

Technical Ecology Report



MIX Plot H5, Manchester Airport
11th November 2024



**Tyler
Grange**

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Summary

- S.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Airport City Limited Partnership. It sets out the findings of an ecological walkover of a parcel of land situated at MIX Plot H5, Manchester Airport (OS Grid Reference SJ 81881 85561), hereinafter referred to as the 'site', to accompany an application for the re-development of an existing hardstanding car park, to create a new hotel on the site with associated landscaping and ecological enhancements.
- S.2. The site is located immediately south of M56, Ringway, Wythenshawe, Greater Manchester. The site measures approximately 0.26 hectares and is comprised entirely of a hardstanding car-park, with part of it located within an active construction site.
- S.3. **Protected Sites:** The proposed development is are unlikely to result in any adverse impact on statutory and non-statutory designated sites and no mitigation is required in this regard. The production and implementation of a CEMP, to include standard best practice pollution prevention, is expected to be conditioned and therefore prevent impacts to the designated sites during construction.
- S.4. **Habitats:** The site comprises habitats of negligible ecological importance, which requires no specific mitigation and offers no biodiversity value. The site impacts no habitat. As such, a biodiversity net gain assessment will not be required.
- S.5. **Fauna:** The site was assessed as having negligible suitability to support any protected/ important fauna.
- S.6. Habitat creation such as provision of a mix of introduced and native shrub and tree planting of no. 12 trees is expected to increase biodiversity and opportunities for wildlife generally at this location, specifically invertebrates and foraging and nesting birds on site. In addition to this, a 'bug hotel' as specified on the Landscaping Proposals **Appendix 1**, will ensure opportunities for solitary bees and other invertebrates.
- S.7. Provided the recommendations outlined in this report can be implemented fully and successfully, then development proposals would be able to comply with relevant wildlife legislation and planning policies.



Section 1: Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Manchester Airport. It sets out the findings of an ecological walkover of a parcel of land situated at MIX Plot H5, Manchester Airport at (OS Grid Reference SJ 81881 85561), hereinafter referred to as the 'site', to accompany an application for the re-development of an existing hardstanding car park.
- 1.2. The site is located immediately south of M56, Ringway, Wythenshawe, Greater Manchester. The site measures approximately 0.26 hectares and is comprised entirely of a hardstanding car-park, with part of it located within an active construction site. **Figure 1.1** below provides an illustration of the site's location and boundary.

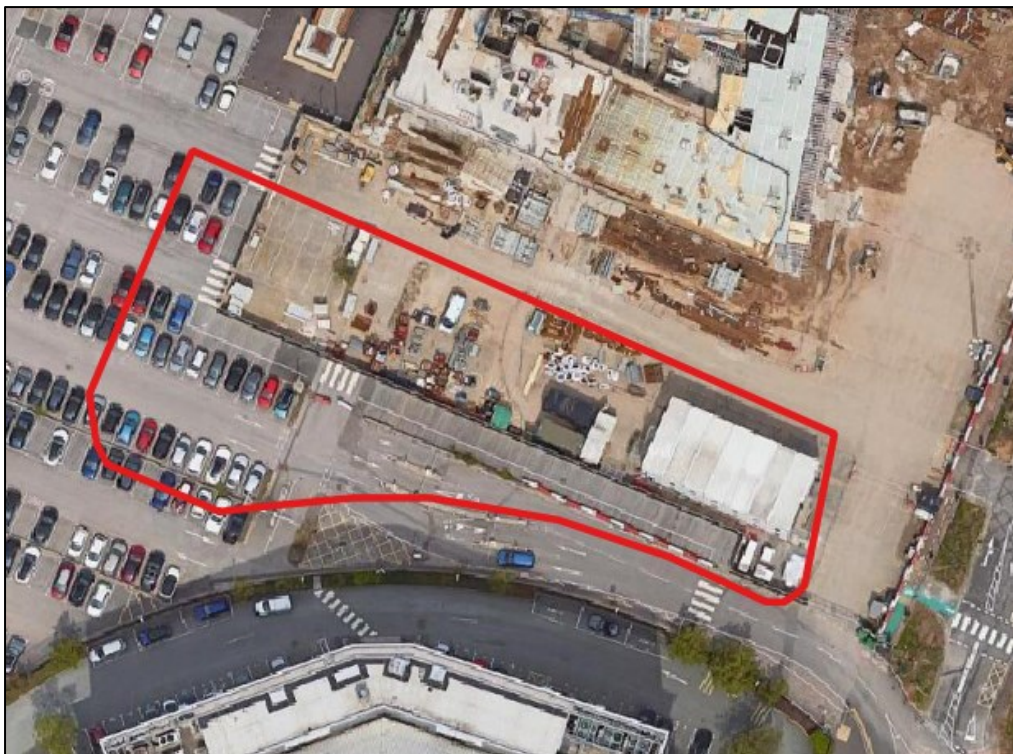


Figure 1.1 – Site red line boundary (*Aerial imagery © Google 2024*).

- 1.3. This report:
 - Uses available background data and the results of field surveys to describe and evaluate the ecological features present within the likely 'zone of influence' (Zoi)¹ of the proposed development;
 - Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's development;

¹ Defined as the area over which ecological features may be subject to significant effects because of activities associated with a project and associated activities (CIEEM 2018).



- Where appropriate, makes recommendations for mitigation of adverse effects and ecological enhancement, to ensure conformity with all relevant policy and legislation.
- 1.4. The assessment and the terminology used are consistent with the 'Guidelines for Ecological Impact Assessment in the UK and Ireland²' (CIEEM, 2019) and 'Guidelines for Preliminary Ecological Appraisals' (CIEEM, 2019).

² <https://cieem.net/wp-content/uploads/2019/02/Combined-EcIA-guidelines-2018-compressed.pdf>



Section 2: Methodology

Desk Study

- 2.1. A desk-based study was undertaken to identify statutory and non-statutory nature conservation designations within the ZOI of the site and relevant planning policies. The following sources were used:
- The data search was undertaken in September 2024 for a 10km radius around the site for European statutory sites, a 2km radius for national statutory and non-statutory sites and a 1km radius for protected and priority³ species records. The data search was conducted by inspecting the Multi Agency Geographic Information for the Countryside website (www.magic.defra.gov.uk⁴).
 - Local Planning policies from the Local Plan were checked to identify local planning policies which need to be considered as part of the development of the site.
- 2.2. Records of protected species and other species of nature conservation importance were not purchased from Greater Manchester Ecological Unit (GMEU); due to the highly urban location of the site and the habitats present, this wasn't deemed appropriate.

UK Habs Walkover Survey

- 2.3. An 'extended' Phase 1 survey was carried out on the 4th September 2024 by Bethany Phythian, a suitably experienced senior ecologist and member of CIEEM. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey⁵ and entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group⁶.
- 2.4. Additionally, the habitats identified were evaluated for their potential to support legally protected and notable fauna species. Where access allowed, adjacent habitats were also considered in order to assess the site within the wider landscape and to provide information with which to assess possible impacts within the context of the site boundary.
- 2.5. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under the DEFRA Statutory Biodiversity Metric⁷, which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary.

³ UK priority species and habitats are those subject to conservation action and referred to as Species of Principal Importance (SoPIs) or Habitats of Principal Importance (HoPIs). They are listed at Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act states that local planning authorities must have regard for the conservation of both SoPIs and HoPIs.

⁴ Accessed September 2023.

⁵ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.

⁶ UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)



Quality Assurance

- 2.6. All ecologists at Tyler Grange are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership and act under the direction of members, and abide by the Institute's code of conduct.

Limitations

- 2.7. The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since the report was written, advice should be sought to determine whether update work is required. The findings of the report should not be relied upon without this advice.



Section 3: Survey Results and Evaluation

Protected Sites

- 3.1. The data search returned two Natura 2000 sites within 10 km of the site, and one statutory designated site within 2 km of the site. These are detailed in **Table 3.1** below.

Table 3.1 – Designated Sites.

Designated Site	Distance/ Direction from site	Citation	Ecological Importance
Rostherne Mere RAMSAR	6.69 km west	Open water and peatland, including peat bog and marsh areas set in glaciated landscape. Vegetation consists of fringing reedbeds, wooded and agricultural land. Habitat for nationally importance numbers of wintering waterbirds.	International
Midland Meres & Mosses - Phase 1 RAMSAR	7.84 km southwest	Midland Meres & Mosses (Phase 1) is a series of lowland open water and peatland sites set in depressions in glacial drift left by receding ice sheets. The 16 component sites include nutrient-rich water bodies (meres), associated fringing habitats of reed swamps, fen, carr and damp pasture, and floating quaking bog (schwingmoor). The wide range of resulting habitats supports numerous rare species of plants and invertebrates.	International
Cotteril Clough Site of Special Scientific Interest (SSSI)	1.48 km southwest	The site comprises part of a ravine, or clough, cut into the Keuper Marl by the erosion of the Cotteril Brook. The majority of the site is woodland with associated stream habitat and is the most diverse clough woodland on base rich soils in Greater Manchester.	National



- 3.2. The site also lies within the Impact Risk Zone (IRZ) for Cotteril Clough SSSI (located 1.48km southwest of the site). The SSSI IRZs indicate that at the site location, there is potential for the proposed development to have a harmful effect on terrestrial SSSIs, however the category of development does not fall within the risk categories set out by NE.

Extended Phase I Survey – Habitats and Flora

- 3.3. The following section describes the habitats within and adjacent to the site at the time of survey. The location and extent of each habitat is shown on plan **17189/P01** and described below.
- 3.4. In accordance with published guidance (CIEEM, 2018)⁷ the value of habitats recorded during surveys is summarised in **Table 3.2** below.

Table 3.2 – Summary of habitats recorded and their ecological importance.

Habitat Type and Area	Description	Photograph(s)
Hardstanding 0.25 ha	The site is predominantly made up of an active construction site, standing carpark surfacing, and access road.	
Artificial unvegetated surfacing 0.008 ha	Woodchip area with 2x recently planted <i>Acer freemanii</i> and <i>Fagus sylvatica</i> 'Asplenifolia' trees (both <7cm DBH).	

⁷ CIEEM, 2018. Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal. Winchester: Chartered Institute of Ecology and Environmental Management (CIEEM).



Fauna

3.6. Due to the urban nature of the habitats on site, and the extent of hardstanding surrounds of the site boundaries, it is considered that the habitats on site offers no resource or suitability to any protected species groups. Therefore, the following species groups are not considered any further within this report:

- Amphibians including Great Crested Newt (GCN)
- Badger
- Bats
- Birds
- Hedgehogs
- Reptiles
- Water Vole/Otter



Section 4: Ecological Impacts and Mitigation

- 4.1. The proposals are for the re-development of an existing hardstanding car park, to create a new hotel on the site with associated landscaping and ecological enhancements.
- 4.2. The site was assessed as having negligible suitability to support any protected/ important fauna. The site comprises habitats of negligible ecological importance, which require no specific mitigation and offers no biodiversity value. Two planted trees (less than 7cm DBH) are present within the wood chip area, these are both to be retained as per the Landscaping proposals **Appendix 1**.
- 4.3. Habitat creation such as provision of a mix of introduced and native shrub and tree planting of no. 12 trees is expected to increase biodiversity and opportunities for wildlife generally at this location, specifically invertebrates and foraging and nesting birds on site. In addition to this, a 'bug hotel' as specified on the site will ensure opportunities for solitary bees and other invertebrates.

Protected Sites

- 4.4. To the west and southwest of the site lies Rostherne Mere Ramsar (6.69km west); and, Midland Meres and Mosses Phase 1 Ramsar (7.8km southwest). Rostherne Mere is designated for supporting a variety of habitats for nationally importance numbers of wintering waterbirds. The Midland Meres and Mosses Phase 1 Ramsar site is designated for supporting a wide range of nationally important flora and fauna.
- 4.5. As the application site does not support the habitats and species for which the Ramsar sites are designated, it is expected that the sites are not functionally linked to the application site. The site also lies at a sufficient distance to the these sites to avoid any impacts during the construction phase. Increased recreational pressure is not anticipated due to the site proposals being of commercial nature.
- 4.6. There is however potential effects on these sites which may arise from increases in atmospheric nitrogen. Peatland habitats are particularly nitrogen sensitive, therefore if the development would result in an increased volume of traffic so much that an increase in atmospheric nitrogen is expected, then a HRA would be required to understand and mitigate any impacts. However, given the small-scale nature of the site proposals and the location of the site, this is unlikely.
- 4.7. Cotteril Clough SSSI lies 1.48 km southwest of the site. Given the nature of the site proposals and the distances involved between the proposed works onsite and the SSSI, no impacts to the SSSI are anticipated as part of the operational phase of the development, given there is no significant change of use of the site. During the construction phase, there could be potential impacts via, for example, chemical/fuel run-off, noise/visual/vibration impacts, dust. Standard best practice pollution prevention is expected to be incorporated into a Construction Environmental Management Plan (CEMP); these potential impact pathways will therefore be controlled, and impacts to Cotteril Clough SSSI avoided.



- 4.8. The type of the site proposals do not fall into the SSSI risk categories for predicted impacts to these protected sites. Therefore impacts to this SSSI are not anticipated. As this is a guide only, Natural England may still require consultation to understand and mitigate any impacts.
- 4.9. Non-statutory sites within 2km also may be impacted by via chemical/fuel run-off, noise/visual/vibration impacts, dust, etc. throughout the construction of the new development. These potential impacts can be controlled through best practice pollution prevention measures, which can be implemented in a CEMP.
- 4.10. In summary, the production and implementation of a CEMP, to include standard best practice pollution prevention, is expected to be conditioned and therefore prevent impacts to the designated sites above.

General

- 4.11. Good practice and sensitive working measures should be applied during construction to avoid any impacts to small mammals that may be on the site. These measures comprise:
- Ramping of overnight excavations, or providing mammal ladders, to allow any badgers or other small mammals the chance to escape if they become trapped;
 - Capping of all pipework left overnight;
 - Storage of all site materials off the ground or in containers;
- 4.12. Such measures should be adopted within the recommended CEMP for the development.



Section 5: Biodiversity Net Gain

- 5.1. The NPPF, requires developments to demonstrate a net gain in biodiversity (see **Appendix 2**). In addition, the Town and Country Planning Act mandates a 10% net gain in biodiversity.
- 5.2. A development achieves biodiversity net gain when the total biodiversity units present post-development is higher than that of the biodiversity units present on site prior to development. The Statutory Biodiversity Metric has been used to calculate the biodiversity value of the site before and after development in terms of "biodiversity units" to calculate an overall biodiversity net gain or loss.

Existing Habitats

- 5.3. The following habitats are present within the red line boundary of the site and are shown on Habitat Features Plan **17336/P01**.
- 5.4. The development consists of 0.267 ha hardstanding/built form, with 0.008 ha woodchip strip, which is a recently installed planting strip. The planting strip contains 2x recently planted *Acer freemanii* and *Fagus sylvatica* 'Asplenifolia' trees (both <7cm DBH).
- 5.5. Developments are considered to not require a BNG assessment if they impact less than "25 square metres (5m by 5m) of on-site habitat", and "5 metres of on-site linear habitats such as hedgerows"⁸.
- 5.6. The identified trees do not qualify as 'priority habitat' due to size, species and location, nor do they equate to 25m² of habitat. These trees are also being retained, and therefore not impacted. The site therefore is considered to be below the threshold of requiring a BNG assessment on the de minimis exemption.
- 5.7. In conclusion, no BNG is required as the criteria for an exemption is satisfied.

⁸ Paragraph: 003 Reference ID: 74-003-20240214 - de minimis exemption
[<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>]



Section 6: Conclusions and Recommendations

- 6.1. For the reasons provided in **Section 4**, the proposed development is are unlikely to result in any adverse impact on statutory and non-statutory designated sites and therefore no mitigation is required in this regard. The production and implementation of a CEMP, to include standard best practice pollution prevention, is expected to be conditioned and therefore prevent impacts to the designated sites during construction.
- 6.2. The site was assessed as having negligible suitability to support any protected/ important fauna. The site comprises habitats of negligible ecological importance, which requires no specific mitigation and offers no biodiversity value. Two planted trees (less than 7cm DBH) are present within the wood chip area, these are both to be retained as per the Landscaping proposals **Appendix 1**. The site impacts no on-site habitat. As such, a biodiversity net gain assessment will not be required.
- 6.3. Provided the recommendations outlined in this report can be implemented fully and successfully, then development proposals would be able to comply with relevant wildlife legislation and planning policies.



Appendix 1: Proposed Site Plans



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1. Do not scale from this drawing; always work to noted dimensions.
2. All setting out, levels and dimensions to be agreed on site.
3. All dimensions are in millimetres unless otherwise stated.
4. The dimensions of all materials must be checked on site before being laid out.
5. This drawing must be read with the relevant specification clauses and detail drawings.
6. Order of construction and setting out to be agreed on site.

SITE BOUNDARIES

 Plot H5 Planning Boundary

Plot H3/Tribe Hotel

Main entrance

Plot H5/Premier Inn

- Paving to tie in with existing paving installed as part of H3 works

Ramp with handrail to connect Plaza space to Coach/Taxi drop off and accessible bays

Shrub planting and trees. 2no.
Trees retained that were
installed as part of H3 works

5no. Cycle Hoops

3m wide access strip to
perimeter of building for
maintenance

Crossing point to GTI and
Airport Hub

Service Area

P05	06/11/2024	Updated GF plan and planning boundary	MI	GB
P04	16/10/2024	Updated GF plan	MI	GB
P03	08/10/2024	Drawing number amended	CS	GB
P02	27/09/2024	Planning Issue	CS	MI
P01	17/08/2024	For coordination	MI	

Revision	Date	Description	Drawn	Apprvd.
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Client Manchester Airport group

Project Plot H5 Premier Inn

Drg Title Landscape General Arrangement Plan

Created on	Created by	Approved by
04-09-2024	MI	GB

Scale	Size	Workstage
1:200	A1	Planning

Drg No.	Suitability	Revision
H5PI-PLA-EX-XX-DR-L-00004	S4	P05

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NOTES:

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SITE BOUNDARIES

Plot H5 Planning Boundary

SOFTWARES

SEMI-MATURE TREE PLANTING

SHRUB PLANTING

P04	06/11/2024	GF plan and planning boundary updated	MI	GB
P03	16/10/2024	GF updated	MI	GB
P02	08/10/2024	Drawing number amended	CS	GB
P01	27/09/2024	Planning Issue	CS	MI
Revision	Date	Description	Drawn	Apprvd.

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Project Plot H5 Premier Inn

Drg Title Softworks General Arrangement

Created on 04-09-2024 Created by MI Approved by GB

Scale 1:200 Size A1 Workstage Planning

Drg No. H5PI-PLA-EX-XX-DR-L-02000 Suitability S4 Revision P04

SHRUB PLANTING	TOTAL AREA:		221.903sqm			
TREES	Species	Common name	Girth	Height/Spread	Container size	Quantity
Multi-stems	Betula utilis jacquemontii	White-barked Himalayan Birch	Multi-stem	2.5-3.0m	Rootballed	2
	Hamamelis x intermedia 'Jelena'	Witch hazel 'Jelena'	Multi-stem	3.0-3.5m	Rootballed	1
	Hamamelis x intermedia 'Pallida'	Witch hazel 'Pallida'	Multi-stem	3.0-3.5m	Rootballed	1
	Carpinus betulus	Common Hornbeam	Multi-stem	3.0-3.5m	Rootballed	2
Trees	Acer freemanii celebration	Freeman Maple 'Celzam' Celebration	35-40cm	6.0-7.0m	Rootballed	2
	Acer campestre 'streetwise'	Streetwise Field Maple	30-35cm	6.0-6.5m	Rootballed	2
	Betula albosinensis 'Fascination'	Birch 'Fascination'	20-25cm	5.0 -5.5m	Rootballed	1
	Gleditsia triacanthos 'Skyline'	Honey locust	30-35cm	6.0-6.5m	Rootballed	1
						12

Appendix 2: Legislation and Planning Policy

Legislation

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

Environment Act 2021: Upcoming Town and Country Planning Act

- A2.5. The Environment Act gained Royal Assent in November 2022. Whilst the premise of Biodiversity Net Gain (BNG) has been around prior to this, the Assent of the Act sets the Framework for future legislation to be changed. This will be in the form of the Town and Country Planning Act (TaCPA), specifically Schedule 14 of the TaCPA, which will make Biodiversity Net Gain a condition of planning (not a planning condition). The target 'gain' is currently set at 10% but the Secretary of State has the ability to change this.



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

National Planning Policy

National Planning Policy Framework (NPPF), December 2023

- A2.7. The updated National Planning Policy Framework (NPPF) was published in December 2023 and sets out the Government's planning policies for England and how these should be applied. It replaces the first National Planning Policy Framework published in March 2012.

- A2.8. Paragraph 11 states that:

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

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

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

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

- a) *"protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate; and*
- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"*

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



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

- a) *"Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation¹⁰; and*
- b) *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."*

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

- a) *"if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons¹¹ and a suitable compensation strategy exists; and*
- d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."*

A2.13. As stated in paragraph 187 the following should be given the same protection as habitats sites¹²:

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

⁹ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

¹⁰ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

¹¹ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

¹² The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.



- b) *listed or proposed Ramsar sites¹³; and*
- c) *sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites."*

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

Local Planning Policy

Manchester City Council Local Development Framework Core Strategy (Adopted 2012)

A2.15. The Manchester City Council Local Plan and Core Strategy is a key document in the Local Development Framework, which describes what Manchester City Council want to look like in the future, and the planning policies used to make that happen.

Policy EN 8 - Adaptation to Climate Change –

- A2.16. All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.
- A2.17. Developments will seek to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

Policy EN 9 - Green Infrastructure –

A2.18. New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN 10 - Safeguarding Open Space, Sport and Recreation Facilities –

A2.19. The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces.

¹³ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.



- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity

Policy EN 11 – Quantity of Open Space, Sport and Recreation –

A2.20. New open spaces should also be interconnected, to allow for better links for disabled people, pedestrians and cyclists both across and between sites and to enhance the biodiversity of the city.

Policy EN 15 – Biodiversity and Geological Conservation –

A2.21. The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the city. Particular consideration will be given to:

- Sites with international or national designations for their biodiversity value.
- Other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs)
- Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan
- Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the city.

A2.22. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.

A2.23. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

The Core Strategy is accompanied by: –

A2.24. A Sustainability Appraisal (SA), which is an assessment of economic, social and environmental impacts of policies and has been used to inform policy development. It also includes equality and health impact assessments and considers the findings of the Habitats Regulations Assessment (HRA).

Places for Everyone

A2.25. The Places for Everyone Plan reinforces our ambition to bring forward brownfield land, it reduces the net loss of Green Belt land by reducing the number of sites being allocated and provides stronger protection for our important environmental assets.

Objectives: –

Objective 8) Improve the quality of our natural environment by: Enhancing special landscapes, green infrastructure, biodiversity and geodiversity; Improving access to the natural environment and green spaces including parks; and promoting the role of green space in climate resilience and reducing flood risk.



Efficient Land Use - A key role of this Plan is to manage the conflicting demands on our finite land resources. The need for new housing, employment, facilities and infrastructure must be accommodated, whilst protecting the natural environment.

Strategic Green Infrastructure - Protecting and enhancing the green infrastructure network throughout Greater Manchester is central to the overall vision for the city region

The following strategic green infrastructure assets will be protected and enhanced as key features:

1. River valleys and waterways (see Policy JP-G 3 'River Valleys and Waterways')
2. Lowland wetlands and mosslands (see Policy JP-G 4 'Lowland Wetlands and Mosslands')
3. Uplands (see Policy JP-G 5 'Uplands')
4. Trees and woodland (see Policy JP-G 7 'Trees and Woodland').

6.4. **POLICY JP-S1:** development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

6.5. **POLICY JP-S4:** Development will be managed to increase considerably the capacity of its citizens to adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. Key measures will include:

- Designing indoor and outdoor environments to provide a reduction and respite from more extreme temperatures and winds associated with climate change and greater urbanisation.
- Increasing the size, spread, quality and interconnectedness of the green infrastructure network, enabling the city region, its citizens and wildlife to adapt to changing conditions

6.6. **POLICY JP-G9:** Across the plan, a net enhancement of biodiversity resources will be sought by: -

- Increasing the quality, quantity, extent and diversity of habitats, particularly priority habitats identified in national or local biodiversity action plans and those that support priority species
- Improving connections between habitats, to protect and enhance the provision of corridors, ecological networks
- Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species
- Facilitating greater access to nature
- Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network
- Safeguarding, restoring and sustainably managing our most valuable soil resources



Plans:

Plan 1: 17189/P01 – Habitat Features Plan





-  Redline boundary
-  Artificial unsealed surface
-  Developed land; sealed surface



Project	MIX Plot H5
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	17336/P01a
Date	November 2024
Checked	BP



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An abstract collage on a dark blue background. A large yellow hexagon is the central focus. Surrounding it are various geometric shapes: a light blue pentagon, a purple arrow pointing down, a purple asterisk, a black hand icon, a black leaf, a black triangle, a black circle with white segments, and a black triangle with a yellow dot pattern. The text "Step into our world" is written in a bold, black, sans-serif font across the yellow hexagon.

Step into our world

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