancement

Proposed Development

- 3.1. The proposals are for the redevelopment of the site, to create an ‘innovation district’, composed of a series of newly created buildings, following the demolition of existing buildings. The proposals also include extensive soft landscaping and tree planting. The potential impacts at this site as a result of the proposed development are set out below, with reference to relevant legislation and planning policy, which is summarised in **Appendix 2**.

Design Evolution

- 3.2. The design of the Proposed Development has been iterative, and in accordance with policy and best practice guidance, follow the ‘mitigation hierarchy’. As such, the Proposed Development has been designed to avoid and retain the most important ecological features to ensure they can be managed in the long-term to enhance their importance for biodiversity. Where this is not possible, new habitats have been proposed to compensate for habitat losses with the aim of maximising the overall ecological value of the habitats proposed on site. A summary of how the design follows the mitigation hierarchy is set out below:
- Although some trees are required for removal, to facilitate new access and building footprint, where possible trees have been avoided and retained and provided with a buffer to safeguard from the proposed development;
 - In compensation for habitats lost, extensive tree planting has been proposed.

Designated Sites

Statutory Sites

- 3.3. Given the nature of the site proposals and the distances involved between the site and Rochdale Canal SAC, with no linking habitats from the proposed development to the designated site, no adverse direct or indirect effects are anticipated, and no specific mitigation is required.

Non-statutory Sites

- 3.4. Similarly with Rochdale Canal SAC, the two SBI’s within 2 km of the site are designated for their canal/ aquatic habitats; there are no hydrological linkages from Plot C to/ from Rochdale Canal/ Ducie Basin SBI or Ashton Canal (West) SBI. It is therefore considered that no adverse direct effects are anticipated. It is possible however that the SBI’s could be impacted by airborne pollution, particularly in the construction/ demolition phase of the development, and therefore best practice pollution prevention measures should be included in the condition discharge.



Habitats and Flora

- 3.5. The majority of the habitats onsite to be impacted by the proposals are of negligible ecological importance (all but scattered trees) and as such no specific mitigation or compensation is required for the habitats of negligible ecological importance.
- 3.6. The scattered trees across the site are of local ecological importance. 30 trees shall be lost initially, to provide access to the proposed development and facilitate infrastructure works. Two of the mature trees due for removal shall be translocated to a 'meanwhile nursery' located within the wider Sister masterplan; therefore in the overall loss of trees shall be 28. Exact specifications on tree loss can be found in the Tree Removal and Retention Plan (TRRP)⁵ in **Appendix 5**.
- 3.7. The proposals include the planting of 270 new trees across Plot C (see **Appendix 1**). Although specifications on size and species have not been prepared at this stage, the quantity of tree planting is expected to more than mitigate for the initial tree loss.
- 3.8. Although detailed landscaping plans are not available at this stage of planning, there will be new habitats created throughout Plot C, with neutral grassland, native species mixed scrub planting and non-native/ introduced shrub planting – all of which shall comprise formal and informal landscape planting areas within amenity spaces. The planting of suitable native species trees, shrubs, and grassland is expected to improve the site overall for biodiversity.

Protected and Notable Species

Bats

- 3.9. No bat roosting features were recorded on the buildings and trees onsite. It is therefore considered that the site offers negligible bat roosting suitability, and building works and demolition can commence without the requirement for further bat survey, providing that demolition works commence within a suitable timeframe following consent. For example, it is recommended that an update BPPA of the buildings should be undertaken if demolition works have not commenced within 12 months of consent.
- 3.10. The site was also considered to be of negligible importance for foraging and commuting bats due to the heavily urbanised context of the site. Although there are pockets of naturalised habitat, light pollution and disturbance levels will be extremely high and only tolerable by light-tolerant species on a very occasional basis.
- 3.11. Although considered to be largely unsuitable for bats, indirect impacts associated with dust and noise during the construction phase should be minimised by the implementation of a CEMP. No lighting during construction should be proposed. It is anticipated that lighting levels post-construction will not be greater than current levels, or potentially lower. However, any outside lighting should avoid spilling onto retained habitats including retained and newly planted trees. A sensitive lighting strategy should be incorporated into the scheme. This work can be undertaken at Reserved Matters.

⁵ Arboriculture Tree Retention and Removal Plan: 14667_P16_TRRP_BV_JP



- 3.12. To enhance the site for roosting bats, bat boxes are recommended to be incorporated within scheme by either using integrated bat boxes or externally erected bat boxes (expected to be secured via a suitably worded planning condition). These could be located within, or adjacent to newly created habitat areas, particularly on the eastern boundary where proposals include a city-centre-woodland type habitat.

Birds

- 3.13. All birds, their nests and eggs, are protected by law and as such it is an offence to intentionally kill, injure, or take any wild bird; intentionally take, damage, or destroy the nest of any wild bird while it is in use or being built; and intentionally take or destroy the egg of any wild bird.
- 3.14. To avoid triggering the legislation protecting nesting birds, clearance of suitable habitat (the buildings, trees, and hedgerow) should be timed outside the nesting bird season (generally taken as March to August inclusive, though this is not defined in law and birds may nest outside of this time). If any clearance works to nesting habitats are required during the nesting season, then pre-removal checks for nesting birds must be carried out by a suitably experienced Ecological Clerk of Works (ECoW), no more than 48 hours prior to the works commencing. If any nesting birds are found to be present, an appropriate buffer zone will be implemented, within which works are excluded for the duration of the breeding attempt. Any active nests will need to be left in situ until a suitably experienced ecologist confirms that the chicks have fledged and the nest is no longer active.
- 3.15. Habitat creation such as native shrub and tree planting is expected to increase nesting opportunities on site. Additionally, bird boxes are recommended to be incorporated within scheme, targeting species of conservation concern known to be present within central Manchester, such as peregrine falcon, swift *Apus apus*, black redstart, house sparrow. Peregrine and black redstart predominantly nest on flat roofs, so where practicable nest boxes for these two species should be provided. Swift boxes and house sparrow boxes can be either incorporated into the fabric of new buildings, retrospectively attached to the exterior of new buildings or be erected onto retained trees (house sparrow only) or the creation of 'swift towers/ structures' can be incorporated into the scheme design. Recommendations for the number of boxes, locations and aspects will be secured through a Landscape and Ecological Management Plan (LEMP), which can be secured through planning conditions.



Section 4: Biodiversity Net Gain

- 4.1. As of February 2024, BNG is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021)⁶. This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.
- 4.2. A development achieves biodiversity net gain when the total biodiversity units present post-development is higher than that of the biodiversity units present on site prior to development. The Statutory Biodiversity Metric has been used to calculate the biodiversity value of the site before and after development in terms of "biodiversity units" to calculate an overall biodiversity net gain or loss.
- 4.3. Further information on BNG policy and legislation can be found in **Appendix 2**, with BNG methodology in **Appendix 3**.

Context and Assumptions

- 4.4. At this stage of planning, detailed landscape planting plans have not been prepared. Therefore this assessment uses the proposed Landscape General Arrangements plan (**Appendix 1**) to establish whether Plot C could achieve a net gain within the redline boundary and therefore determine whether the quantum of proposed development has the capacity to achieve a minimum of 10% net gain onsite. Specific details on habitat type, species and conditions will be assessed during detailed design, subsequent to this planning submission.
- 4.5. For the purpose of this assessment, assumptions have therefore been made on the proposed post-development habitat type. The Landscape General Arrangements plan describes all post-development planting areas as 'perennial, grass and shrub planting'; based on this, all 'perennial, grass and shrub' areas were combined and split into the following ratios:
- 60% neutral grassland (0.222 ha);
 - 30% native species mixed scrub (0.111 ha); and,
 - 10% non-native shrub planting (0.037 ha) .
- 4.6. Tree loss and retention was assessed in detail, as it forms a key factor in Plot C's design; therefore all tree loss and retention figures described within this assessment are detailed and not assumed. For clarity, there were 54 trees onsite, 28 of which are proposed to be lost.

⁶ Town and Country Planning Act (1990): Schedule 7A Biodiversity Net Gain [online]: <https://www.legislation.gov.uk/ukpga/2021/30/schedule/14/enacted>



- 4.7. However, the exact specifications of tree species and size is not available at this stage, so all 270 proposed trees have been assumed to be small size and moderate condition.

Existing Habitats

- 4.8. The following habitats are present within the red line boundary of the site and are shown on Habitat Features and Bat Roost Assessment Plan **14667/P14**. No watercourses were present. The rationale for condition assessments is detailed within the metric **14667 Statutory Biodiversity Metric Tool_ECG_NB_250325**.



Table 4.1: Baseline Habitats and Areas Retained and Enhanced

Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Area retained (hectares)	Area enhanced (hectares)	Area lost (hectares)
Urban	Vacant or derelict land	0.03	Low	Moderate	-	-	0.03
Urban	Developed land; sealed surface (buildings)	0.49	V.Low	N/A - Other	-	-	0.49
Urban	Developed land; sealed surface (hardstanding)	1.22	V.Low	N/A - Other	-	-	1.22
Urban	Introduced shrub	0.04	Low	Condition Assessment N/A	-	-	0.04
Grassland	Modified grassland	0.38	Low	Poor	-	-	0.38
Individual trees*	Urban tree (54 existing trees)	0.88	Medium	Moderate	0.46	-	0.42
Total Habitat Area		3.04			0.46	-	4.26
Total Habitat Area Excluding Trees		2.16					

*individual trees are calculated separately and therefore are an additional 'habitat area'

Table 4.2: Baseline Hedgerows and Lengths Retained and Enhanced

Hedge number	Hedgerow type	Length (km)	Distinctiveness	Condition	Length retained (km)	Length enhanced (km)	Length lost (km)
H1	Non-native ornamental	0.0134	V. Low	Poor	-	-	0.0134
H2	Non-native ornamental	0.0127	V. Low	Poor	-	-	0.0127
Total		0.03					0.03



Proposed Habitats

- 4.9. The proposals, as shown within **Appendix 1** and the Post-development Habitat Plan **14667 P15**, have been used to calculate the proposed habitat areas.

Table 4.3: Created and Enhanced Habitats

Broad Habitat	Proposed habitat	Area (hectares)	Created/enhanced	Baseline condition	Distinctiveness	Target condition
Urban	Developed land; sealed surface	1.79	Created	N/A	V.Low	N/A
Heathland and shrub	Mixed scrub	0.111	Created	N/A	Medium	Moderate
Urban	Introduced shrub	0.037	Created	N/A	Low	N/A
Grassland	Other neutral grassland	0.222	Created	N/A	Medium	Moderate
Individual trees	Urban tree	1.10	Created	N/A	Medium	Moderate
A net gain of 2.14 habitat units, +16.80%						

Table 4.4: Created and Enhanced Hedgerows

Habitat type	Length (km)	Created/enhanced	Distinctiveness	Target condition
Native hedgerow	0.012	Created	Low	Moderate
Native hedgerow	0.009	Created	Low	Moderate
Native hedgerow	0.005	Created	Low	Moderate
A net gain of 0.06 hedgerow units, +233.45%				



4.10. The habitats summarised in **Table 4.3** above, are described in more detail below, including assumptions on suitability and condition (further detail on habitat condition is provided **Appendix 4**):

- Developed land; sealed surface (1.79 ha); this habitat represents the combined area of hardstanding and buildings across Plot C. This habitat has no intrinsic ecological value and is therefore automatically assigned a 'not applicable' habitat condition;
- Mixed scrub (0.111 ha); this habitat represents 30% of the landscaped areas and shall comprise a mixture of native shrub and scrub species. A moderate condition is considered achievable for this habitat type, given the requirement for regular maintenance and management;
- Introduced shrub (0.037 ha); this habitat represents 10% of the landscaped areas and shall comprise non-native/ ornamental shrub species, largely incorporated for their amenity value. A moderate condition was considered achievable for this habitat type, given the urban setting and requirement for regular maintenance;
- Other neutral grassland (0.222 ha); this habitat represents 60% of the landscaped areas and shall comprise neutral grassland seeding (including a mixture grasses and wildflower species). 60% of the overall landscaped area is considered achievable as much of the ground flora within the eastern 'woodland trail' area could be seeded with neutral grassland meadow, with additional seeding within other planting beds/ formal planting areas. A moderate condition was considered achievable for this habitat type, through species diversity (6-8 grass and wildflower species present) and the requirement for regular maintenance and management; and,
- Individual trees; 270 trees shall be planted across Plot C. For the purpose of this assessment all created trees were assumed to be small size and moderate condition.

Results Summary

4.11. As described within The Statutory Biodiversity Metric **14667 Statutory Biodiversity Metric Tool_ECG_NB_250325** and summarised below in **Figure 4.1**, based on the habitats present on site that will be lost and those to be created, the development would result in a gain of 1.34 habitat units, and a gain of 0.06 hedgerow units. This is a percentage gain of 16.80% in habitat units and 233.45% in hedgerow units.

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	1.34
	<i>Hedgerow units</i>	0.06
	<i>Watercourse units</i>	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	16.80%
	<i>Hedgerow units</i>	233.45%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	



Figure 4.1: Biodiversity Net Gain Assessment Results Summary, taken from The Statutory Biodiversity Metric.

- 4.12. The ratios described in Paragraph 4.4 were used to determine whether the quantum of proposed development has the capacity to achieve a minimum of 10% net gain onsite. Those ratios achieved a 16.80% net gain. To give assurances that the plot could still achieve the minimum 10% net gain, with a ratio more in favour of lower distinctiveness habitats, **Figure 4.2** below shows the same Metric but with neutral grassland accounting for 40% (0.148 ha), mixed scrub 30% (0.111 ha) and introduced shrub 30% (0.111 ha). This 40/30/30 ratio split would still achieve a 12.39% net gain.

Project Name: ID Manchester, Plot C Map Reference: A-2 On-Site Habitat Creation			Area habitat summary				
<div>Condense / Show Columns</div> <div>Condense / Show Rows</div>			Total Net Unit Change		0.99		
			Total Net % Change		12.39%		
			Trading Rules Satisfied		Yes ✓		
<div>Main Menu</div>			Area Check		Area Acceptable ✓		
Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance
			Distinctiveness	Score	Condition	Score	Strategic significance
Urban	Developed land, sealed surface	1.79	VLow	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy
Heathland and shrub	Mixed scrub	0.111	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy
Urban	Introduced shrub	0.111	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy
Grassland	Other neutral grassland	0.148	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy
Individual trees	Urban tree	1.1	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy

Figure 4.2: Biodiversity Net Gain Assessment Results Summary, showing a 40/30/30 split as described in paragraph 4.12 above

Management

- 4.13. Once fixed and detailed designs have achieved planning consent, habitats created, retained and enhanced on the site will be maintained for at least 30 years post development to satisfy the conditions for BNG in the Environment Act 2021, as well as best practice guidelines. This should be secured through a Habitat Management and Monitoring Plan (HMMP) as a planning condition. The management will be adapted based on monitoring results to ensure the best desired outcomes are achieved.



Section 5: Conclusions

- 5.1. There is one internationally designated site within 10 km of Plot C, Rochdale Canal SAC. Given the nature of the site proposals and the distances involved between the site and Rochdale Canal SAC, with no linking habitats from the proposed development to the designated site, no adverse direct or indirect effects are anticipated, and no specific mitigation is required.
- 5.2. Similarly with Rochdale Canal SAC, the two SBI's within 2 km of the site are designated for their canal/ aquatic habitats; there are no hydrological linkages from Plot C to/ from Rochdale Canal/ Ducie Basin SBI or Ashton Canal (West) SBI. It is therefore considered that no adverse direct effects are anticipated. It is possible however that the SBI's could be impacted by airborne pollution, particularly in the construction/ demolition phase of the development, and therefore best practice pollution prevention measures should be controlled through a Construction Environmental Management Plan (CEMP), which can be secured through an appropriately worded CEMP.
- 5.3. All of the habitats onsite, other than scattered trees, were considered to be of negligible ecological importance and therefore no specific mitigation or compensation has been recommended for the loss of those habitats. In total, 28 trees shall be lost to the Proposed Development, however, the scheme is proposing 270 newly created trees across Plot C. Although detailed planting plans are not available at this stage, additional habitat creation in the form of neutral grassland, native mixed scrub and introduced shrubs are likely to comprise the majority of newly created habitats within the formal and informal landscaped areas within amenity spaces across the Plot. The BNG assessment undertaken in Section 4 has shown that Plot C has the capacity to achieve a minimum of 10% net gain onsite. The assessment included the creation of neutral grassland, mixed scrub, introduced shrubs, 270 newly planted trees and three hedgerows; this equated to a net gain of 16.80% for habitat areas and 233.45% net gain for hedgerows.
- 5.4. Plot C was assessed as having negligible bat roosting potential and having negligible bat foraging and commuting potential. Building works and demolition can commence without the requirement for further bat survey, providing that demolition commences within a suitable timeframe following consent. It is recommended that an update PRA of the buildings should be undertaken if demolition works have not commenced within 12 months of consent. Measures to enhance the Plot for bats has been included; increased tree planting and the creation of new habitats will provide enhanced habitat for commuting and foraging bats and recommendations have been made to incorporate bat boxes across the Plot.
- 5.5. Plot C was assessed as having negligible potential for protected and notable bird species. However, species such as swift, black redstart, peregrine falcon and house sparrow are known to be present within central Manchester and recommendation for bird boxes to accommodate these species have been included.
- 5.6. An appropriately worded planning condition is expected to secure a suitable LEMP and CEMP to ensure the safeguarding of habitats and species through the construction phase and the long-term management of the proposed habitat enhancements, including proposed



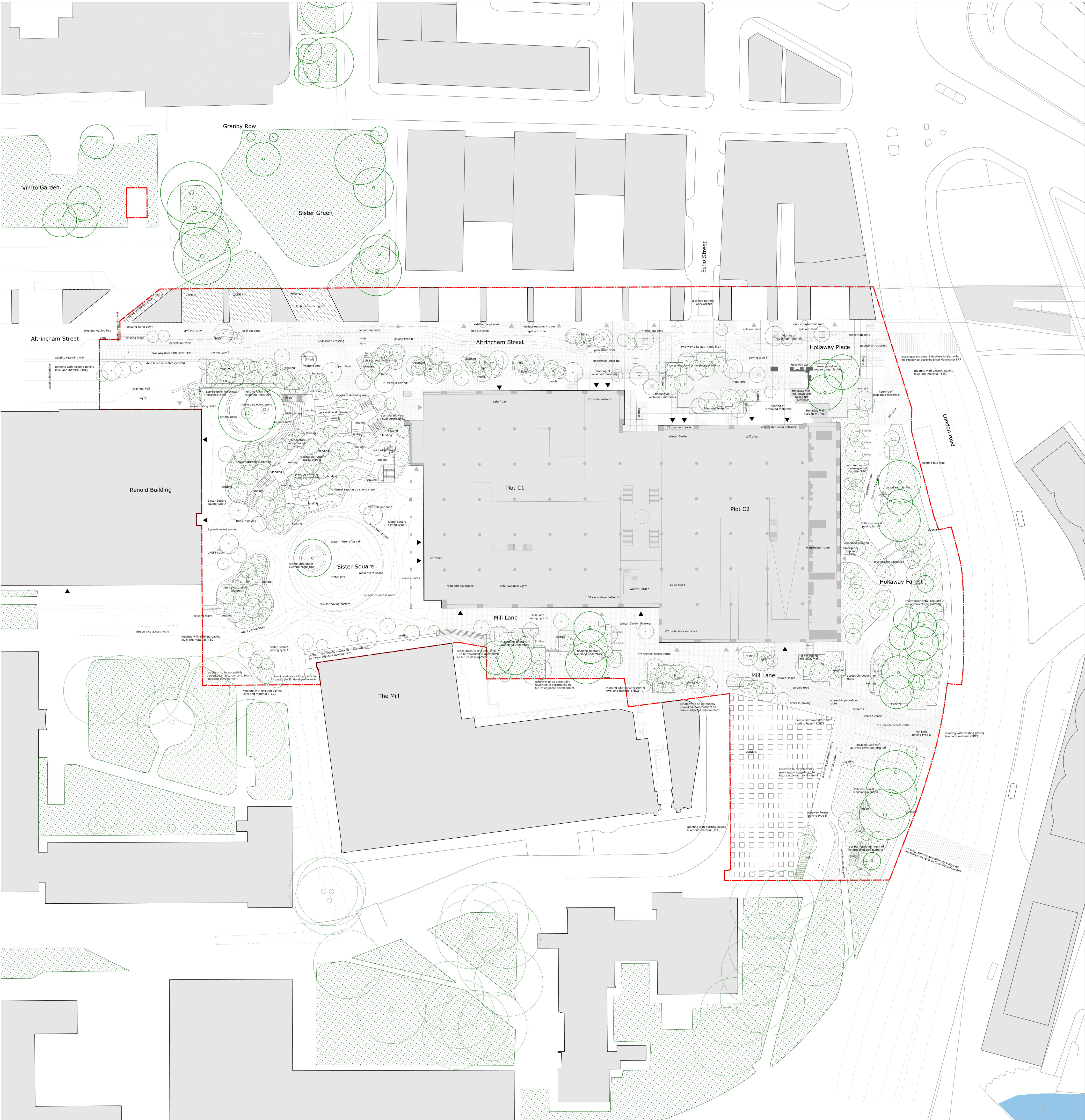
tree, hedge, and shrub planting, as well as provision of enhancements for specific species groups such as bird and bat boxes.

- 5.7. In conclusion, in anticipation of the implementation of any necessary mitigation, the proposed development will be compliant with relevant planning policies, as well as legislation with regard to ecology.



Appendix 1: Proposed Landscape General Arrangements





- General legend**
- Red line boundary
 - Contour lines
 - Fire and traffic routes
 - Pedestrian path
 - Temporary design zone (TDC with plot E landscape)
 - Steps and seating
 - Building entrances (primary/secondary)
 - Art pieces
 - Pedestrian tactile paving / crossing
 - Perennial, grass and shrub planting
 - Proposed hedge (2m)
 - Existing tree retained
 - Proposed tree
 - ZONE A: Lighting installation. Further details to be coordinated with Plot A design team in subsequent phases
 - ZONE B: Foundation line encompasses foundation footprint of Renold Laboratory. Public realm approach to be coordinated with Plot F design team in subsequent phases. Potential opportunity for residential use

Note:
Tree placement and location of structures on Altrincham St. to be coordinated (utility zone to be confirmed).

Revision no.:	Date	Comments	Drawn	Checked
02	31.01.2025	Revision including new C1 and C2 building footprints, incorporation of Butterfly stairs in the landscape, level changes.	LAM/RSU	JLB/SIS
03	18.02.2025	Plot boundary update, temporary design zone boundary by plot E added, bike lane update.	LAM	JLB
04	11.04.2025	Updates on: plot boundary, Sister Square central steps and slope design update, Altrincham St. bike lane and pedestrian zone, disabled parking, new trees number and location, Hollaway Wall, entrances, smaller updates	LAM	JLB
05	23.04.2025	Plot boundary update, Hollaway Wall update	LAM	JLB

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Project:	SISTER MANCHESTER PLOT C	REV:	05
Project No:	1519	BRUNTWOOD REF. NO:	SISCO-SLA-LA-ZZ-DR-LA-00001
Title:	General Landscape Arrangement Plan	DRAWING NO.	1519-L-01-12-01
Scale:	1:500 (A1)	DRAWN:	LAM/RSU
Date:	27.09.2024	APPROVED:	JLB



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København S

Appendix 2: Legislation and Planning Policy

Legislation

- A2.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Environment Act 2021;
 - The Wildlife and Countryside Act (WCA) 1981 (as amended);
 - The Conservation of Habitats and Species Regulations 2017 (as amended);
 - The Countryside and Rights of Way (CROW) Act 2000;
 - The Natural Environment and Rural Communities Act (NERC) 2006;
 - The Hedgerows Regulations 1997; and
 - The Protection of Badgers Act 1992.
- A2.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017 (as amended).
- A2.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A2.4. The CROW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Environment Act 2024: Town and Country Planning Act

- A2.5. As of February 2024, BNG is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.



- A2.6. The timescales for changes to the wording of the TaCPA are that it will be legally mandated and enforceable from January 2024.

National Planning Policy

National Planning Policy Framework (NPPF), December 2024

- A2.7. The updated National Planning Policy Framework (NPPF) was published in December 2024 and sets out the Government's planning policies for England and how these should be applied. It replaces the first National Planning Policy Framework published in March 2012.

- A2.8. Paragraph 11 states that:

"Plans and decisions should apply a presumption in favour of sustainable development."
Section 11 of the NPPF, paragraph 120, sub-section b states that planning policies and decisions should:

- b) *"encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains such as developments that would enable new habitat creation or improve public access to the countryside;*
- c) *recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production"*

- A2.9. Section 15 of the NPPF (paragraphs 174 to 188) considers the conservation and enhancement of the natural environment.

- A2.10. Paragraph 180 states that planning and decisions should contribute to and enhance the natural and local environment by:

- a) *"protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate; and*
- 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"*

- A2.11. Paragraph 181 states that plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.



Paragraph 185 states that in order to protect and enhance biodiversity and geodiversity, plans should:

- a) *"Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁷; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁸; and*
- b) *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."*

A2.12. When determining planning applications, Paragraph 186 states that local planning authorities should apply the following principles:

- a) *"if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁹ and a suitable compensation strategy exists; and*
- 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."*

A2.13. As stated in paragraph 187 the following should be given the same protection as habitats sites¹⁰:

- a) *"potential Special Protection Areas and possible Special Areas of Conservation;*

⁷ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

⁸ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

⁹ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

¹⁰ The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.



- b) *listed or proposed Ramsar sites¹¹; and*
- c) *sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites."*

A2.14. Paragraph 182 states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Local Planning Policy

Places for Everyone¹²

- A2.15. PfE Policy JP-Strat13 (Strategic Green Infrastructure) focuses on protecting and enhancing key strategic green infrastructure assets, including river valleys and waterways, lowland wetlands and mosslands, uplands, and trees and woodland. This policy is supported by additional measures to safeguard and improve green infrastructure networks and sites of ecological value, aiming to enhance residents' access to and benefits from green spaces for their health and wellbeing.
- A2.16. PfE Policy JP-G2 (Green Infrastructure Network) states that development within and around the Green Infrastructure Network should be consistent with delivering major green infrastructure improvements within them and should contribute to improvements. Wherever practicable, opportunities to integrate new and existing green infrastructure into new development will be taken to protect, enhance and expand the green infrastructure network. Where new or improved green infrastructure is delivered as part of a development, the developer should make appropriate provision for its long-term management and maintenance.
- A2.17. PfE Policy JP-G3 (River Valleys and Waterways) states that River valleys and waterways will be protected and improved as central components of our Green Infrastructure Network and a vital part of a Nature Recovery Network, making a major contribution to local identity, quality of life and the natural environment. Where development relates positively to waterways, they should take advantage of this and provide high quality frontages to the water and public realm along the water.
- A2.18. PfE Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity) aims to achieve a net enhancement of biodiversity and geodiversity through several key actions. These include improving the quality, quantity, and diversity of habitats, enhancing habitat connectivity, and managing existing habitats to prevent fragmentation and combat invasive species. The policy emphasizes protecting nature conservation sites and supporting access to nature, especially in urban areas. It also focuses on developing the Greater Manchester Wetlands Nature Recovery Network and managing soil resources effectively. For development projects, the policy requires:

¹¹ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 ('PfE') (adopted 21 March 2024) of Conservation or Ramsar site.

¹²



- Following a mitigation hierarchy to avoid, mitigate, and compensate for harm to biodiversity.
- Avoiding fragmentation of habitat connectivity.
- Achieving at least a 10% net gain in biodiversity.
- Ensuring long-term management of habitats and geological features.
- Mitigating specific impacts on designated conservation areas, as needed.
- Using relevant biodiversity assessments to guide development proposals.

A2.19. As of February 2024, BNG is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) . This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

Biodiversity Actions Plans¹³

A2.20. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.

A2.21. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Local Biodiversity Action Plan

A2.22. The Greater Manchester Biodiversity Action Plan lists the following species relevant to the site:

- All UK bat species;
- Black redstart



Appendix 3: Methodology

Data Search

- A3.1. A desk-based study was conducted whereby records of designated sites and records of protected and priority species were purchased and interrogated for the site and the surrounding landscape. The aim of the data search is to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.
- A3.2. The following resources were consulted/contacted:
- Multi-Agency Geographic Information for the countryside (MAGIC) website¹⁴;
 - Greater Manchester Ecology Unit (GMEU)¹⁵; (Received on 11th September 2024);
 - Greater Manchester Combined Authority¹⁶;
 - Joint Nature Conservation Committee (JNCC) website¹⁷;
 - Natural England (NE) designated sites website¹⁸;
 - Ordnance Survey mapping; and
 - Google Maps, including aerial photography.
- A3.3. The following areas of search around the boundary of the site boundary were applied:
- 2 km for protected and priority species, national statutory designated and non-statutory sites; and
 - 10 km for European statutory sites.

'Extended' Phase I Habitat Survey and UKHabs

- A3.4. An 'extended' Phase 1 survey was carried out on the 25th August 2022 and again on 11th July 2024 by Nick Bell, a suitably experienced ecologist and Full Member of CIEEM. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey¹⁹ and

¹⁴ <https://magic.defra.gov.uk/> [Accessed 12/10/2024]

¹⁵ <https://gmlrc.org/>

¹⁶ <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/> [Accessed 12/10/2024]

¹⁷ <http://jncc.defra.gov.uk/ProtectedSites/> [Accessed 12/10/2024]

¹⁸ <https://designatedsites.naturalengland.org.uk/> [Accessed 12/10/2024]

¹⁹ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.



entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group²⁰.

- A3.5. Additionally, the habitats identified were evaluated for their potential to support legally protected and notable fauna species. Where access allowed, adjacent habitats were also considered in order to assess the site within the wider landscape and to provide information with which to assess possible impacts within the context of the site boundary.
- A3.6. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under the Statutory Metric, which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary.

Preliminary Bat Surveys

- A3.7. The surveys followed standard methodologies set out in the Bat Mitigation Guidelines²¹, the Bat Workers Manual²² and Bat Surveys for Professional Ecologists- Good Practice Guidelines 4th Edition²³ and comprised:
- Preliminary Roost Assessment (PRA) – External and internal building inspection survey to assess potential of buildings on site to support roosting bats;
 - Ground Level Tree Assessment (GLTA) – Ground level inspection of trees to assess potential of trees on site to support roosting bats; and
 - Day-time Bat Walkover (DBW) – Walkover of the sites to assess potential bat activity including foraging areas and potential commuting routes.

Preliminary Bat Roost Assessment (PBRA)

- A3.8. A PBRA was undertaken on all buildings and trees within the Site boundary. The assessment was undertaken on 25th August 2022 and again on 11th July 2024 by Nick Bell MCIEEM (Level 1 Natural England Bat Licence holder: 2018-37985-CLS-CLS), alongside Elliot Grundy. All surveys were daytime inspections and the conditions for all surveys was considered optimal. The location of the buildings and trees at the Site are shown on **Plan P14**. All buildings were inspected from the ground using binoculars, high powered torch, digital camera. In relation to buildings, such signs may include bat droppings, urine splashes, staining and features suitable for allowing bats access to roost (e.g. gaps behind soffits / hanging tiles / ridge tiles, lifted slates / flashing). The internal inspection of the buildings comprised a thorough search for evidence of roosting bats in accessible loft spaces (i.e. droppings, urine stains) and an assessment of the presence of potential roosting features internally.
- A3.9. The potential of the buildings and trees to support roosting bats was assessed using the criteria shown in **Table A3.1** below.

²⁰ UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

²¹ Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

²² Mitchell-Jones, A.J., & McLeish, A.P. (eds). (2004) 3rd Edition Bat Workers' Manual., JNCC, Peterborough, ISBN 1 86107 558 8

²³ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6



Table A3.1 Building / Structure Assessment Criteria - adapted from Collins, 2023.

Suitability	Description of Roosting Habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/under-ground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed)
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
<p>^a Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).</p> <p>^b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.</p> <p>^c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments. Common pipistrelle swarming has been observed in the UK and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland. This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.</p>	

Ground Level Tree Assessment (GLTA)

A3.10. A GLTA was undertaken on all trees within the Site boundary. The assessment was undertaken on 25th August 2022 and again on 11th July 2024 by Nick Bell MCIEEM (Level 1 Natural England Bat



Licence holder: 2018-37985-CLS-CLS), alongside Elliot Grundy. All surveys were daytime inspections and the conditions for all surveys was considered optimal. The location of the trees at the Site are shown on **Plan 14667 P14** All trees were inspected from the ground using binoculars, high powered torch, digital camera and endoscope for accessible features. Potential Roosting Features (PRFs) of interest include at detailed in **Table A3.2** below.

Table A3.2: PRF Types hat can be Exploited by Bats and How they Form - adapted from Collins, 2023.

PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
woodpecker holes squirrel holes knot holes pruning cuts tear outs wounds cankers compression forks butt rots	lightning strikes hazard beams subsidence cracks shearing cracks transverse snaps welds lifting bark desiccation fissures frost cracks	fluting ivy

A3.11. The potential of trees to support roosting bats was assessed using the criteria shown in **Table A3.3** below.

Table A3.3: Assessment of Tree Suitability Criteria - adapted from Collins, 2023.

Roost Suitability	Description of Roosting Habitat
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Day-time Bat Walkover (DBW)

A3.12. A DBW was undertaken on all habitats within the Site boundary. The assessment was undertaken on 25th August 2022 and again on 11th July 2024 by Nick Bell MCIEEM (Level 1 Natural England Bat Licence holder: 2018-37985-CLS-CLS), alongside Elliot Grundy. All surveys were daytime inspections and the conditions for all surveys were considered optimal. The DBW assessed habitats on-site for the likelihood to be used by foraging and commuting bats as detailed in **Table A3.4** below. This combined with desk study records of local bats and bat roosts, and potential for roosting bats on-site is used to determine suitability of the site for bat activity.

Table A3.4: Flight Path and Foraging Habits Assessment Criteria - adapted from Collins, 2023.

Suitability	Description of Roosting Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of



Suitability	Description of Roosting Habitats
	shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Biodiversity Net Gain

A3.13. The Statutory Biodiversity Metric operates by calculating the number of biodiversity units associated with a particular habitat type (both pre-and post-development) – the ‘unit’ value associated with each habitat type is calculated based on the following parameters:

- Size (in hectares)/Length (in km);
- Distinctiveness (i.e. how rare/valuable a given habitat is);
- Condition (i.e. how well the recorded habitat fits [or will fit] the standardised description of that habitat); and
- Strategic significance (i.e. if the existing or proposed habitat is within an area formally adopted in the local plan for green infrastructure or biodiversity improvements).



A3.14. When considering the creation of new habitats in the post-development site, other factors are also considered when calculating the 'unit' value of a given habitat and these are:

- Time to reach the target condition of each habitat; and
- Difficulty category for the creation of a given habitat.

A3.15. A calculation has been undertaken using the baseline habitats identified during habitat condition assessment survey, which was carried out on the 25th August 2022 and again on 11th July 2024 by Nick Bell, a suitably experienced ecologist and Full Member of CIEEM, alongside the 'extended' Phase 1 survey above.

A3.16. The UK Habitat Classification was used to identify habitat types. Note that the calculation is completed separately for non-linear and linear habitats. Habitat areas entered into The Statutory Biodiversity Metric in hectares were rounded to two decimal places.

Evaluation

A3.17. The evaluation of habitats and species is defined in accordance with published guidance²⁴. The scale of importance of each ecological feature is assigned within a defined geographical context, namely international and European, national, regional, county, and local. Below these are features considered to be of negligible importance.

A3.18. Consideration will also be given to legally protected or controlled species which are 'important features' in the context of this assessment, for which mitigation measures are required to ensure legal compliance, regardless of their geographic scale of importance. Thus, it is possible for a feature of negligible ecological importance to be legally protected and hence require mitigation.

A3.19. Evaluation is based on various characteristics that can be used to identify ecological features likely to be important in terms of biodiversity. These include site designations (such as Sites of Species Scientific Interest (SSSIs), or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological feature. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

Impact Assessment

A3.20. The assessment of impacts identifies impacts and their effects as a result of the proposed development on important ecological features. This includes consideration of impacts at all relevant stages of the development, including construction and operation/occupation [include decommissioning and restoration, if relevant – it won't be for most projects]. The assessment includes reference to legislation and policy, and supplementary planning guidance where relevant.

Application of Mitigation Hierarchy

²⁴ CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.



A3.21. Application of the mitigation hierarchy is fundamental to the ecological impact assessment process. This requires consideration of the following measures, in order of priority, for all potential impacts, to determine the most appropriate mitigation, compensation and enhancement strategy for the project. This is taken into account within **Section 3** of this report and set out below:

- Avoidance – measures to avoid harm to ecological features (set out in ‘Design Evolution’, Section 3);
- Mitigation – measures to avoid or minimise potential impacts as part of the design or guaranteed by planning controls;
- Compensation – measures required to offset significant residual negative effects following avoidance and mitigation; and
- Enhancement – measures over and above requirements for avoidance, mitigation and compensation to provide biodiversity net gain.



Appendix 4: Condition Assessment

A4.1. The following tables provide a summary of the condition assessments for both the baseline habitats and assumed post-development habitats. These criteria in the below tables are taken from The Statutory Biodiversity Metric User Guide.

Baseline Habitat Condition Assessment

Table A4.1. Hardstanding and Buildings (Urban Habitat Type)

No condition assessment required

Table A4.2. Vacant or derelict land (Urban Habitat Type)

Criteria	Details	Result
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes
C	"Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ .	Yes
Result	-Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C." -Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C. -Passes 0 or 1 of 3 core criteria.	2

Table A4.3. Modified Grassland (Grassland Habitat Type)

Criteria	Details	Result
1 – Species number	The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type with indicator species clearly visible. There are 6-8 species per m ² .	Fail
2 – Sward height	Sward height across field is uniform with only very narrow field margins and with ruderal areas assessed as a separate habitat	Fail
3 – Scrub	Some scattered bramble is present, but it accounts for less than 20% of the total grassland area.	Pass



Criteria	Details	Result
4 – Damage	Grass if largely free from physical damage (<5%)	Fail
5 – Bare ground	Cover of bare ground is <10%.	Pass
6 – Bracken	There is no bracken present.	Pass
7 – Invasive species	Non-native species are present	Pass
Result	Pass 0-3 Criteria OR 4-6 Criteria but fails Criteria 1 = Poor / 4-5 Criteria (inc. Criteria 1) = Moderate / 6-7 Criteria (inc. Criteria 1) = Good	Poor

Table A4.4. Introduced Shrubs (Urban Habitat Type)

Criteria	Details	Result
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No
C	"Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ ."	Yes
Result	Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C." Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C." Passes 0 or 1 of 3 core criteria.	1

Table A4.5. Individual trees (Urban tree)

Criteria	Details	Result
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The 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).	Y
C	The tree is mature (or more than 50% within the block are mature).	Y



Criteria	Details	Result
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.	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N
Result	Passes 5 or 6 criteria Good (3) Passes 3 or 4 criteria Moderate (2) Passes 2 or fewer criteria Poor (1)	Moderate

Post-development Habitat Condition Assessment

Table A4.6. Developed land; sealed surface

No condition assessment required

Table A4.7. Mixed Scrub

Criteria	Details	Result
A – Indicator Species	The parcel represents a good example of its habitat type	Pass
B – Dwarf Shrub Species	There are at least two dwarf shrub species and cover of dwarf shrubs is between 25-75%	Pass
C – Age Classes	All heather age classes are present	Fail
D – Bare Ground	Unshaded bare ground is 1-110%	Pass
E – Invasive/ non-natives	There is an absence of invasives	Pass
F – Disturbance/ Poaching	No signs of disturbance of sensitive areas	Fail
G – Grazing	No more than 33% heather shoots have been grazed	Fail
H – Scattered trees	Canopy cover of scattered trees or scrub is less than 20%	Pass
I – Gorse Presence	Total gorse cover is less than 50%	Pass
J – Bracken	Cover of bracken is less than 5%	Pass
K – Damage	No signs of any damaging activities such as peat extraction	Pass



Result	Passes 9-11 = Good Passes 7 or 8 = Moderate Passes 6 or fewer - Poor	Moderate
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Table A4.8. Introduced Shrub

Criteria	Details	Result
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes
C	"Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area ³ .	Yes
Result	-Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C." -Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C." -Passes 0 or 1 of 3 core criteria.	2

Table A4.9. Neutral grassland

Criteria	Details	Result
A – Species number	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description)	Pass
B – Sward height	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Pass
C – Bare Ground	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Pass
D – Bracken	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Pass
E – Suboptimal species	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other	Fail



	damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	
Result	Pass 0-3 Criteria OR 4-6 Criteria but fails Criteria 1 = Poor / 4-5 Criteria (inc. Criteria 1) = Moderate / 6-7 Criteria (inc. Criteria 1) = Good	Moderate

Table A4.10. Urban tree

Criteria	Details	Result
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The 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).	Y
C	The tree is mature (or more than 50% within the block are mature).	Y
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.	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N
Result	Passes 5 or 6 criteria Good (3) Passes 3 or 4 criteria Moderate (2) Passes 2 or fewer criteria Poor (1)	Moderate



Appendix 5: Tree Retention and Removal Plan

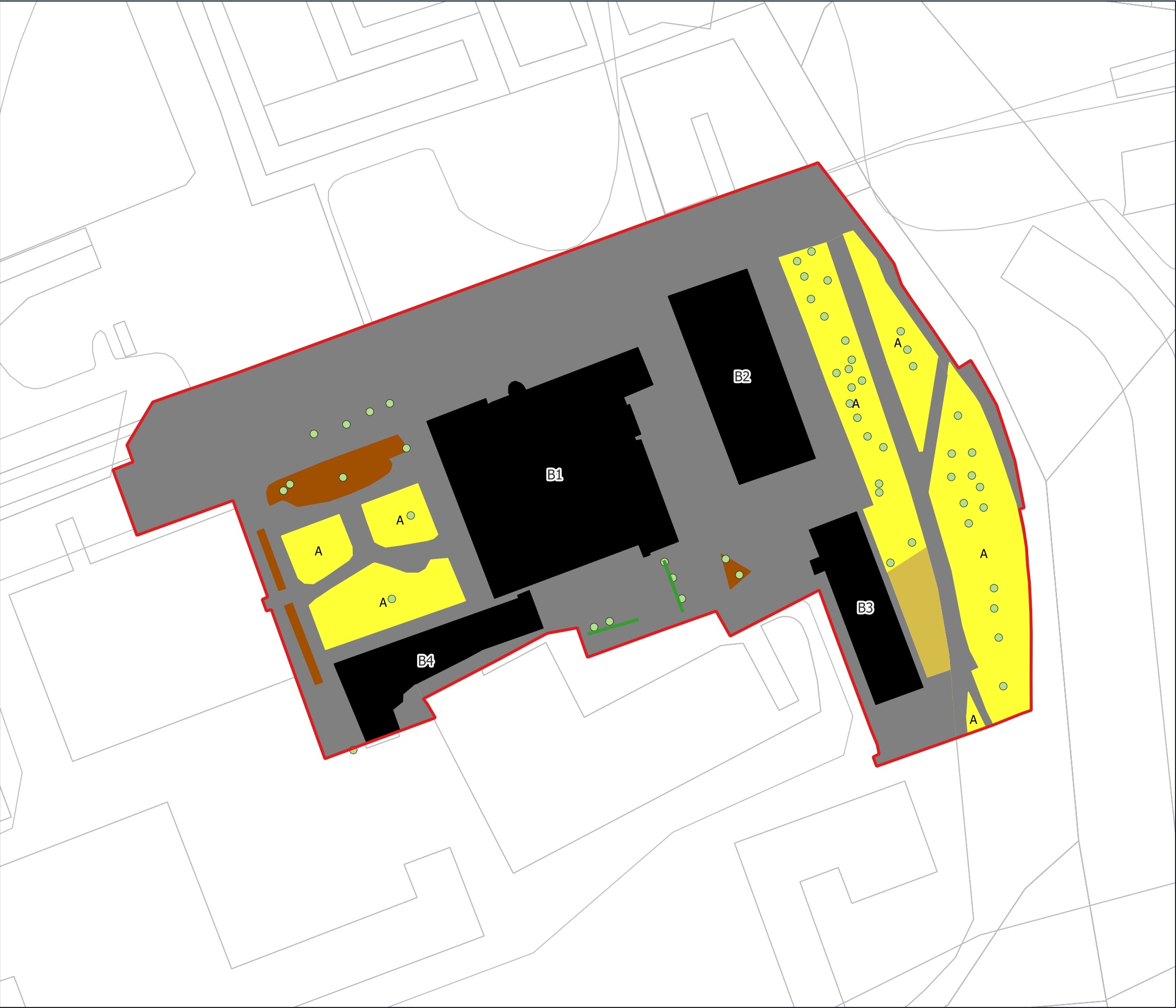


Plans:

Plan 1: Habitat Features and Preliminary Bat Roost Assessment Plan **14667 P14**

Plan 2: Post-development Habitat Features Plan **14667 P15**





- Plot C Redline Boundary
- Plot C Baseline
- Buildings
- Hardstanding
- Introduced shrubs
- A Modified grassland
- Vacant or Derelict Land
- Baseline - Line Habitats
- Introduced Hedge
- Trees



Project	Plot C, ID Manchester
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	14667 P14
Date	March 2025
Checked	 Tyler Grange

3 Jordan Street, Deansgate, Manchester,
M15 4PY
T: 0161 236 8367 E: info@tylergrange.co.uk W: www.tylergrange.co.uk



-  Plot C Redline Boundary
- Plot C Post-development Habitats
 -  Hardstanding
 -  60% Neutral Grassland / 30% Mixed Scrub / 10% Introduced Shrubs
 -  Created Native Hedgerow
 -  Retained Tree
 -  Created Tree



Project	Plot C, ID Manchester
Drawing Title	Post-development Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	14667 P15
Date	April 2025
Checked	NB



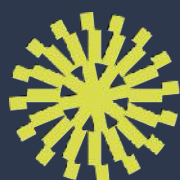
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