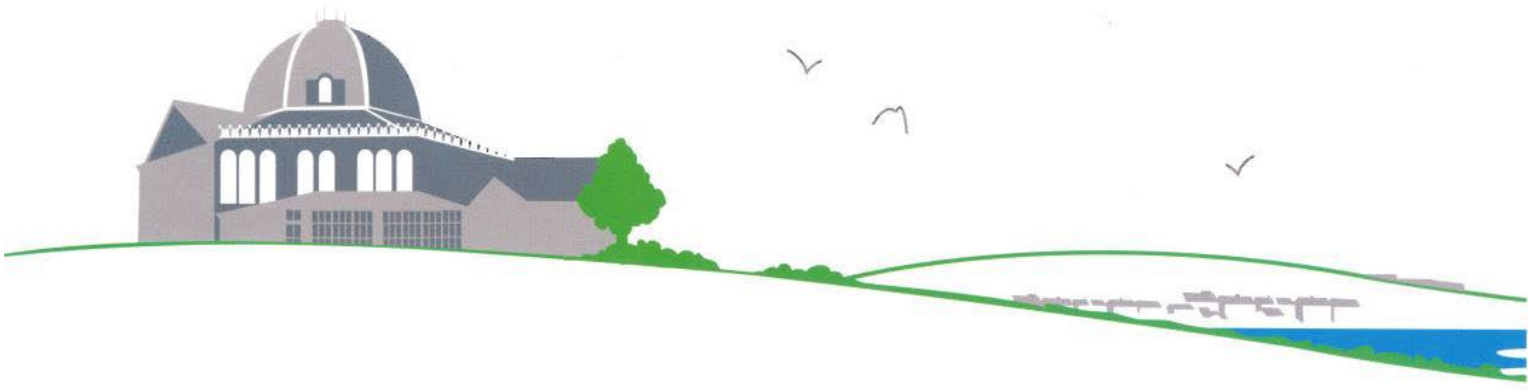
Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

VITA MEADOWS LTD

PLOT 9B, FIRST STREET, MANCHESTER

PRELIMINARY ECOLOGICAL APPRAISAL AND BIODIVERSITY NET GAIN REPORT



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November 2024

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

Signed:_____

Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

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1. INTRODUCTION

1.1 Penny Anderson Associates Ltd (PAA) was commissioned by Vita Meadows Ltd to undertake a Preliminary Ecological Appraisal (PEA) at Plot 9b (centred on grid reference SJ8373 9723) and associated proposed Construction Compound (centred on grid reference SJ 8385 9735), First Street, Manchester (hereafter referred to as the 'site' as a whole and as 'Plot 9b' and the 'Compound' when referring to the two separate areas).

1.2 Proposals are for the erection of a purpose-built student accommodation (PBSA) building (Sui Generis), alongside ancillary amenity space, landscaping, secure cycle parking and other associated works; and use of Land East of River Street as a construction compound.

1.3 Several ecological assessments have been previously undertaken on Plot 9b, most recently in 2019 and 2021 (PAA 2019, 2021).

1.4 The PEA 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 2.0 (UKHab Ltd 2023) and the British Standard BS42020:2013. The PEA comprises three elements:

- A desk study exercise;
- A UK Habitat Classification survey and preliminary protected species assessment; and
- Baseline Biodiversity Net Gain (BNG) calculations.

1.5 The PEA provides a record of habitats that are currently present on site. During the survey, the presence, or potential presence, of protected species was also noted. Recommendations for any further ecological survey work and mitigation needed to ensure compliance with wildlife legislation and relevant planning policy are made.

1.6 Baseline habitat condition has been assessed using the Statutory Biodiversity Metric Condition Assessment forms[1].

1.7 Unless stated otherwise in the Recommendations section of this report, the survey findings are considered valid for a 12-month period from the date of the survey.

Legislative Context

1.8 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.

1.9 Under the statutory framework for BNG, subject to some exceptions, every grant of planning permission for applications submitted after 12th February 2024 (or 2nd April for small developments[2]) 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').

[1] https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides?fbclid=IwAR3t_S8djN97HZzsb8H9ISdfVqDiUZJcSR7pp4Kz5zHRFK5KWoLjPBlmRcw

[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*

This objective is for development to deliver at least a 10% increase in biodiversity value relative 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

1.10 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).

1.11 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).

1.12 At the national level, Biodiversity 2020 (Defra 2011) forms England's national biodiversity strategy. Building on the Natural Environment White Paper[3] 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).

1.13 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;
- BNG 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.

1.14 Finally, the National Planning Policy Framework (NPPF, last updated 19 December 2023) 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.

[3] https://www.gov.uk/government/publications/the-natural-choice-securing-the-value-of-nature

1.15 The NPPF is currently undergoing a review and consultation process[4], however, there are no proposed changes to Chapter 15 Conserving and enhancing the Natural environment that result in a significant change to this proposed scheme.

1.16 Paragraph 186 of 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.

1.17 Paragraph 180 of 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;
- 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.

[4] *https://assets.publishing.service.gov.uk/media/66acffddce1fd0da7b593274/NPPF_with_footnotes.pdf*

1.18 Paragraph 185 of the NPPF states that 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.

Protected Species

1.19 Summaries of the protected species legislation relevant to this site can be found in Appendix 1.

Invasive Species

1.20 Certain invasive non-native species (INNS) 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.

1.21 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.

1.22 Commonly introduced Schedule 9 plant species include some non-native cotoneaster species, such as small-leaved cotoneaster[5] (*Cotoneaster microphyllus*) and wall cotoneaster (*C. horizontalis*), Himalayan balsam (*Impatiens glandulifera*) and Japanese knotweed (*Reynoutria japonica*).

[5] *Plant names follow Stace (2019)*

2. METHODS

Desk Study

2.1 A request for details of protected species and notable species and locally designated sites within 1km of the centre of the site was made to Greater Manchester Local Records Centre (GMLRC) with data returned in June 2024. Additionally, the Multi-Agency Geographic Information for the Countryside (MAGIC[6]) website was consulted for details of statutory designated sites and Priority Habitats and other ecological information within a 5km and 10km search area from the centre of the site for SSSI, and Special Areas of Conservation (SAC) and Special Protection Areas (SPA) sites respectively.

2.2 It is important to note that the desk study results provide an indication of the species present in and around the site, and do not confirm current presence or absence of any species. Protected species are often under-recorded in county wildlife databases.

Extended UK Habitat Survey and Habitat Condition Assessment

2.3 A UKHab survey and Habitat Condition Assessment (HCA) was conducted on 9th July 2024 by Ecologist Beth Howes.

2.4 The UKHab survey was carried out using the UK Habitat Classification Version 2.01 (UKHabs Ltd 2023) and 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 2), common names only are referred to in the text.

2.5 The survey was 'extended' (Institute of Environmental Assessment 1995, CIEEM 2017) to include notes on fauna and habitats which could potentially support protected or notable species. The presence of, or potential for, protected or notable species was noted on the field map as a Target Note (TN) during the survey.

2.6 Condition assessment was undertaken on each parcel of habitat, linear feature (line of trees) 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*[7].

2.7 Please note – none of the baseline habitats required a Condition Assessment.

Biodiversity Net Gain

Baseline (Pre-development Calculations)

2.8 With the outputs of the PEA, baseline BNG scores were calculated for the site.

[6] https://magic.defra.gov.uk/MagicMap.aspx *(last accessed 22nd October 2024)*

[7] https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

2.9 The Statutory Metric was applied, using the metric and associated guidance notes available via the Defra web pages[8]. The inputs to the Statutory Metric for the baseline assessment were:

- Habitat type;
- Area of each habitat type (ha); and
- Habitat condition.

2.10 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.

2.11 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.

2.12 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 baseline spreadsheet, and on-site watercourse baseline spreadsheet, and the feature condition is selected based on the guidelines presented in the methodology.

Post-development Calculations

2.13 With the landscape proposals provided, post-development BNG has been calculated to provide an indication of the anticipated percentage net gain or net loss as a result of the development.

2.14 For these calculations, the Metric is input with the Geographic Information Systems (GIS) generated area data (in ha) to be input for each of the habitats. These are classified under each of the following categories: baseline habitat to be lost during the development, baseline habitat to be enhanced, and habitat to be created, along with the associated characteristics (condition, strategic significance) and automatically generated data (e.g. distinctiveness).

2.15 The hedgerow lengths to be removed or enhanced are then added to the spreadsheet along with any new linear features to be created. The units calculated pre- and post-development are compared and the number of 'hedge units' or 'river units' is automatically calculated.

2.16 Proposed habitats on site were then entered based upon the landscape plan proposals, again by area or length. The target habitat distinctiveness is automatically calculated but the target habitat condition must be added by the Ecologist based on knowledge and professional judgement.

Protected Species Assessment

2.17 The survey was 'extended' to include the presence, or potential presence, of protected and priority species, noting any areas of suitable habitat and the location and type of any field signs recorded. Recommendations for any further ecological survey work and mitigation needed to ensure compliance with wildlife legislation and relevant planning policy are also made.

[8] https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides?fbclid=IwAR3t_S8djN97HZzsb8H9ISdfVqDiUZJcSR7pp4Kz5zHRFK5KWoLjPBImRcw

2.18 Trees on or close to the site were also assessed for their bat roost potential during a Daytime Bat Walkover (DBW), which formed part of the PEA. Categories used are as follows (Collins 2023):

- NONE – either no Potential Roost Features (PRF) or it is highly unlikely for there to be any (no constraints to vision around the entire tree);
- FAR – Further Assessment Required to establish if PRF are present in the tree due to any limiting factors/unable to assess the entire tree due to constraints to visibility (e.g. ivy covering the tree/no access to part of a tree, foliage obscuring view, etc.); and
- PRF – a tree with at least one PRF present –further detailed assessment is recommended.

2.19 The habitats within the site and immediately adjacent areas were also considered for their general suitability for commuting and foraging bats in order to place the site in the context of its surroundings, as this can have a bearing on the likelihood of a roost being present.

2.20 The assessment of habitat suitability was based on the broad criteria outlined in Table 1 (Collins 2023), combined with the professional judgement and experience of the surveyor.

Table 1 Bat Habitat Suitability Assessment Criteria

Suitability	Description of Commuting/Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible[9]	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging, such as trees, scrub, grassland or water.
High	Continuous, high quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats, such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to known roosts.

[9] *Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they actually would (due to another attribute).*

Constraints

2.21 The habitat survey was undertaken within the optimal period for botanical and habitat surveying. Weather conditions during the surveys included scattered showers, with light breeze and good visibility. The whole of the site was accessible for survey. No significant constraints were noted.

3. RESULTS

Desk Study

3.1 The desk study utilised data obtained from GMLRC with data returned in June 2024, searching within a 1km radius of the site centre. The MAGIC search engine was also used to obtain additional data on European Protected Species (EPS) licences and Priority Habitats, as well as designated and non-designated sites within 2km of the site centre, 10km for SAC and SPA sites and 5km for SSSI.

Statutory Protected Sites

European Sites

3.2 European protected sites include SAC, SPA, Ramsar wetland sites, possible SAC, potential SPA and proposed Ramsar sites.

3.3 One European protected site is located within the 10km search radius. Rochdale Canal SAC is located 6.5km north-east from the central grid reference of the site.

Sites of Special Scientific Interest

3.4 No SSSI are present within the 5km search radius.

National and Local Nature Reserves

3.5 No National or Local Nature Reserves are present within 1km of the site.

Non-Statutory Protected Sites

3.6 No Sites of Biological Importance are present within 1km of the site.

3.7 Three Greater Manchester Regionally Important Geology Sites (GMRIGS) are present within 1km of the site, these sites include:

- The Rochdale Canal, Canal Cutting, located 516m north-west of Plot 9b;
- Coal Wharf Canal, Canalside Cliff, located 594m north-west of Plot 9b; and
- Manchester Museum, Rock Display, located 943m south-east of Plot 9b.

Priority Habitats

3.8 Three areas of Open Mosaic Habitat are currently shown within 1km of the site on the MAGIC search engine map. However, all three of these areas have been recently developed and these habitat parcels are no longer present.

3.9 No other Priority Habitats were identified during the 1km search radius.

Protected and Notable Species

Granted European Protected Species Application

3.10 Four EPS licences were returned from the 1km data search, details of the species and impacts can be found in Table 2. The closest record to the site was for common pipistrelle (*Pipistrellus pipistrellus),* issued in 2013 and located 135m north of the site, known to be associated with the River Medlock culvert.

Table 2 Granted European Protected Species Licences

EPS licence	Species	Years Valid	Distance from Site	Rationale for Licence
EPSM2013-5575	Common pipistrelle (*Pipistrellus pipistrellus)*	2013 to 2016	135m north	N/A
EPSM2012-5061	Brown long-eared bat (*Plecotus auritus*)	2012 to 2015	790m north	Impact and damage to a breeding place and damage to a resting place
EPSM2012-4767	Common pipistrelle	2012 to 2013	790m north	Destruction of a resting place
2020-45213-EPS-MIT	Common pipistrelle	2020 to 2025	744m north	Destruction of a resting place

Bats

3.11 Fifty-seven records of bats were returned from the 1km data search, of which seven are recorded as roost locations, and these are listed in Table 3. The closest records to the site were two bat roost records for common pipistrelle associated with the River Medlock culvert, dating 2008 and 2011, and located 200m north of the site. The majority of the records (48) are for general bat activity, most of which are associated with common pipistrelle.

Table 3 Bat Records

Species	Type of record	No. of Records	Closest Record (approximate distance and direction from site boundary)
Common pipistrelle	Roost	7	200m north
	Activity	32	255m north-west
Pipistrelle species (*Pipistrellus* sp.)	Roost	2	200m north
	Activity	14	327m north-west
Bat sp.	Activity	1	923m north
Soprano pipistrelle (*Pipistrellus pygmaeus*)	Activity	1	685m north

Badger

3.12 Three records of a badger (*Meles meles*) sett or records of badger were returned from the 1km data search. The closest record to the site is located over 600m from the site and no further information is provided in this report due to the confidential nature of these records.

Otter and Water Vole

3.13 No water vole (*Arvicola amphibius*) records were returned from the 1km data search. One record of otter (*Lutra lutra*) was returned from the 1km data search, located 806m west of the site associated with the River Medlock.

Other Mammals

3.14 Fifteen records of other mammals were returned from the 1km data search. All of these 15 records were hedgehog (*Erinaceus europaeus*), which is a Section 41 species, with the closest record 280m south from the site.

Birds

3.15 All nesting birds, their nests and eggs are protected from harm under the WCA, 1981 (as amended). In addition, species listed under Schedule 1 of the WCA are further protected against disturbance when breeding.

3.16 A number of bird species are listed under Section 41 in the NERC Act (2006, amended) as species 'of principal importance for the purpose of conserving biodiversity'. These species are also referred to as 'S41 species'. There is a legal requirement for a public body to '*have regard* to' these species in relation to maintaining biodiversity. The S41 list overlaps to some extent with the UK Biodiversity Action Plan (BAP) species, with national or local targets to maintain and enhance populations.

3.17 Furthermore, the Birds of Conservation Concern (BoCC) report lists those bird species that are classed as being of High (Red listed) and Medium (Amber Listed) conservation concern based on population monitoring (Stanbury *et al.* 2021). This Red and Amber classification helps guide the assessment of bird species of conservation interest on or near to a site, alongside legislative and policy requirements.

3.18 Several records of breeding Schedule 1 species were recorded within the 1km search area; these records are classed as confidential and are not presented in any detail in this report. There were 25 records of breeding black redstart (*Phoenicurus ochruos*), one record of breeding kingfisher (*Alcedo atthis*) and one record of breeding peregrine (Falco peregrinus). All other protected and notable bird species records within the 1km search area are listed in Table 4 along with their conservation status. One record of black redstart and one record of kingfisher, dating 2008 and 2005 respectively, were located approximately 50m north of the site along the River Medlock, both records are accurate to 100m.

Table 4 Bird Records

Common Name	Scientific Name	Red or Amber[10] Listed	Schedule 1 Species	Section 41 Priority Species[11]
Black redstart	*Phoenicurus ochruros*	Amber	Schedule 1	
Kingfisher	*Alcedo attis*	Amber	Schedule 1	
Little ringed plover	*Charadrius dubius*	Red		Section 41
Peregrine	*Falco peregrinus*		Schedule 1	
Bullfinch	*Pyrrhula pyrhula*	Amber		Section 41
Dunnock	*Prunella Modularis*	Amber		Section 41
Herring gull	*Larus argentatus*	Red		Section 41
House sparrow	*Passer domesticus*	Red		Section 41
Lapwing	*Vanellus vanellus*	Red		Section 41
Song thrush	*Turdus philomelos*	Amber		Section 41
Starling	*Sturnus vulgaris*	Red		Section 41

Amphibians

3.19 No amphibian records were returned from the 1km data search

3.20 An Ordnance Survey map search identified sections of the River Medlock, Bridgewater Canal and the Rochdale Canal that are within 500m of the site, however, due to urban barriers and the lack of any suitable habitat on the site to support great crested newt (*Triturus cristatus*, GCN) or other amphibians, these watercourses have been ruled out of further survey.

Reptiles

3.21 No records of reptiles were returned from the 1km data search.

Invertebrates

3.22 Six records of Section 41 Priority Species, cinnabar moth (*Tyria jacoaeae*), were returned from the 1km data search with the closest record being located 752m to the south.

White-clawed Crayfish and Notable Fish

3.23 No records of white-clawed crayfish (*Austropotamobius pallipes*) or notable fish were returned from the 1km data search.

[10] *The UK's birds can be split into three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action, followed by amber.*

[11] *Species of Principal Importance under Section 41 of the NERC Act 2006.*

Invasive and Non-native Species

3.24 No records of INNS, including plant species, were returned from the 1km data search.

UK Habitat Survey

3.25 Figures 1a and 1b shows the distribution of baseline habitats across the two parts of the Site. Full botanical species lists for each of the habitat types described are provided in Appendix 2. Site photographs are provided in Appendix 3.

3.26 Figure 1b also shows the baseline condition assigned to each relevant habitat parcel within the proposed Compound. The line of trees close to the proposed Compound site boundary has not been assigned a baseline condition or been included in the BNG baseline habitat calculations as the trees are located just outside of the red line boundary. However, there is potential for works within the site to impact this habitat feature if for example the Root Protection Zone is affected. Therefore, the trees have been mapped and suitable recommendations to avoid impacting on this feature are provided below.

General Site Description

3.27 The site is split across two areas, Plot 9b and the proposed Compound. Both are within the wider First Street strategic development area.

3.28 At the time of survey Plot 9b comprised areas of unvegetated, compacted bare ground and recently tarmacked areas for parking, temporary offices and welfare units. Ruderal/ephemeral species were present in low numbers along the southern boundary, these areas are regularly sprayed with an herbicide to keep vegetation cover within the site to a minimum. Additional development sites border Plot 9b to the north and east. Hulme Street is adjacent to the southern boundary of the site, while Medlock Street to located along the western boundary.

3.29 The proposed Compound largely comprises areas of concrete, with small areas of ruderal/ephemeral vegetation, which are currently being used for material storage, welfare facilities and temporary offices for another development site. A single area of introduced shrub, dominated by butterfly- bush is present along the northern boundary. A line of mature willow trees is present just outside of the western boundary, the canopy of which overhangs the site.

3.30 The habitats, and their condition assessed against the habitat condition criteria in Defra Statutory Metric, are summarised in Table 5.

3.31 None of the habitats recorded on the site require a condition assessment as the condition is automatically entered as N/A within the Metric.

Habitats – On Site Baseline

Unvegetated, Sealed and Unsealed Surface - u1b and u1c, 81, 805

3.32 Large areas of both sites comprised hardstanding, mapped as developed land – sealed surface, with Plot 9b area forming the current development site (code 805). Plot 9b also contained areas of artificially compacted substrate which has been mapped as artificially unvegetated, unsealed surface. Scattered ruderal/ephemeral vegetation (code 81) was present within both habitats which consisted of occasional dandelion, hogweed, willowherb species and locally frequent lesser trefoil. Young elder saplings were also occasional across the site.

Sparsely Vegetated Urban Land – u1f, 847

3.33 The proposed Compound contained a single parcel of sparsely vegetated urban land with self-seeded butterfly-bush. Common nettle, willowherb species and spear thistle were occasional

here, while (garden) lady's mantle was frequent. The secondary code 847 for introduced shrub has been applied to this habitat parcel.

Line Of Trees - w1, 33

3.34 A line of semi-mature crack willow trees is located outside of the proposed Compound, close to the western boundary. The canopy of these trees partly overhangs the Compound site boundary. The canopy is continuous, and the feature is, therefore, coded as a line of trees (code 33) and there is a 2m strip of vegetated ground either side of the line of trees.

3.35 This habitat has not been assigned a condition as it is outside of the red line boundary and, therefore, will not be included in the biodiversity net gain calculations.

Table 5 Summary of Baseline Habitats, Condition and Areas

Habitat Description	UKHab Primary and Secondary Code	Condition	Area (ha)
Developed land, sealed surface (Plot 9b)	U1b, 81, 805	N/A	0.1296
Developed land, sealed surface (Compound)	U1b, 81	N/A	0.3040
Artificial, unvegetated, unsealed surface (Plot 9b)	U1c, 805	N/A	0.0965
Sparsely vegetated urban land (Compound)	U1f, 847	N/A	0.0051

Notable Plant Species

3.36 No notable plant species were recorded within the site.

Protected Species

3.37 Given the relative isolation of the site from larger areas of semi-natural habitat, and the lack of suitable refugia for protected species, it was concluded that the only species relevant to this assessment were foraging bats, otter, breeding birds potentially nesting in the denser vegetation and foraging black redstart. The site lies adjacent to the western edge of the Greater Manchester Black Redstart Priority Area (Greater Manchester Biodiversity Partnership 2008).

Bats

Habitat Suitability Assessment

3.38 No suitable foraging habitat is present within the Plot 9b site boundary and within the proposed Compound there was minimal habitat, offering no significant foraging areas for bats.

3.39 Overall, the site was assessed to have Negligible habitat suitability for bats.

Daytime Bat Walkover

3.40 The features on and adjacent to the site were surveyed and assigned a suitability score for their potential to support bat roosts (as based on the criteria set out in Table 1). One of the mature crack willow trees located within the line of trees was recorded as a PRF tree due to the presence broken limb features (Target Note 1 on Figure 1b). The PRF tree should be subject to further survey if proposed works are likely to impact this tree.

Otter, Water Vole, White-clawed Crayfish

3.41 There are no watercourses within, or immediately adjacent to Plot 9b that could potentially support otter, water vole, white-clawed crayfish or any notable fish species. The site was assessed to be unsuitable and to have negligible potential to support these species.

3.42 No records for water vole or white-clawed crayfish were returned by the desk study and terrestrial habitat on site is minimal and considered wholly unsuitable for these species. Therefore, it is considered unlikely that these species will be impacted by the proposed development.

Birds

3.43 There is limited potential for bird nesting in the self-seeded butterfly-bush and overhanging trees within the proposed Compound.

3.44 The suitability of the site for black redstart is considered to be very limited due to the dominance of intact hardstanding and the frequently disturbed nature of the site.

Biodiversity Net Gain

On Site Baseline Habitats

3.45 The overall totals for the baseline habitat units, hedgerow units and river units are listed below in Table 6 and described above. Habitat units are derived from the small area of self-seeded butterfly-bush on the proposed Compound, classified as Introduced Shrub. Please note there are no hedgerow features on site nor are there any watercourse features on or within 10m of the site.

3.46 The total calculated habitat units for the baseline across the Site (Plot 9b and the proposed Compound) is 0.01 units.

3.47 A copy of the Biodiversity Metric is provided separately to this report as Appendix 3.

Table 6 Calculated Baseline Units

On-site baseline	*Habitat units*	0.01
	Hedgerow units	0.00
	Watercourse units	0.00

On Site Post-development Habitats

3.48 On Site post-development habitats are focussed on the Plot 9b area of the Site (Drawing No. Z19B-TPM-G710-PL-XX- 4645 101 Rev. P2). Proposals are provided in Appendix 4.

Introduced Shrub

3.49 Ornamental planting proposed to the west and east of Plot 9b totals an area of 0.0125ha. The ornamental planting will be beneath the proposed individual trees and non-native hedgerows.

3.50 This habitat has been classed as introduced shrub within the Metric and does not require a condition assessment.

Individual Trees

3.51 Three semi-mature Scot's pine (*Pinus sylvestris*) trees are to be planted along First Street to the east of Plot 9b, overlying strips of ornamental planting. It is assumed that these tree will be highly managed, given their location.

3.52 These have been assigned a condition category of 'Poor' and recorded as being within the 'Small' size category for the purposes of the Metric.

Non-native and Ornamental Hedgerow – h2b

3.53 Multiple separate ornamental hedgerows of varying length, comprising four of 1.2m in length (Type 1 hedge), three of 1.6m in length (Type 2 hedge) and one of 7m in length (Type 3 hedge). Evergreen species are proposed for the composition of the hedgerow.

3.54 Non-native and ornamental hedgerow is automatically assigned a condition category of 'Poor'.

4. DISCUSSION AND RECOMMENDATIONS

Designated Sites

4.1 The site contains no statutory nature conservation sites and none of ecological significance are within 1km of the site. Those situated further afield are considered unlikely to be impacted by the proposed development.

Habitats

4.2 The habitats and plant species recorded within the site are widespread and common throughout Greater Manchester and the UK. None of the plant species recorded within the site are either Nationally Scarce or Nationally Rare (Hill *et al.* 2004) or of any other conservation significance (Cheffings and Farrell 2005, as amended; Stroh *et al*. 2014).

4.3 Overall, the site is considered representative of an isolated patch of sparsely vegetated urban land, which includes some self-seeded butterfly-bush, within a wider area of hardstanding and bare artificial substrate, with no significant ecological value.

4.4 A line of trees adjacent to the proposed Compound holds some ecological interest (see below), however, this feature is expected to be able to be retained and protected during the course of the proposed development.

Protected and Notable Species

Bats

4.5 The site provides negligible habitat for foraging bats. The loss of, or disturbance to, the vegetation due to predicted increased public use and lighting of the site under the proposed development is, therefore, predicted to have a negligible impact on the conservation status of bats within the local area and Greater Manchester.

4.6 There is a known common pipistrelle bat roost within the River Medlock culvert which runs underneath the wider First Street North development site (Arup 2008, PAA 2011). The 2011 surveys were followed up with post-development monitoring surveys in 2015 by PAA, which showed foraging behaviour was confined to the river corridor, thus, it is unlikely bats would commute to or across the site to forage.

4.7 As the site is over 250m from the culvert it is highly unlikely that indirect effects from noise, lighting and increased public use of the site would significantly affect bats within the culvert roost.

4.8 One of the crack willow trees within the line of trees adjacent to the proposed Compound has some potential to support roosting bats and further assessment is required if this tree will be impacted by the works. Currently, it is assumed to be able to be retained and protected throughout works.

Breeding Birds

4.9 Some areas of dense scrub and small trees provide suitable nesting habitat for a range of common bird species. As such, any necessary vegetation clearance should be undertaken outside of the breeding season for birds. The site is considered to provide only limited nesting and foraging potential for local populations of birds.

4.10 The site is also considered to have negligible foraging potential for black redstart and is unlikely, therefore, to form a key part of the foraging habitat for any local populations of black redstart.

Recommendations

4.11 There is some limited potential for urban bird species to nest in scrub habitat within the site boundary.

4.12 The nests and eggs of breeding birds are protected, therefore, works should occur outside of the key nesting period which is March to August inclusive. If site clearance occurs during March to August (inclusive), then a suitably experienced and qualified Ecologist should undertake an inspection of the vegetation to be removed no more than 48 hours prior to demolition starting, to confirm the absence of active birds' nests.

4.13 Any active birds' nests present on site should be retained and protected with a suitable undisturbed buffer until the nest is deemed inactive by the Ecologist.

4.14 It is recommended that all mature trees within and immediately adjacent to the site are retained and protected with an undisturbed buffer zone of 30m. If this is not possible and works within 30m of a mature tree is unavoidable, then further survey and mitigation may be required.

Biodiversity Net Gain

4.15 The overall net gains in habitat units and hedgerow units are presented in Table 7. The full Metric spreadsheet is provided (separately) in Appendix 3.

4.16 The total calculated net habitat unit change for the site are +0.06 units yielding a net gain of +571.56%. The majority of the unit gain is achieved by the proposed tree planting.

4.17 Please note that the net percentage change in hedgerow units cannot be calculated as no baseline hedgerows were present on the site, however, the inclusion of hedgerow features in the proposed landscape provides a net gain of +0.02 hedgerow units.

4.18 No watercourse features were present on or within 10m of the site.

4.19 Trading Rules have been satisfied.

4.20 The proposed development and associated enhancement measures will, therefore, significantly exceed the minimum requirement for +10% net gain in habitat units.

Table 7 Summary of Calculator Outputs

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.06
	Hedgerow units	0.02
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	571.56%
	Hedgerow units	N/A
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

4.21 The above summary is based upon the development achieving the identified condition within the appropriate timeframe for all newly created post-development habitats and retained habitats, to be achieved through successful implementation of management prescriptions designed to enhance their value for wildlife. A suitable habitat management plan will be required in due course.

Enhancement Opportunities

4.22 Opportunities to further enhance the biodiversity value of the site may be possible (depending on the final design) through the inclusion of bat, bird and insect habitat boxes. Further input from the Ecologist would be required to assess suitable opportunities for this enhancement and provide any design specifications, working closely with the architect and landscape designer.

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6. ABBREVIATIONS

BAP	Biodiversity Action Plan
BNG	Biodiversity Net Gain
BoCC	Birds of Conservation Concern
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
DBW	Daytime Bat Walkover
EPS	European Protected Species
EU	European Union
FAR	Further Assessment Required
GCN	Great Crested Newt(s)
GIS	Geographic Information Systems
GMLRC	Greater Manchester Local Records Centre
GMRIGS	Greater Manchester Regionally Important Geology Site(s)
HCA	Habitat Condition Assessment
INNS	Invasive Non-Native Species
MAGIC	Multi-Agency Geographic Information for the Countryside
NERC	Natural Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates
PEA	Preliminary Ecological Appraisal
PRF	Potential Roost Feature(s)
SAC	Special Area(s) of Conservation
SPA	Special Protection Area(s)
SSSI	Site(s) of Special Scientific Interest
TN	Target Note(s)
WCA	Wildlife and Countryside Act

FIGURES

383700 383750 383800

397250

397200

805

81 805

Medlock Street

Hulme Street



Legend

Site boundary

UKHab Habitats

u1b, Developed land; sealed surface

u1c, Artificial unvegetated - unsealed surface

Secondary Codes

81 Ruderal or ephemeral
805 Development site

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

N

ISO A3

Metres

0 2.5 5 10 15

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Telephone 01298 27086

Project Name: First Street, Manchester

Discipline: Ecology

Title:

Preliminary Ecological Appraisal Map Plot 9b

Scale	Drawing No.
1:500	Figure 1a

Drawn By	Originator	Date
CC	BH	16/07/2024

PAA Ref.	Revision
	1.0

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Figure 1a - PEA Map Plot 9b - VIGR02 CC 240716.mxd

383800 383850 383900

397400 397350 397300

TARGET NOTES
1. Tree with potential roosting features (PRF) for bats

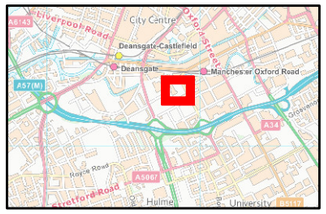
1

847

81

Wilmott Street

Cambridge Street



Legend

- Site boundary

UKHab Habitats

- u1b, Developed land; sealed surface
- u1f, Sparsely vegetated urban land
- Line of trees
- Target note

Secondary Codes

81 Ruderal or ephemeral
847 Introduced shrub

N

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

0 2.5 5 10 15 Metres

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Discipline: Ecology

Title:

Preliminary Ecological Appraisal Map Site Compound

Scale	Drawing No.
1:500	Figure 1b

Drawn By	Originator	Date
CC	BH	25/10/2024

PAA Ref.	Revision
	1.1

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Figure 1b - PEA Map Compound - VIGR02 CC 241014.mxd

APPENDICES

APPENDIX 1

Relevant Protected Species Legislation Summaries

Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

SUMMARY OF LEGISLATION RELATING TO BLACK REDSTART

All wild species of breeding birds and their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CRoW) Act 2000.

Black redstarts (*Phoenicurus ochruros*) are additionally protected as they are listed on Schedule 1 of the WCA. Therefore, black redstarts, their nests, eggs and young are fully protected at all times throughout England and Wales.

Part 1 (Section 1:1) of the WCA states that:

'If any person intentionally,

(a) kills, injures or takes any wild bird;

(b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or

(c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CRoW Act 2000) states that:

'If any person intentionally or recklessly,

(a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or

(b) disturbs dependent young of such a bird,

he shall be guilty of an offence and liable to a special penalty.'

In addition, the black redstart is identified as a bird species of Moderate conservation concern ('Amber' listed) due to its declining breeding population and its rarity as a breeding species within Britain (Stanbury *et al.* 2021).

Stanbury, A.J., Eaton, M.A., Aebischer, N.J., Balmer, D., Brown, A.F., Douse, A., Lindley, P., McCulloch, N., Noble, D.G. & Win, I. 2021. Birds of Conservation Concern 5: The Status of All Regularly Occurring Birds in the UK, Channel Islands and Isle of Man. *British Birds.* **114:** 723-747.

Please note: the above text provides a brief summary of the legislation in relation to black redstart for England and Wales and the original Act and any amendments should be referred to for the precise wording.

Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

SUMMARY OF THE LEGISLATION RELATING TO BREEDING BIRDS

All wild species of breeding birds and their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CRoW) Act 2000. This legislation applies in England and Wales.

Part 1 (Section 1:1) of the WCA states that:

> 'If any person intentionally,
>
> (a) kills, injures or takes any wild bird;
>
> (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
>
> (c) takes or destroys an egg of any wild bird,
>
> he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CRoW Act 2000) refers to specific birds listed on Schedule 1 of the WCA, and states that:

> 'If any person intentionally or recklessly,
>
> (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
>
> (b) disturbs dependent young of such a bird,
>
> he shall be guilty of an offence and liable to a special penalty.'

Schedule 1 includes birds such as Western barn owl (*Tyto alba*), black redstart (*Phoenicurus ochruros*), woodlark (*Lullula arborea*) and Cetti's warbler (*Cettia cetti*). Please refer to the WCA for a complete list of Schedule 1 species[1].

Some provisions are made to allow the killing and taking of certain species under certain circumstances, as follows:

- Birds listed on Schedule 2 (Part 1) of the Act may be taken or killed outside of the 'close season' for each individual species (the 'close season' is defined by the Act). This includes various wild duck and geese species.
- Birds listed on Schedule 2 (Part 2) of the Act may be killed or taken by authorised persons at all times. This includes species such as carrion crow (*Corvus corone*), Eurasian magpie (*Pica pica*), feral pigeon[2] (*Columba livia*) and greater Canada goose (*Branta canadensis*). An 'authorised person' is defined as a person who has written authorisation to undertake the act from the relevant statutory authority. The written authority is in the form of a licence, either a general licence which covers a number of the more typical 'pest' species, or an individual licence for other individual species. In England these licences are issued by Natural England and in Wales by the Welsh Assembly Government.

Please note: the above text provides a brief summary of the legislation in relation to breeding birds in England and Wales and the original Act and any amendments should be referred to for the precise wording.

[1] *https://www.legislation.gov.uk/ukpga/1981/69/schedule/1*

[2] *Also known as rock dove*

Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

SUMMARY OF LEGISLATION RELATING TO BIRDS LISTED ON SCHEDULE 1 OF THE WILDLIFE AND COUNTRYSIDE ACT

All wild species of breeding birds and their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CRoW) Act 2000. Certain species are additionally protected as they are listed on Schedule 1 of the WCA. These Schedule 1 birds, their nests, eggs and young are protected by special penalties.

Part 1 (Section 1:1) of the WCA states that:

> 'If any person intentionally,
>
> (a) kills, injures or takes any wild bird;
>
> (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
>
> (c) takes or destroys an egg of any wild bird,
>
> he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CRoW Act 2000) states that:

> 'If any person intentionally or recklessly,
>
> (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
>
> (b) disturbs dependent young of such a bird,
>
> he shall be guilty of an offence and liable to a special penalty.'

Some of the species included on Schedule 1 are listed below (*please note this list is not exhaustive*):

Common Name	**Scientific Name**
Western barn owl	*Tyto alba*
Black redstart	*Phoenicurus ochruros*
Brambling	*Fringilla montifringilla*
Cetti's warbler	*Cettia cetti*
Cirl bunting	*Emberiza cirlus*
Corncrake	*Crex crex*
Dartford warbler	*Sylvia undata*
Dotterel	*Charadrius morinellus*
Fieldfare	*Turdus pilaris*
Greenshank	*Tringa nebularia*
Kingfisher	*Alcedo atthis*
Little ringed plover	*Charadrius dubius*
Merlin	*Falco columbarius*
Western osprey	*Pandion haliaetus*
Peregrin	*Falco peregrinus*
Quail	*Coturnix coturnix*
Red kite	*Milvus milvus*
Red-backed shrike	*Lanius collurio*
Red-billed chough	*Pyrrhocorax pyrrhocorax*
Redwing	*Turdus iliacus*
Savi's warbler	*Locustella luscinioides*
Stone curlew	*Burhinus oedicnemus*
Whooper swan	*Cygnus cygnus*
Woodlark	*Lullula arborea*

Please note: the above text provides a brief summary of the legislation in relation to Schedule 1 birds for England and Wales and the original Act and any amendments should be referred to for the precise wording.

APPENDIX 2

Botanical Species List

Appendix 2 Botanical Species List - Main Site

Common Name	Scientific Name	U1B - code 81 - Compound	U1B - code 81 - Plot 9b	U1F - code 847 - Compound	LoT - Compound (outside of red line boundary)
Woody Species					
Ash	*Fraxinus excelsior*			R	
Bramble	*Rubus fruticosus* agg.				F
Broom	*Cytisus scoparius*				
Butterfly-bush	*Buddleja davidii*			F-A	O
Crack willow	*Salix fragilis*			O (young)	D
Elder	*Sambucus nigra*		O		R
Wych elm	*Ulmus glabra*			R	R
Viburnum species	*Viburnum* sp.				R
Herbs, Grasses and Ferns					
Barren brome	*Anisantha sterilis*				
Broad-leaved dock	*Rumex obtusifolius*	O			
Cleavers	*Galium aparine*				
Common nettle	*Urtica dioica*			O-LF	
Common ragwort	*Jacobaea vulgaris*				
Creeping bent	*Agrostis stolonifera*	LA		LF	
Creeping buttercup	*Ranunculus repens*	R			
Daisy	*Bellis perennis*	R			
Dandelion	*Taraxacum officinale* agg.	O	O		R
False oat-grass	*Arrhenatherum elatius*				LA
Great willowherb	*Epilobium hirsutum*				O
Herb-Robert	*Geranium robertianum*	O		O-LF	F
Hogweed	*Heracleum sphondylium*		O		
Ivy	*Hedera helix*				LA
Lady's-mantle (garden)	*Alchemilla vulgaris*			F	
Lesser trefoil	*Trifolium dubium*	LA	LF		
Ribwort plantain	*Plantago lanceolata*	R			
Rough meadow-grass	*Poa trivialis*				
Spear thistle	*Cirsium vulgare*			O	O
Willowherb species	*Epilobium* sp.	O	O	O	
Yellow-wort	*Blackstonia perfoliata*				
Yorkshire-fog	*Holcus lanatus*	F			

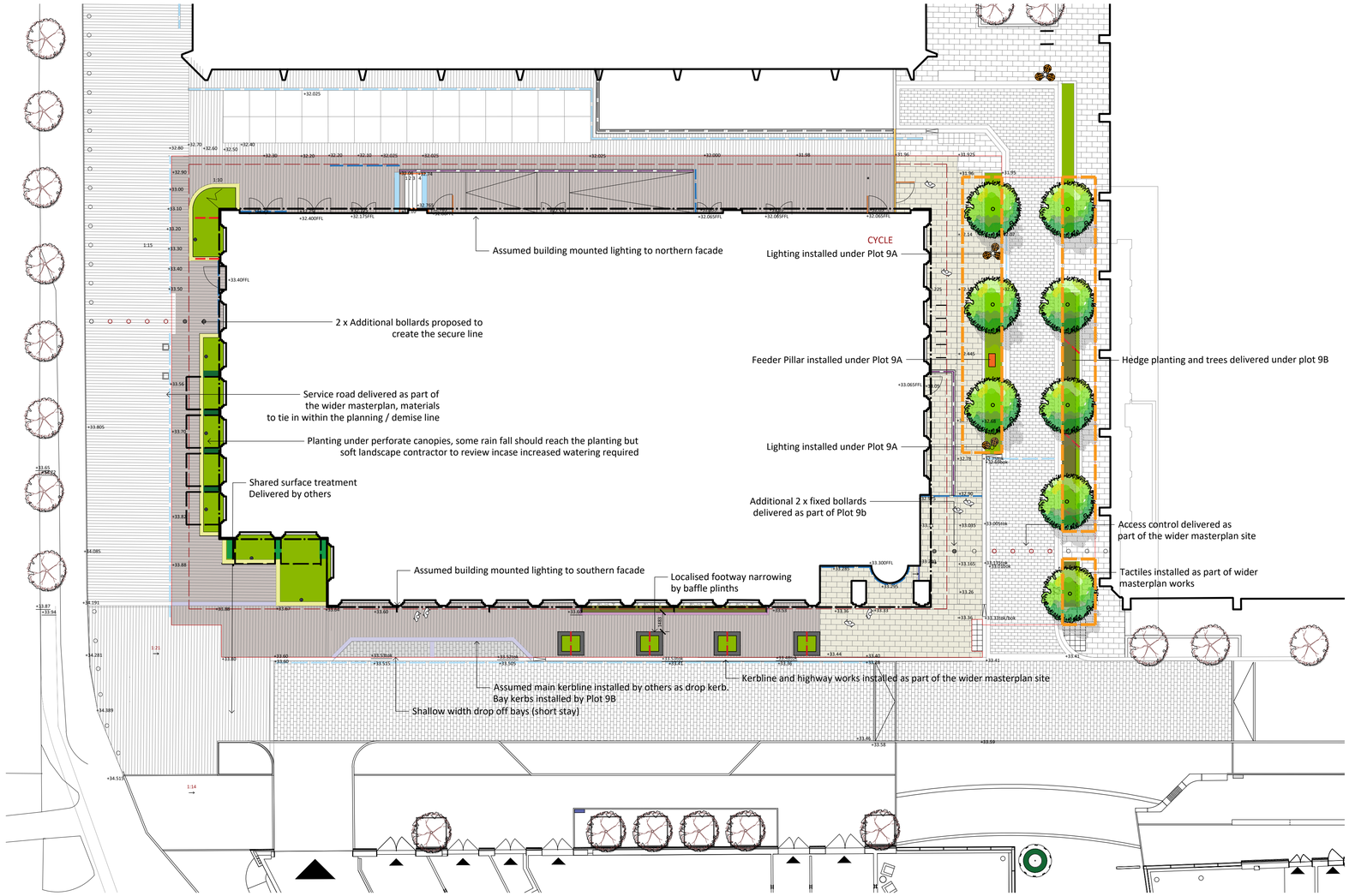
KEY
D-Dominant, A-Abundant, F-Frequent, O-Occasional, R-Rare, L-Locally

APPENDIX 3

Biodiversity Metric (Sent Separately)

APPENDIX 4

Post-development Habitat Proposals



HARD LANDSCAPE

Established Masterplan Paving Installed Under Other Phases

Proposed Paving Type 1 - Concrete
Product: Hydro Lineo 40 by Hardscape (or similar approved)
Plan Size: 300 x 100 x 100
Colour: Standard Grey
Laying Bond: Stretcher Bond
Other: 5mm Butt jointed

Proposed Paving Type 2 - Granite Mix Setts
Product: 30% Kobra & 70% Royal White Mix by Hardscape (or similar approved)
Plan Size: 100x 300 x 63mm (depth tbc)
Finish: Flamed
Laying Bond: Stretcher Bond

Proposed Paving Type 2 - Yorkstone Flags
Product: Scoutmoor Yorkstone Flags to match existing First Street Surfacing
Plan Size: 400-900 x 300 x 63mm (depth tbc)
Finish: Sawn
Laying Bond: Min 100mm overlap

Proposed Edge Type 1 - Flush Planting Bed Surround
Product: Royal White Granite by Hardscape (or similar approved)
Plan Size: 200x900x150 (depth tbc)
Finish: Flamed
Upstand: 0mm

Proposed Edge Type 2 - Raised Planting Bed Surround
Product: Royal White Granite by Hardscape (or similar approved)
Plan Size: 300x900x250 (depth tbc)
Finish: Flamed
Upstand: 125mm

Proposed Edge Type 3 - Flush Kerb
Product: Royal White Granite by Hardscape (or similar approved)
Plan Size: 300x900x200 (depth tbc)
Finish: Flamed
Upstand: 0mm

Proposed Edge Type 4 - Wall and Balustrade
Product: Brick clad wall to match the architecture
Laying Bond: Staggered bond
Other: Brick on Edge copings - special ends,
Vertical flat bar railings (min 1.1m high)

Proposed Edge Type 5 - Steps
Product: Royal White Granite by Hardscape (or similar approved)
Plan Size: 1100x300x175mm
Finish: Flamed
Other: Contrast nosing
Other: Corduroy s/s strip tactile pavings

FURNITURE

Proposed Bollard to Match Masterplan Furniture
Product: K8 Shallow Depth Terra Neptune SIngle by Frontier Pitts LTD (or similar approved)
Class Code:V/7500/64/90:0.0
Foundation: Shallow Mount

Proposed Lighting to Match Masterplan Furniture
Product: 2/3 head Multi Woody by IGuzzini or similar approved
Height: 5m
Materials: S/S

Proposed Lighting Bollard to Match Masterplan Furniture
Product: Unknown - to match the wider masterplan palette
iWay bollard Super Comfort round 180degrees

Proposed Cycle Stands to Match Masterplan Furniture
Product: S/S or similar approved

NB Baffles: Patternation and colour tone to tie with the architectural narrative

Proposed Movable Plinth Planter with Baffle
Product: Bespoke weighted Plinth Planter with Baffle
Plinth Materials: Granite 1800w x1800l x500h
Baffle Dimension: 1800w x 2500h
Other: 50% Porosity - Perforate Pattern (tbc)

Proposed Baffle - Building Entrance
Product: Bespoke
Dimension: 1100w x 3000h
Other: 50% Porosity - Perforate Pattern (tbc)

Proposed Baffle - Located in Planting Beds
Product: Bespoke
Dimension: 1800w x 3000h
Other: 50% Porosity - Perforate Pattern (tbc)

Proposed Fin - Southern Building Facade
Product: Bespoke
Dimension: 500w x 1800h
Other: Perforate Pattern (tbc)

Proposed Railings and Gate
Product: To Match Wider masterplan proposals
Other: To be ascertained if part installed under Plot 9A
Other: Needs to be visually permeable

Indicative Drainage Channel

Drainage Channel Delivered by Others

Proposed Feeder Pillar Delivered by Another Phase

SOFT LANDSCAPE

Trees Proposed on Other Development Plots

Proposed Tree Planting
Typical Species: Pinus Sylvestris
Size: 25-30cm
Other: Clear Stem 2m

Proposed Ornamental Planting
5L Ornamental planting stock at 5 per m2
70mm Depth Melcourt Bark Nuggets or similar approved

Proposed Hedge Type 1
Type: Evergreen
Size: 1.2m long x 0.5m wide x 1.5m high

Proposed Hedge Type 2
Type: Evergreen
Size: 1.6m long x 0.5m wide x 1m high

Proposed Hedge Type 3
Type: Evergreen
Size: Linear hedging x 0.5m wide x 1.2m high

Proposed Below Ground Structural Tree Cells
Product: Rootspace by GreenBlue Urban or similar approved
Sizes: Modules of 0.5m x depth cells 1m

GENERAL NOTES

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2. This drawing is to be read in conjunction with detail landscape drawings, details and specification.
3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
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5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
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REVISION NOTES

Rev	By	Description	Date
P2	KH	Coordinated Issue	13/11/2024
P1	KH	First Issue	09/10/2024

Client
Vita Living

Project
First Street - Plot 9B

Description
Landscape Layout

Status
For Information

Scale @ A1	Drawn	Checked	Date
1:200	KH	KH	09.10.2024

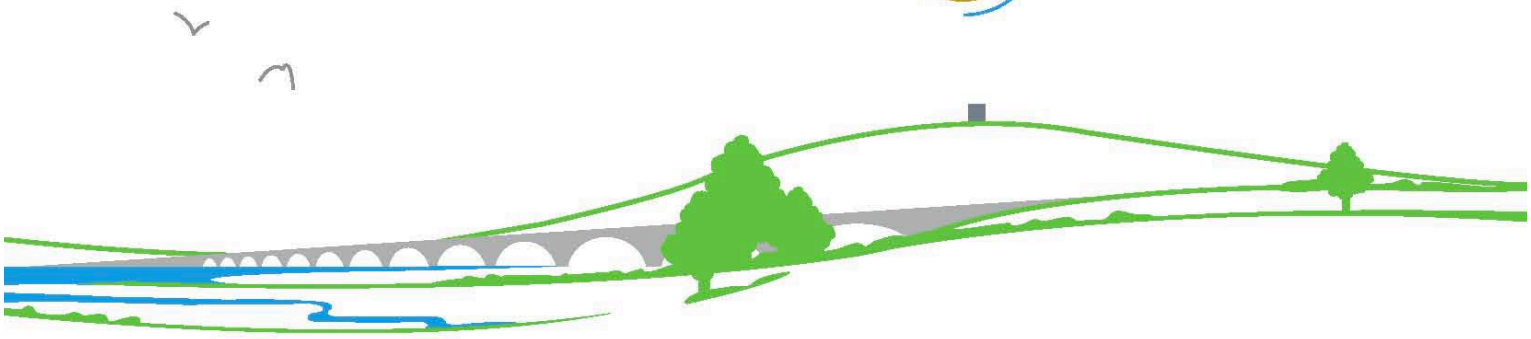
Drawing number
Z19B-TPM-G710-PL-XX- 4645 101

Revision
P2

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