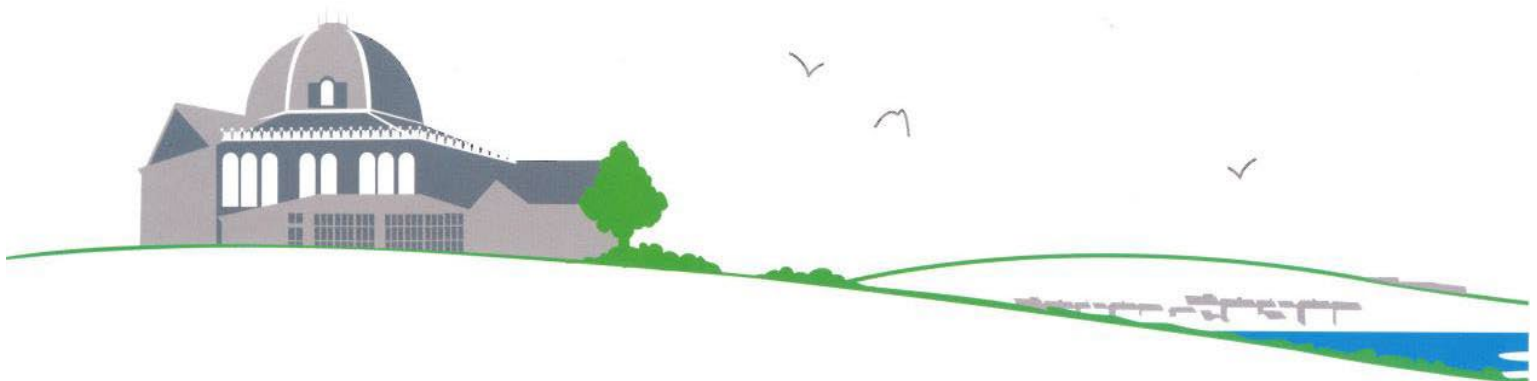




DIECAST

DUCIE STREET

RETROSPECTIVE BIODIVERSITY NET GAIN
ASSESSMENT



DIECAST

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RESTROSPECTIVE BIODIVERSITY NET GAIN ASSESSMENT

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March 2025

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: 

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1. INTRODUCTION

- 1.1 Penny Anderson Associates (PAA) was commissioned by Deloitte to undertake a suite of ecological surveys and provisions to inform a Biodiversity Net Gain (BNG) assessment required to support a planning application for the proposed scheme at Ducie Street, Manchester (hereafter referred to as the 'site'). These included a UK Habitat Classification (UKHab) survey to map the current habitats on site, subsequent Habitat Condition Assessments (HCA), and a River Condition Assessment (RCA) of the adjacent Ashton Canal which lies within 10m of the red line boundary.
- 1.2 The planning application is for the purposes of making permanent the temporary planning consent for the change of use of an aluminium diecasting factory to a bar and event space. Due to the retrospective nature of the BNG, the site UKHab survey involved recording the 'on-site post-development habitat units' with the 'baseline' or pre-development habitat units calculated through use of previous aerial imaging and Google Street View.
- 1.3 The site is located between Ducie Street and Store Street (nearby postcode M1 2JQ), with the survey area covering the red line boundary as mapped in Figure 1.
- 1.4 The methods and results for all the surveys and inputs listed above are provided within this report. Any recommendations for further ecological survey work and mitigation needed to ensure compliance with wildlife legislation and relevant planning policy are then made as appropriate.

Site Location and Context

- 1.5 The site is located within the eastern section of Greater Manchester, slightly north of Piccadilly Station. The immediate surroundings comprise commercial/business and residential buildings, with the A665 ring road to the north-east of the site, and the Ashton Canal to the south-west.
- 1.6 Based on the current planning application, the temporary use of a former industrial warehouse ('Diecast') into a mixed-use-leisure and entertainment venue, is to become a permanent fixture, requiring a full planning application.

Legislative Context

- 1.7 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (amended).
- 1.8 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA), 1981 (as amended) and Countryside and Rights of Way (CROW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).

- 1.9 At the national level, Biodiversity 2020 (Defra 2011) forms England's national biodiversity strategy. Building on the Natural Environment White Paper¹ published in 2011, this provides a means of delivering the UK's commitments to maintaining and protecting biodiversity. Under Biodiversity 2020, the Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England as listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006 (amended).
- 1.10 More recently, the Environment Act 2021 further supports this commitment to, and strengthens the legislation in respect of, maintaining and also enhancing biodiversity in England, and Part 6 Nature and Biodiversity includes the following key areas:
- Strengthened biodiversity duty for public authorities in England;
 - Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity;
 - Local Nature Recovery Strategies to support a Nature Recovery Network;
 - Duty upon Local Authorities to consult on street tree felling;
 - Strengthen woodland protection enforcement measures; and
 - Protected Site Strategies and Species Conservation Strategies to support the design and delivery of strategic approaches to deliver better outcomes for nature.
- 1.11 Finally, the National Planning Policy Framework (NPPF 2024) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks.
- 1.12 The NPPF identifies the following principals that should be applied by local planning authorities when determining planning applications:
- 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 SSSI, 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 SSSI;
 - 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 reasons 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.

¹ <https://www.gov.uk/government/publications/the-natural-choice-securing-the-value-of-nature>

1.13 The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:

- 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);
- 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;
- Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swift (*Apus apus*), bats and hedgehog (*Erinaceus europaeus*);
- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

1.14 To protect and enhance biodiversity and geodiversity, plans should:

- 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 biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- 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.

Biodiversity Net Gain

1.15 In England, biodiversity net gain 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.

1.16 Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission for applications submitted after 12th February 2024 (or 2nd April for small developments²) the introduction of the statutory framework, is deemed to have been granted subject to the condition that the biodiversity gain objective is met ('the biodiversity gain condition'). This objective is for development to deliver at least a 10% increase in biodiversity value relative

² A small development means residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, or if the number of dwellings is unknown, the site area is less than 0.5 hectares or commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare

to the pre-development biodiversity value of the on-site habitat. This increase can be achieved through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits.

Invasive Species

- 1.17 Certain non-native species that have been introduced into the UK are regarded as being a threat to native biodiversity. Legislative measures have, therefore, been put in place to prevent the spread of these invasive species in the wild.
- 1.18 Under section 14 of the WCA, 1981 (as amended), it is illegal to introduce plants listed under Part II of Schedule 9 of the WCA into the wild or sell these species. Offences include causing the spread of viable plant material or neglecting to contain or appropriately manage non-native species.
- 1.19 Commonly introduced Schedule 9 species include non-native cotoneaster species, specifically, small-leaved cotoneaster³ (*Cotoneaster microphylla*) and wall cotoneaster (*C. horizontalis*), Himalayan balsam (*Impatiens glandulifera*) and Japanese knotweed (*Reynoutria japonica*).

³ Plant species names follow Stace (2019)

2. METHODS

Site Walkover

- 2.1 A site walkover was undertaken by Ecologist Joe Walters on 31st January 2025. This comprised a UKHab survey, HCA and RCA of nearby Ashton Canal. Joe is a registered RCA surveyor and suitably experienced in undertaking assessments of this type.
- 2.2 The UKHab survey was undertaken in accordance with the best practice methodology as detailed by the Chartered Institute of Ecology and Environmental Management (CIEEM 2017), UK Habitat Classification System Version 2.01 (UKHab Ltd 2023) and the British Standard BS42020:2013.
- 2.3 The UKHab survey entailed mapping and describing the habitats present within the site boundary and collating a plant species list for each of the habitats. Each plant species was assigned an abundance code using the 'DAFOR' scale (where: D = Dominant; A = Abundant; F = Frequent; O = Occasional; R = Rare), which provides an indication of the relative abundance of each plant species present within a particular habitat. Common names and scientific names according to Stace (2019) are provided in the species list (Appendix 1). Common names only are referred to in the text.

Habitat Condition Assessments

- 2.4 HCA were undertaken on each separate parcel of habitat and individual tree identified during the habitat survey. The condition assessment used the '*Statutory Biodiversity Metric Condition Assessment - Technical Annex 1: Condition Assessment Sheets and Methodology*'⁴.

River Condition Assessment

- 2.5 As a small section of the Ashton Canal falls within 10m of the site, a RCA was required. A Modular River Physical (MoRPh) survey⁵ is used to assess the condition of the river.
- 2.6 The MoRPh survey methodology is carried out on a proportion of the watercourse and provides accurate quantitative information that can be used to calculate measures of naturalness, together with anthropogenic disturbance or modification.
- 2.7 Upon completion of the field survey, the results are input into the Cartographer software⁶. A detailed set of 37 indicators of river condition is produced for the survey area within the reach, indicating the aspects of the river which have potential for enhancement. The river condition indicators are summarized in tabular form (Appendix 2). The findings of the RCA are then used to feed into the Statutory Biodiversity Metric for BNG calculation purposes.

Biodiversity Net Gain

- 2.8 Due to the retrospective nature of the survey and assessment, the 'baseline' pre-development habitats and habitat conditions were assessed from old aerial imaging and Google Street View.

⁴ https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides?fbclid=IwAR3t_S8djN97HZzsb8H9ISdfVqDiUZJcSR7pp4Kz5zHRFK5KWoljPBImRcw

⁵ <https://modularriversurvey.org/river-condition/>

⁶ <https://app.cartographer.io/>

These were then input into the BNG Metric to calculate the number of habitat units present on site before the change of use application of the site.

- 2.9 The 'on site post-development habitat units' were calculated from the UKHab survey of the site which occurred 31st January 2025 as well as the proposed enhancements, which are labelled as proposed in both the user comments of the BNG Metric and on the Enhancement Plan (Figure 2).
- 2.10 The Statutory Metric was applied, using the metric and associated guidance notes available via the Defra web pages⁷. The inputs to the Statutory Metric for the baseline assessment were:
- Habitat type;
 - Area of each habitat type (ha); and
 - Habitat condition.
- 2.11 The Metric requires a 'condition' assessment for each habitat and feature, based on the guidelines and targets provided in the methodology for the specific habitat type. Condition categories available within the Metric (which vary slightly depending on the habitat classification) range from Poor to Good, or Not Applicable where appropriate.
- 2.12 The Metric also includes a 'distinctiveness' score for each habitat. This is completed automatically by the Statutory Metric when the habitat type is selected and is based on parameters such as species-richness, diversity, rarity and the degree to which habitats support species rarely found in other habitats. There are five distinctiveness categories, ranging from Very Low to Very High.
- 2.13 Linear features, such as hedgerows and streams are assessed separately within the methodology, including any streams or rivers within 10m of the application site boundary. The existing length of the feature is entered (in linear km) in the on-site hedge spreadsheet, and on-site watercourse spreadsheet, and the feature condition is selected based on the guidelines presented in the HCA methodology.

Limitations

- 2.14 The site was fully accessible for all elements of survey. The seasonal timing of the survey means that some plant species may have been under-recorded or unrecorded. However, the habitats were surveyed sufficiently to map the broad habitat types present within the site.

⁷ https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides?fbclid=IwAR3t_S8djN97HZsb8H9ISdfVqDiUZJcSR7pp4Kz5zHRFK5KWoljPBImRcw

3. RESULTS

Desk-Based Baseline Biodiversity Net Gain Assessment

- 3.1 Earlier aerial imaging (© Google, Maxar Technologies 2025) and the Google Street View 'See More Dates' function was used to establish extent of change from the baseline date of 2022 when the temporary planning permission was granted.
- 3.2 The aerial images suggest that the only changes caused by human intervention were the installation of the ground-level planters and the three small trees in poor condition within the outdoor seating area in the west of the site.
- 3.3 All introduced shrub parcels, grassland parcels, and the individual trees were all present in the 2022 baseline (© Google, Maxar Technologies 2025). These habitats have grown more mature and established in this time, but the condition has not changed (Appendix 3).

UKHab Classification Survey

- 3.4 The UKHab habitats recorded within the site are presented in Figure 1 along with their respective Condition Assessment categories. Each habitat is described in more detail below and a botanical species list for each of the habitats is presented in Appendix 1. A selection of photographs illustrating the site are presented in Appendix 4. Pre-development HCA sheets are provided in Appendix 5, with post-development HCA sheets available at Appendix 6.
- 3.5 The habitats presented in Figure 1 and listed below are those that were present at the time of the survey and have, therefore, been recorded in **the post-development section** of the Statutory BNG Metric, given the retrospective nature of this BNG assessment. The baseline habitats included in the Metric are derived from the desk-based assessment described in paragraphs 3.1 to 3.3.

Habitats

Other Neutral Grassland – g3c

- 3.6 Two parcels of Other Neutral Grassland were identified within the site. G1 (Photo 1) was a strip of grassland located adjacent to the southern elevation of the building. The grassland had abundant springy turf-moss, frequent creeping bent, false oat-grass, daisy, sedge species, and creeping buttercup, occasional bramble, Yorkshire-fog, and common bent, and rare black medick and butterfly-bush.
- 3.7 This parcel of Other Neutral Grassland was assessed as in Moderate condition.
- 3.8 G2 (Photo 2) was a strip of grassland parallel to G1 on the opposite side of the car park. The grassland had frequent common ragwort, groundsel, and perennial rye-grass, occasional wild carrot and greater willowherb, with rare black medick.
- 3.9 This parcel of Other Neutral Grassland was assessed as in Poor condition.
- 3.10 This habitat type occurs in both the 2022 baseline and 2025 post-development assessment and the habitat condition remains unchanged.

Dense Scrub (Non-native) – h3 (523)

- 3.11 North of the building, there are four parcels of dense non-native scrub (Photo 3), as well as three parcels at the southern aspect, adjacent to the G1 grassland. These parcels are referred to as Introduced Shrub in the BNG Metric. The scrub habitat had abundant firethorn species, frequent

ivy and butterfly-bush, occasional Franchet's cotoneaster, dogwood, Wilson's honeysuckle and hedge bindweed with rare elder.

- 3.12 This habitat parcel does not require a condition assessment.
- 3.13 This habitat type occurs in both the 2022 baseline and 2025 post-development assessment for BNG.

Urban (Ground Level Planters) – u1 (845)

- 3.14 Within an area of Developed Land; Sealed Surface at the west of the site, there were several ground level planters (Photo 4). Each of these planters comprised individual botanical compositions, however, the general species present include Portuguese laurel, fatsia, lavender, Wilson's honeysuckle and ivy.
- 3.15 This habitat parcel does not require a condition assessment.
- 3.16 This habitat type occurs in the 2025 post-development assessment for BNG and was not present in the 2022 baseline.

Developed Land; Sealed Surface – u1b

- 3.17 The access for the site and some of the area surrounding the building were composed of hardstanding (Photo 5), which does not require a condition assessment. This remains consistent between the baseline and post-development assessment.

Buildings – u1b5

- 3.18 The building consists of the former industrial building (Photo 6) and remains unchanged between the baseline and post-development assessment.
- 3.19 The building does not require a condition assessment.

Developed Land; Sealed Surface, Other Developed Land– u1b6

- 3.20 At the east of the site, there were several caravans and other covered seating, classified as Developed Land, Sealed Surface, Other Developed Land (Photo 7). This remains consistent between the baseline and post-development assessment.
- 3.21 This habitat does not require a condition assessment

Artificial Unvegetated; Unsealed Surface (Ephemeral) – u1c (81)

- 3.22 At the east corner of the site adjacent to the building, and at either end of G2, there are small parcels of Artificial Unvegetated; Unsealed Surface (Ephemeral). These habitat parcels had frequent Yorkshire-fog and creeping buttercup, occasional selfheal, spear thistle and common nettle, and rare broom and hedge mustard. This remains consistent between the baseline and post-development assessment.
- 3.23 These habitat parcels were assessed as in Moderate condition.

Individual Trees (200)

- 3.24 Thirty-four urban trees were recorded, the majority within the west and south of the site. These are largely present as individual trees with the exception of one linear block of individual trees present on the western boundary which is composed of 12 trees.
- 3.25 All trees except T1, T2 and T3 were present within the 2022 baseline, with these three trees (T1 to T3) appearing to be newly planted and, therefore, are included within the 2025 post-development calculations only.

- 3.26 See Appendix 6 for the condition of the individual trees within both the 2022 baseline and 2025 post-development trees included. The condition of the 19 trees that are present in both the baseline and the post-development assessment remains unchanged over time.

Ashton Canal (Off Site)

- 3.27 As the Ashton Canal (Photo 9) falls within 10m of the site boundary for 41m of its length it, therefore, must be considered within the BNG assessment, both at baseline and post-development stage. The Ashton Canal RCA was assessed using the MoRPh methodology.
- 3.28 The canal was assessed as being in Poor condition. The canal is heavily modified and features very limited bank top vegetation with no bank face or in channel vegetation. Negative indicators have scored heavily due to the modified nature of the watercourse and positive indicators have scored very poorly due to the lack of naturalness across the whole riparian and watercourse area. See Appendix 2, which details the scoring of the watercourse against the 37 different indicators with definitions for each of the indicators listed included.

Invasive Non-Native Species

- 3.29 A single stand of wall cotoneaster was recorded within a southern parcel of dense scrub (TN⁸2, Figure 1). This species is listed as an invasive non-native species on Schedule 9 of the WCA, 1981 (as amended).
- 3.30 Whilst not listed as an invasive non-native species on Schedule 9 of the WCA, 1981 (as amended), the non-native butterfly-bush (TN1, Figure 1) and Franchet's cotoneaster were frequent throughout the grasslands and scrub on site.

⁸ *Target Note*

4. DISCUSSION AND RECOMMENDATIONS

- 4.1 The site appears largely unchanged from the 2022 baseline which was established through use of aerial imaging from previous years as well as the google street-view function. The only alterations that were recorded during the UKHab survey in 2025 were the additions of the ground level planters and the three urban trees. The vegetated habitats including the Other Neutral Grassland and individual trees within the site were of Moderate value. The site was assessed to be of overall low value due to a high proportion of urban, unvegetated habitat cover.

Invasive Non-Native Species

- 4.2 Wall cotoneaster is a listed invasive non-native species as per Schedule 9 of the WCA, 1981. It is, therefore, illegal to allow the intentional spread of the species onto adjacent land.
- 4.3 If stands of the species, or nearby soil, is to be moved or disturbed then suitable precautionary methods should be implemented to facilitate its safe removal from the site by a registered waste carrier and disposal at a specially licenced waste disposal facility.

Pre- and Post-Development BNG Calculations

- 4.4 A summary of the results is presented below in Table 1, and the complete BNG Metric outputs are presented in Appendix 7 (sent separately from this report).
- 4.5 Based on the previous aerial site imaging from 2022 and the UKHab survey results from January 2025 as well as the proposed enhancements of planting 11 small, Moderate condition native trees, the net biodiversity balance for the site is assessed as:
- +10.57% Gain in habitat biodiversity units; and
 - +0% Gain in hedgerow biodiversity units; and
 - +0% Gain in watercourse (canal) biodiversity units.

Table 1 Summary of Metric Output

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	0.20	
		Hedgerow units	0.00	
		Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	10.57%	
		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%	1.92	2.11	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.07	0.08	0.01

- 4.6 The above summary is based upon the current site condition along with proposed enhancements in the form of tree planting (see Figure 2) to achieve the required 10% net gain in area habitats.

Biodiversity Net Gain Conclusions

- 4.7 The Metric calculations made as part of the assessment of the site establishes that the site at present (post-development) does not generate the target 10% net gain in biodiversity units, hedgerow units and watercourse units without the proposed enhancements. With the proposed enhancements, 10% net gain is achieved for habitat and hedgerow units and all trading rules for those areas are met.
- 4.8 The increase in area units is contributed to by installation of the ground level planters, trees T1 to T3 and the proposed addition of the ten native small, Moderate condition trees in the southern portion of the site and retention of all other habitats. Overall, this constitutes a net unit change of 0.19 habitat units, which is a 10.93% net gain.
- 4.9 Without the addition of the native, Moderate condition hedgerow within the south of the site the linear net gain is 0.00%. With the proposed planting of 12m of Moderate condition native hedgerow in the south of the site this constitutes a net unit change of 0.04 hedgerow units which is a 10.78% net gain.
- 4.10 The Ashton Canal is included within the assessment due to the proximity of the development to the river. At the point where the canal runs within 10m of the site, it is confined to the Store Street Viaduct, therefore, the alterations to the site have had no impact on the watercourse. No intervention or development is planned for the watercourse and, thus, there is a 0.00% net change in the watercourse units.
- 4.11 Based upon the delivery of stated habitat conditions across all the proposed new habitats and retained habitats, as outlined above, this development would result in a 10.93% gain in terms of habitat units, a 10.78% gain in terms of hedgerow units, and a 0.00% change in watercourse units.

Survey Validity

- 4.12 The findings of the survey should be considered valid for a period of 12 months from the date of survey (January 2025). If works have not commenced by January 2026 then consideration should be given to updating the surveys to ensure the ecological advice given is based on up-to-date information.

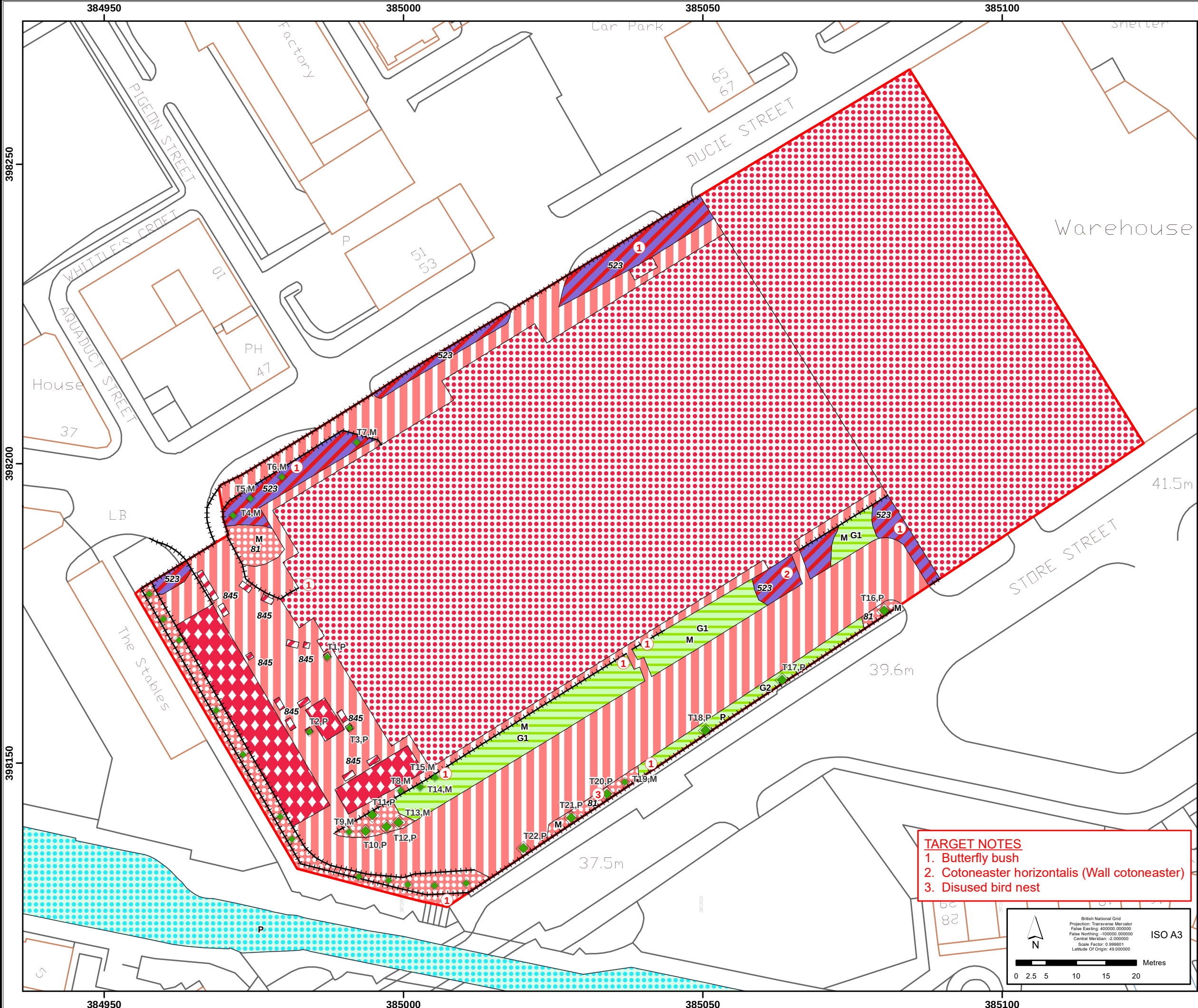
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6. ABBREVIATIONS

BNG	Biodiversity Net Gain
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
EU	European Union
HCA	Habitat Condition Assessment(s)
MoRPh	Modular River Physical
NERC	National Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
RCA	River Condition Assessment
SSSI	Site(s) of Special Scientific Interest
TN	Target Note(s)
UKHab	UK Habitat Classification
WCA	Wildlife and Countryside Act

FIGURES



Legend

- Assessment area
- UKHab Habitats
 - g3c, Other neutral grassland
 - h3, Dense scrub
 - r1e, Canals
 - u1, Built-up areas and gardens
 - u1b, Developed land; sealed surface
 - u1b5, Buildings
 - u1b6, Other developed land
 - u1c, Artificial unvegetated, unsealed surface
 - u1e, Fence
- Urban tree - small
- Urban tree - medium
- Target note

Secondary Codes
81 - Ruderal or ephemeral
523 - Non-native
845 - Ground level planters

Condition Assessment
G - Good
M - Moderate
P - Poor

TARGET NOTES
1. Butterfly bush
2. Cotoneaster horizontalis (Wall cotoneaster)
3. Disused bird nest

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: 100000.000000
Central Meridian: 2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

ISO A3

Metres

0 2.5 5 10 15 20

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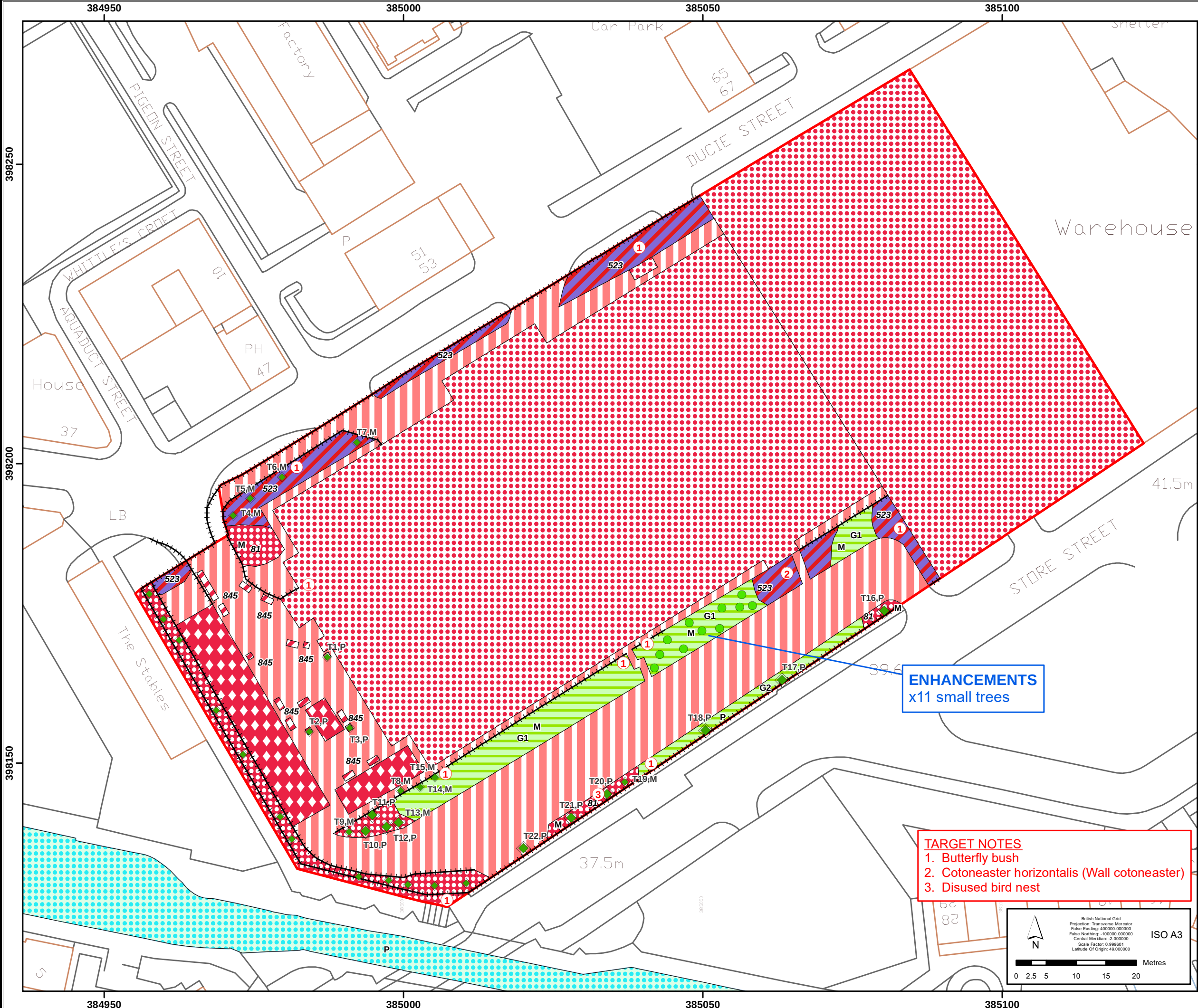
Discipline
Ecology

Title
Preliminary Ecological Appraisal Map

Scale 1:600 Drawing No. Figure 1

Drawn By CC Originator JW Date 03/03/2025

Grid Ref. 385,034 398,193 Revision 1.0



Legend

- Assessment area
- UKHab Habitats
 - g3c, Other neutral grassland
 - h3, Dense scrub
 - r1e, Canals
 - u1, Built-up areas and gardens
 - u1b, Developed land; sealed surface
 - u1b5, Buildings
 - u1b6, Other developed land
 - u1c, Artificial unvegetated, unsealed surface
 - u1e, Fence
- Urban tree - small
- Urban tree - medium
- Target note
- Urban tree planting (small)

Secondary Codes
81 - Ruderal or ephemeral
523 - Non-native
845 - Ground level planters

Condition Assessment
G - Good
M - Moderate
P - Poor

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Project Name
Ducie Street, Manchester

Discipline
Ecology

Title
**Enhancement
Plan Map**

Scale 1:600	Drawing No. Figure 2
Drawn By CC	Originator JW
Grid Ref. 385,034 398,193	Date 03/03/2025
	Revision 1.0

APPENDICES

APPENDIX 1
Botanical Species List

Appendix 1 Botanical Species List

Common Name	Scientific Name	Dense Scrub Non Native - Introduced Shrub	Urban - Ground Level Planter	Individual Trees	Other Neutral Grassland 1	Other Neutral Grassland 2	Ruderal/Ephemeral
Woody Species							
Alder	<i>Alnus glutinosa</i>			R			
Ash	<i>Fraxinus excelsior</i>			R-LD			
Bay laurel	<i>Laurus nobilis</i>		R				
Bramble	<i>Rubus fruticosus</i> agg.	O			O		
Broom	<i>Cytisus scoparius</i>						R
Butterfly-bush	<i>Buddleja davidii</i>	F			R		
Cherry laurel	<i>Prunus laurocerasus</i>		O				
Cherry species	<i>Prunus</i> sp.			O			
Cypress species	<i>Chamaecyparis/Cupressocyparis</i> sp.	R					
Dog rose	<i>Rosa canina</i>	R					
Dogwood	<i>Cornus sanguinea</i>	O					
Elder	<i>Sambucus nigra</i>	R		O			
Fatsia	<i>Fatsia japonica</i>		F				
Firethorn species	<i>Pyracantha</i> sp.	A					
Franchet's cotoneaster	<i>Cotoneaster franchetii</i>	O					
Goat willow	<i>Salix caprea</i>			R			
Honeysuckle	<i>Lonicera periclymenum</i>		R				
Norway maple	<i>Acer platanoides</i>			O			
Portugal laurel	<i>Prunus lusitanica</i>		F				
Ragwort (Shrub) species	<i>Brachyglottis</i> sp.		R				
Rowan	<i>Sorbus aucuparia</i>			O			
Sycamore	<i>Acer pseudoplatanus</i>		R (sapling)	F			
Wall cotoneaster	<i>Cotoneaster horizontalis</i>	R					
Herbs, Grasses and Ferns							
Black medick	<i>Medicago lupulina</i>				R	R	
Broad-leaved dock	<i>Rumex obtusifolius</i>						O
Canadian fleabane	<i>Erigeron canadensis</i>					O-LF	O
Common bent	<i>Agrostis capillaris</i>				O	F	
Common nettle	<i>Urtica dioica</i>	O					F
Common ragwort	<i>Jacobaea vulgaris</i>					F	F
Creeping bent	<i>Agrostis stolonifera</i>		F		F	F	O-LF
Creeping buttercup	<i>Ranunculus repens</i>		O		F	O	F
Creeping thistle	<i>Cirsium arvense</i>						O
Daisy	<i>Bellis perennis</i>				F		F
Dandelion	<i>Taraxacum officinale</i> agg.				F		
False oat-grass	<i>Arrhenatherum elatius</i>				F		
Forget-me-not	<i>Myosotis</i> sp.						R
Goldenrod	<i>Solidago virgaurea</i>		R				
Great willowherb	<i>Epilobium hirsutum</i>					O	
Groundsel	<i>Senecio vulgaris</i>					F	
Hedge bindweed	<i>Calyptegia sepium</i>	O					
Hedge mustard	<i>Sisymbrium officinale</i>						R
Ivy	<i>Hedera helix</i>	F	F				
Lavender species	<i>Lavandula</i> sp.		F				
Lesser trefoil	<i>Trifolium dubium</i>						R
Michaelmas-daisy	<i>Aster schreberi</i>						R
Mint species	<i>Mentha</i> sp.		O				
Nipplewort	<i>Lapsana communis</i>						O
Pendulous sedge	<i>Carex pendula</i>						R
Perennial rye-grass	<i>Lolium perenne</i>				O	F	O
Periwinkle species	<i>Vinca</i> sp.		R				
Purple-loosestrife	<i>Lythrum salicaria</i>						O
Ribwort plantain	<i>Plantago lanceolata</i>				F	O-LF	O
Rosebay willowherb	<i>Chamaenerion angustifolium</i>						O
Rosemary	<i>Rosmarinus officianalis</i>		O				
Russian comfrey	<i>Symphytum x uplandicum</i>						R
Sage species	<i>Salvia</i> sp.		R				
Sedge species	<i>Carex</i> sp.				O-LA		
Selfheal	<i>Prunella vulgaris</i>						O
Spear thistle	<i>Cirsium vulgare</i>						O
Tutsan	<i>Hypericum androsaemum</i>	O					
Wavy bitter-cress	<i>Cardamine flexuosa</i>						O
Weld	<i>Reseda luteola</i>						R
White clover	<i>Trifolium repens</i>						O
Wild carrot	<i>Daucus carota</i>					O	
Wilson's honeysuckle	<i>Lonicera nitida</i>	O	O				
Yarrow	<i>Achillea millefolium</i>					O	
Yorkshire-fog	<i>Holcus lanatus</i>				D		F
Mosses							
Springy turf-moss	<i>Rhytidiadelphus squarrosus</i>				A		

KEY

D-Dominant, A-Abundant, F-Frequent, O-Occasional, R-Rare, L-Locally

APPENDIX 2

River Condition Assessment Output and Indices Definitions

Ducie Street Ashton Canal River Condition Assessment January 2025

River Name		Ashton Canal
Reach Name		Ashton Canal
Subreach Name		Ashton Canal
Grid Reference		SJ 85036 98112
River Type		Navigable River / Canal
	Preliminary Condition Score	-1.919
	Final Condition Class	Poor
	Shape	9.333
	Positive Index Average	0.15789473
	Negative Index Average	-2.0769231
	Bedrock Reaches A6	FALSE
	Coarsest Bed Material Size Class A7	Silt
	Average Bed Material Size Class A8	Silt
Positive indicators	Bank Top Vegetation Structure B1	2
	Bank Top Tree Feature Richness B2	0
	Bank Top Water-Related Features B3	0
	Bank Face Riparian Vegetation Structure C1	0
	Bank Face Tree Feature Richness C2	0
	Bank Face Natural Bank Profile Extent C3	0
	Bank Face Natural Bank Profile Richness C4	0
	Bank Face Natural Bank Material Richness C5	0
	Bank Face Bare Sediment Extent C6	0
	Channel Margin Aquatic Vegetation Extent D1	0
	Channel Margin Aquatic Morphotype Richness D2	0
	Channel Margin Physical Feature Extent D3	0
	Channel Margin Physical Feature Richness D4	0
	Channel Aquatic Morphotype Richness E1	0
	Channel Bed Tree Features Richness E2	0
	Channel Bed Hydraulic Features Richness E3	0
	Channel Bed Natural Features Extent E4	0
	Channel Bed Natural Features Richness E5	0
	Channel Bed Material Richness E6	1
Negative indicators	Bank Top NNIPS Cover B4	-1
	Bank Top Managed Ground Cover B5	-4
	Bank Face Artificial Bank Profile Extent C7	-4
	Bank Face Reinforcement Extent C8	-4
	Bank Face Reinforcement Material Severity C9	-4
	Bank Face NNIPS Cover C10	0
	Channel Margin Artificial Features D5	0
	Channel Bed Siltation E7	0
	Channel Bed Reinforcement Extent E8	-4
	Channel Bed Reinforcement Severity E9	-4
	Channel Bed Artificial Features Severity E10	-2
	Channel Bed NNIPS Extent E11	0
	Channel Bed Filamentous Algae Extent E12	0

RIVER CONDITION ASSESSMENT INDICES DEFINITIONS

The river condition indicator scores synthesise subsets of MoRPh5 field survey observations to characterise:

1. Positive aspects of the river corridor: the diversity (richness) and abundance (extent) of habitats offered by vegetation structure, sediment, vegetation- and sediment-related physical features and hydraulic habitats observed at low flow.
2. Negative aspects of the river corridor representative of local human interventions or pressures.

Below are the definitions of each river condition indicator.

Group B Bank Top Indicators

B1 Bank Top Vegetation Structure

This indicator is a count of the presence of five vegetation structural types that are recorded on the bank tops (mosses and lichens, short, creeping herbs and grasses, tall herbs and grasses, scrub and shrubs, saplings and trees). The count is applied to each bank separately and then the values for the two banks are added together.

B2 Bank Top Tree Feature-Richness

This indicator is a count of the presence of five tree features that are recorded on bank tops (fallen trees, leaning trees, j-shaped trees, tree/shrub branches trailing into the river channel, large wood). The count is applied to each bank separately and then the values for the two banks are added together.

B3 Bank Top Water-Related Features

This indicator applies to water-related features including; Pond – disconnected, Pond – connected, Side channel, Wetland: Short non-woody vegetation (e.g. mosses, sedges), Wetland: Tall, non-woody vegetation (e.g. reeds, rushes), Wetland: Shrubs and trees (e.g. alder / willow carr).

B4 Bank Top NNIPS Cover

This indicator combines the number and extent of six non-native invasive plant species (NNIPS) on each bank including Himalayan balsam, Japanese knotweed, giant hogweed, floating pennywort, and two other species options to input invasive species not listed in the software. The result for each bank is recorded separately and then the values for the two banks are added together.

B5 Bank Top Managed Ground Cover

This indicator assesses the potential severity (likely pressure on the river ecosystem) and extent of the dominant and sub-dominant artificial / managed ground cover types observed on each bank. Artificial ground cover includes; Transport infrastructure (road, railway, car park), Buildings (commercial / industrial), Buildings (residential), Landfill area, Storage area, Pedestrianised footpath, Arable agriculture / allotments, Permanently vegetated agriculture (e.g. pasture, orchard), Permanently vegetated recreation (e.g. playing fields, parks, gardens), Plantation woodland, Open water (e.g. canal, reservoir).

Group C Bank Face Indicators

C1 Bank Face Riparian Vegetation Structure

This indicator is a count of the presence of five vegetation structural types that are recorded on the bank faces (mosses and lichens, short, creeping herbs and grasses, tall herbs and grasses, scrub and shrubs, saplings and trees). The count is applied to each bank separately and then the values for the two banks are added together.

C2 *Bank Face Tree Feature-Richness*

This indicator is a count of the presence of seven tree features that are recorded on bank faces (fallen trees, leaning trees, j-shaped trees, tree/shrub branches trailing into channel, large wood, exposed tree roots, discrete organic accumulations). The count is applied to each bank separately and then the values for the two banks are added together.

C3 *Bank Face Natural Bank Profile Extent*

A maximum of two natural bank profile types are recorded on each bank. The indicator is the sum of the abundance of natural profiles recorded across both banks are added together.

C4 *Bank Face Natural Bank Profile-Richness*

The indicator is a count of 7seven different natural bank profile types (Vertical, Vertical with Overhang, Vertical Undercut, Vertical with Toe, Steep, Gentle, Composite) that are recorded along either bank. A single count is applied across both banks.

C5 *Bank Face Natural Bank Material-Richness*

Count of ten different natural bank material types (Bedrock, Boulder, Cobble, Gravel/Pebble, Earth, Sand, Silt, Clay, Peat, Organic) that are recorded as dominant in the upper or lower parts of any of the bank profiles within the subreach (i.e. each type can only be counted once).

C6 *Bank Face Bare (Unvegetated) Sediment Extent*

The indicator value is the total abundance of bare sediment on the bank face across both banks along the Subreach. Condition indicator values and scores are non-linear scale because intermediate abundances of bare sediment provide the most varied habitat.

C7 *Bank Face Artificial Bank Profile Extent*

A maximum of two artificial profile types from a possible set of five (Obviously Reshaped, Artificially Two-Stage, Embanked, Setback Embankment, Poached) are recorded on each bank. This indicator is based on the total extent of all artificial profiles recorded across both banks within a single MoRPh module and then the values are summed across the five modules in the subreach.

C8 *Bank Face Reinforcement Extent*

The indicator represents the vertical extent (Top only, Bottom only, Whole) and horizontal extent of reinforcement multiplied together for each bank and then added across both banks and all five modules in the subreach.

C9 *Bank Face Reinforcement Material Severity*

The indicator represents the sum of the severity level of the dominant reinforcement type observed on each bank. Dominant reinforcement types: Concrete, Concrete and brick / laid stone (cemented), Brick / laid stone (cemented), Sheet Piling, Wood Piling, Rip-rap (large laid stone, uncemented), Gabions, Builders Waste, Washed Out, Willow Spiling, Planted Reeds, Biotex /Cair. The values for the two banks in each module are added together and then accumulated for the five modules in the Subreach.

C10 *Bank face NNIPS cover*

This indicator combines the number and extent of 6 non-native invasive plant species (NNIPS) on each bank face including Himalayan balsam, Japanese knotweed, giant hogweed, floating pennywort, and two other species options to input invasive species not listed in the software. The result for each bank is recorded separately and then the values for the two banks are added together

Group D Channel Margin – Water Edge Indicators

D1 Channel Margin Aquatic Vegetation Extent

This indicator is the accumulated lateral extent of four aquatic morphotypes (liverworts/mosses/lichens; emergent broad-leaved; emergent linear-leaved; amphibious), scored for their lateral extent along each channel margin. Values are calculated for each bank of a module, summed for both banks and then the values for all five modules are added together.

D2 Channel Margin Aquatic Morphotype-Richness

This indicator is a count of up to four aquatic morphotypes (liverworts/mosses/lichens; emergent broad-leaved; emergent linear-leaved; amphibious) that are recorded in any module across both channel margins within a subreach.

D3 Channel Margin Physical Feature Extent

This indicator records the total extent of eight channel margin physical features (unvegetated side bar, vegetated side bar, berm, bench, stable cliff, eroding cliff, toe, marginal backwater) and one that is recorded as a count (tributary junction). The values are summed across both banks and across all five modules within a subreach.

D4 Channel Margin Physical Feature-Richness

This indicator counts the number of nine different channel margin physical features that are recorded (unvegetated side bar, vegetated side bar, berm, bench, stable cliff, eroding cliff, toe, marginal backwater) or have a count of at least one (tributary junction). Each feature can only be counted once within a subreach (i.e. maximum count is nine).

D5 Channel Margin Artificial Features

This indicator scores pipes and outfalls, jetties and deflectors according to their number and weights jetties and deflectors according to their size (and, thus, relative potential impact) from Minor to Major. For 'other artificial features' these should be assigned to either the jetty or deflector category according to your assessment of the relative severity of the feature, with an explanation recorded in the survey comments box regarding the type of feature and nature of the pressure observed. The values for each bank are summed and accumulated across the five modules of the subreach.

Group E Channel Bed Indicators

E1 Channel Aquatic Morphotype-Richness

The indicator is a count of all aquatic plant morphotypes recorded on the channel bed apart from filamentous algae (i.e. 9 possible types).

E2 Channel Bed Tree Feature-Richness

The indicator is a count of seven tree features on the channel bed that are recorded (vegetation shading channel, submerged tree roots, trees/shrubs/saplings growing from the submerged riverbed, large wood, discrete accumulation of organic material) or have a count of >1 (large wood dam, fallen tree). Each feature can only be counted once (i.e. maximum score is seven).

E3 Channel Bed Hydraulic Feature-Richness

The indicator is a count of eight possible water surface flow types (free fall, chute, broken standing waves, unbroken standing waves, upwelling, rippled, smooth, no perceptible flow). Each feature can only be counted once (i.e. maximum score is eight).

E4 Channel Bed Natural Physical Features Extent

The indicator is based on 11 features, of which seven (exposed bedrock, exposed unvegetated boulders, exposed vegetated boulders, unvegetated mid channel bars, vegetated mid-channel bars, islands, cascades) are recorded as percentage extent and four (pools, riffles, steps, waterfalls) are recorded as a count. The total for all features is summed over all five modules in the subreach.

E5 Channel Bed Natural Physical Feature-Richness

This indicator is a count of a possible 11 physical features (exposed bedrock, exposed unvegetated boulders, exposed vegetated boulders, unvegetated mid channel bars, vegetated mid-channel bars, islands, cascade, pools, riffles, steps, waterfalls) that are observed or have a count of at least one. Each feature is only counted once giving a maximum value of 11 for the MoRPh5 subreach.

E6 Channel Bed Material-Richness

The indicator is a count of the nine possible mineral and organic materials (peat, organic, clay, silt, sand, gravel-pebble, cobble, boulder, bedrock) that are observed on the channel bed. Each material type is only counted once giving a maximum value of nine for the MoRPh5 subreach.

E7 Channel Bed Siltation

The indicator records thin layers of fine sediments overlying coarser particles that either penetrate through the thin layer (patchy overlying silt layer) or whose form causes a clearly undulating fine sediment surface (continuous overlying silt layer). The indicator is the sum of the weighted abundances of any patchy silt layer and continuous overlying silt layer across the bed of all five modules in the subreach.

E8 Channel Bed Reinforcement Extent

The indicator is the extent of bed reinforcement summed across all five modules of the subreach.

E9 Channel Bed Reinforcement Materials Severity

The indicator is the severity of the dominant bed reinforcement type observed in a MoRPh module. Values for each module are summed for the MoRPh5 indicator: Concrete, Concrete and brick / laid stone (cemented), Brick / laid stone (cemented), Sheet Piling, Wood Piling, Rip-rap (large laid stone, uncemented), Gabions, Builders Waste, Washed out.

E10 Channel Bed Artificial Features Severity

The indicator incorporates seven artificial bed features (Large trash (car parts, trolleys, traffic cones etc), Narrow/Intermediate/Wide Bridge shadow, Major weir, Intermediate weir, Minor weir, Bridge pier in river bed, Culvert) which are assigned scores to reflect the relative severity of their impact. The values for each module are summed across the five modules of the subreach.

E11 Channel Bed NNIPS Cover

This indicator combines the number and extent of up to six non-native invasive plant species (NNIPS) (Himalayan balsam, Japanese knotweed, giant hogweed, floating pennywort, and two other species options to input invasive species not listed in the software) on the channel bed and any exposed in-channel features such as islands and bars. Thus, the indicator represents the total cover of NNIPS (six possible species each assigned). The results for the observed species are added for each module and then summed over five modules.

E12 Channel Bed Filamentous Algae Cover

The indicator is the extent of filamentous algae on the channel bed and summed across the five modules of the MoRPh5 subreach.

APPENDIX 3

Previous Aerial Image



APPENDIX 4

Photographs



Photograph 1
Other Neutral Grassland 1



Photograph 2
Other Neutral Grassland 2



Photograph 3
Introduced Shrub (Non-native dense Scrub)



Photograph 4
Ground level planters



Photograph 5
Developed Land; Sealed Surface



Photograph 6
Building



Photograph 7
Other Developed Land



Photograph 8
Individual Trees



Photograph 9
Ashton Canal (off-site)

APPENDIX 5

Pre-Development Habitat Condition Assessment Sheets

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
Artificial unvegetated, unsealed surface (81) (ephmeral)			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	On site Duice street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
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 WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			Yes
Number of criteria passed			Two
Condition Assessment Result		Condition Assessment Score	Score Achieved ×/✓
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	
• 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.		Moderate (2)	Moderate
• Passes 0 or 1 of 3 core criteria.		Poor (1)	
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site Ducie street manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Other Neutral Grassland - G1			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	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). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	
B	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.	Yes	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	
D	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%.	Yes	
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other 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 WCA ⁵) are present, this criterion is automatically failed.	No	

Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).	No	
Note - this criterion is essential for achieving Good condition for non-acid grassland types only.			
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		Four	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Moderate	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description.			
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.			
Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site.			
Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.			
Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site Ducie street manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Other Neutral Grassland - G2			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	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). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	
B	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.	No	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No	
D	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%.	Yes	
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other 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 WCA ⁵) are present, this criterion is automatically failed.	No	

Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).	No	
Note - this criterion is essential for achieving Good condition for non-acid grassland types only.			
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		Two	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	Poor	
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site. Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T4 - small alder T5 - small cherry sp T6 - small goat willow T7 - small alder			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		Four	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Moderate	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T8 - small rowan T9 - small rowan			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		Three	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Moderate	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T10 - T12 - medium sycamores			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		Two	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Poor	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T13 - Medium cherry sp			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		Three	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Moderate	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T14 - small rowan T15 - small cherry sp			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		Four	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Moderate	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T16 - Medium sycamore T17 - Medium sycamore T18 - Medium sycamore			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		Two	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Poor	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T19 - small ash			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		Three	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Moderate	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T20-22 - Three Medium Sycamore			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		Two	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Poor	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
12 small poor condition trees			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		Two	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Poor	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

APPENDIX 6

Post-Development Habitat Condition Assessment Sheets

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
Artificial unvegetated, unsealed surface (81) (ephmeral)			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	On site Duice street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
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 WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			Yes
Number of criteria passed			Two
Condition Assessment Result		Condition Assessment Score	Score Achieved ×/✓
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	
• 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.		Moderate (2)	Moderate
• Passes 0 or 1 of 3 core criteria.		Poor (1)	
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site Ducie street manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Other Neutral Grassland - G1			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	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). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	
B	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.	Yes	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	
D	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%.	Yes	
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other 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 WCA ⁵) are present, this criterion is automatically failed.	No	

Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).	No	
Note - this criterion is essential for achieving Good condition for non-acid grassland types only.			
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		Four	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Moderate	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description.			
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.			
Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site.			
Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.			
Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site Ducie street manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Other Neutral Grassland - G2			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	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). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	
B	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.	No	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No	
D	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%.	Yes	
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other 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 WCA ⁵) are present, this criterion is automatically failed.	No	

Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).	No	
	Note - this criterion is essential for achieving Good condition for non-acid grassland types only.		
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		Two	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	Poor	
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site. Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T1 - small norway maple T2 - small norway maple T3 - small norway maple			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site - post development only Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		One	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Poor	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T4 - small alder T5 - small cherry sp T6 - small goat willow T7 - small alder			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		Four	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Moderate	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T8 - small rowan T9 - small rowan			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		Three	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Moderate	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T10 - T12 - medium sycamores			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		Two	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Poor	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T13 - Medium cherry sp			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		Three	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Moderate	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T14 - small rowan T15 - small cherry sp			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		Four	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Moderate	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T16 - Medium sycamore T17 - Medium sycamore T18 - Medium sycamore			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		Two	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Poor	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T19 - small ash			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		Three	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Moderate	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T20-22 - Three Medium Sycamore			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		Two	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Poor	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

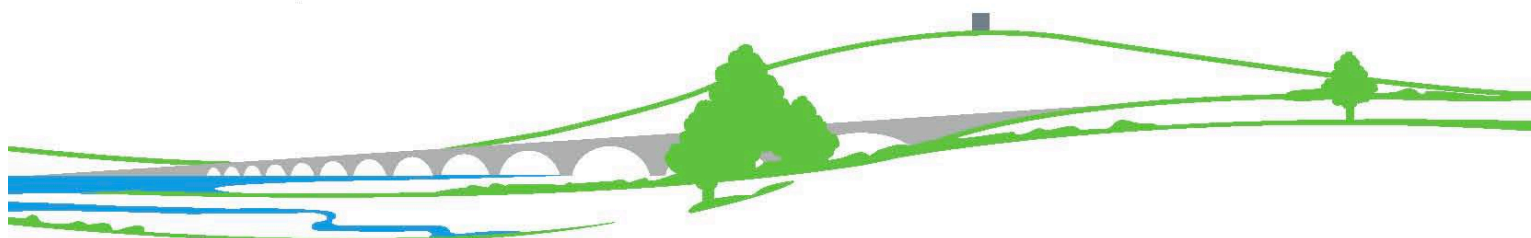
Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
12 small poor condition trees			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site Ducie Street Manchester	Survey date and Surveyor name	31/01/2025 J.W
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		Two	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Poor	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
Eleven proposed small native trees			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on-site - proposed enhancement Ducie Street Manchester	Survey date and Surveyor name	Proposed
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		Three	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Moderate	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

APPENDIX 7

**Completed Statutory Biodiversity Metric (Sent
separately from this report)**

Penny Anderson
Associates Ltd
CONSULTANT ECOLOGISTS



Park Lea, 60 Park Road, Buxton, Derbyshire SK17 6SN