Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

Park Lea , 60 Park Road, Buxton, Derbyshire SK17 6SN
T: +44 (0)1298 27086 F: +44 (0)1298 23776
www.pennyanderson.com

8th November 2024

Our Ref: SRS/HD/240520

Rachel Brown, Assistant Director
FA - Real Assets Advisory, Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Email: rachebrown@deloitte.co.uk

Dear Rachel

VIADUX PHASE 2, MANCHESTER – BIODIVERSITY NET GAIN ASSESSMENT

Penny Anderson Associates Ltd (PAA) was commissioned by Salboy Central Ltd to carry out a biodiversity net gain (BNG) assessment of the development proposals at the above site, known as Viadux Phase 2 and covering Plots 2a and 2b.

Approach

An assessment of BNG provides a quantitative approach to measuring losses and gains in habitat types. The Calculator applied in this assessment is the Statutory Biodiversity Metric. This Metric is used to calculate the biodiversity units of a site before and after the proposed development. The spreadsheet and associated guidance notes were available via the Gov.uk web pages[1].

The assessment was undertaken using the existing Preliminary Ecological Appraisal (PEA) report (PAA 2024[2] with habitat map also provided as Appendix 1) and the proposed soft landscape design plan covering Ground Level, Level 1, and Level 3 of the scheme (Appendix 2 - Planit-ie Drawings 2843-PLA-XX-00-DR-L-0000, version S4 P01, Plots 2a and 2b only, plus 2843-PLA-XX-RF-DR-L-0002, version S4 Roof Level). The results of the assessment are presented below, and the completed Metric is included with this letter (sent as a separate Excel spreadsheet).

Results

The baseline habitat survey identified a small area (18m^2) of ephemeral – short perennial habitat within the application site, found within Plot 2a. The habitat was classed as being in Poor condition based on the Condition Assessment criteria for BNG. This habitat will be lost under the proposed scheme. Using the Metric this habitat was calculated to have a value of 0.00 habitat biodiversity units. The remainder of the site was classified as hardstanding or building and, therefore, had no allocated biodiversity units. The site was not considered to be of strategic importance for biodiversity. There were no existing linear features on the site. There were no existing watercourses within 10m of the site boundary.

The proposed soft landscaping features are identified as shown in Table 1. The herbaceous planting on the roof terrace areas of Levels 01 and 03 includes some small trees species, however, given the likely constraints on the development of these trees over time they have not been counted as individual urban trees. The 16 trees within the street level and access areas (Levels 00 and 01) are individually accounted for in the Metric as urban trees.

The planting specifications are not yet fully developed, therefore, this assessment takes a precautionary approach, and each landscape feature is assumed to meet Poor condition with planting specifications likely utilising predominantly non-native/ornamental species (although these can still have value for pollinators and other insects). In addition, given the proposed trees are to be planted within an urban landscape and their growth is likely to be constrained, the tree class size is allocated as Small (DBH range = greater than 7.5cm and less than or equal to 30cm).

In a similarly precautionary approach, a delay of five years is included in the post-development landscape planting assessment.

---

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

2 PAA, 2024. Viadux Phase 2. Preliminary Ecological Appraisal. Report for Salboy Central Ltd.

Table 1 Summary of Proposed Habitats and Features On-site

Habitat Type	Extent (ha)	Distinctiveness	Condition	Biodiversity Units
Developed land; sealed surface	0.38430	V. Low	N/A	0.00
Ground level planters – herbaceous planting and trees	0.08688	Low	Poor	0.14
Modified grassland - amenity lawn	0.01059	Low	Poor	0.02
Urban Tree – 16x trees (Small size class)	0.06510	Medium	Poor	0.37
Other green roof - Sedum green roof	0.04430	Low	N/A	0.07
Biodiverse green roof – deeper soils	0.00140	Medium	Poor	0.00
Non-native ornamental hedge	0.0615 km	V. Low	Poor	0.05

The final planting specifications, once available, may improve these precautionary classifications for some features which could result in a larger overall BNG outcome. This should be reviewed once planting specifications are known, and the Metric updated accordingly.

Conclusions

Under the assessment the proposed landscaping scheme is predicted to lose 0.00 habitat units and deliver 0.38 habitat units on-site, giving a total **BNG of +0.38 biodiversity units**.

This net gain leads to a very large percentage increase on-site (of +10583%, much greater than +10%) due to the very small amount of habitat currently present on the site combined with the extensive proposed landscape scheme. The majority of the BNG relates to the inclusion of a large number of new trees.

The ornamental hedge planting provides an increase of +0.05 hedge biodiversity units on site and, as there are no pre-existing hedgerows on the site, the scheme delivers a total **hedgerow BNG of +0.05 units**. The absence of any hedge features within the baseline dataset means the percentage net gain cannot be calculated.

There are no watercourse features on or within 10m of the site, therefore, a watercourse assessment for BNG was not required.

Trading rules are satisfied throughout the Metric.

Overall, the scheme delivers a substantial measurable BNG across both area habitats and hedgerows, significantly above the target of +10%.

I hope that this report is clear and suitable for your requirements. Please contact me with any further queries.

Yours sincerely
For and on Behalf of
PENNY ANDERSON ASSOCIATES LTD



Dr Sarah Ross
Associate Director

sarah.ross@pennyanderson.com

Encl. Completed Statutory Biodiversity Metric (dated 08/11/2024) Excel spreadsheet
Appendix 1 Baseline Habitat Map
Appendix 2 Proposed Landscape Plans

APPENDIX 1

Baseline Habitat Map

383500 383550 383600 383650

397650 397600 397550

STREET LEVEL

Phase 2 plot b

Phase 2 plot a

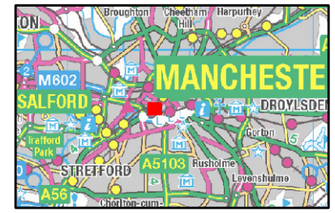
1

UPPER LEVEL

Phase 2 plot a

Trafford Street

TARGET NOTES
1. Nesting bird potential - underside of bridge



Legend

- Survey areas
- Phase 1 Habitats
- Ephemeral/short perennial
- Hardstanding
- Target notes

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

Metres
0 5 10 15 20

Penny Anderson Associates Ltd
Consultant Ecologists

Penny Anderson Associates Ltd,
Parklea, 60 Park Road,
Buxton, Derbyshire, SK17 6SN.
Telephone 01298 27086

Project Name: Viadux Manchester

Discipline: Ecology

Title:

Extended Phase 1 Habitat Survey Map

Scale	1:600	Drawing No.	Figure 1
Drawn By	CC	Originator: SRS	Date: 24/10/2024
PAA Ref.			Revision: 1.1

Contains OS data © Crown copyright [and database right] (2023)

Figure 1 - Phase 1 Habitats Map - Viadux Manchester - SALB04-2 CC 241024.mxd

APPENDIX 2

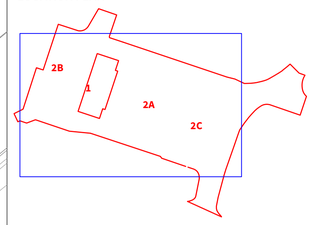
Proposed Landscape Plans

© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:

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

LOCATION PLAN



KEY

Revision	Date	Description	Drawn	Apprvd.

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0151 363 1230

Client	Salboy
Project	Viadux Phase 2
Drg Title	General Arrangement - Roof Level

Created on	Created by	Approved by
28/11/23	TF	KR

Scale	Size	Workstage	Status
1:250	A1	Stage 2	

Drg No.	Suitability	Revision
2843-PLA-XX-RF-DR-L-0002	S4	

© Planit I.E. Limited

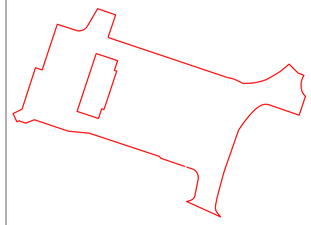


© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:

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

LOCATION PLAN



KEY

Revision	Date	Description	Drawn	Apprvd.
P01	22/12/2023	Review and comment	TF	KR

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0151 363 1230

Client Salboy

Project Viadux Phase 2

Drg Title General Arrangement - Ground Level

Created on	Created by	Approved by
28/11/23	TF	KR

Scale	Size	Workstage	Status
1:500	A1	Stage 2	

Drg No.	Suitability	Revision
2843-PLA-XX-XX-DR-L-0000	S4	P01

© Planit I.E. Limited

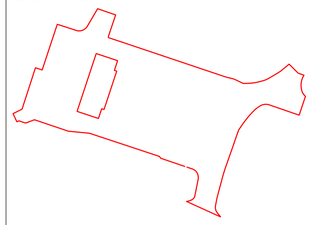


© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:

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

LOCATION PLAN



KEY

Revision	Date	Description	Drawn	Apprvd.
P01	22/12/2023	Review and comment	TF	KR

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0151 383 1230

Client Salboy

Project Viadux Phase 2

Drg Title General Arrangement - Level 1

Created on	Created by	Approved by
28/11/23	TF	KR

Scale	Size	Workstage	Status
1:500	A1	Stage 2	

Drg No.	Suitability	Revision
2843-PLA-XX-XX-DR-L-0000	S4	P01

© Planit I.E. Limited

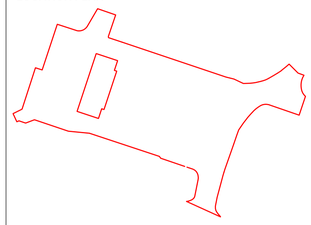


© This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:

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

LOCATION PLAN



KEY

Revision	Date	Description	Drawn	Apprvd.
P01	22/12/2023	Review and comment	TF	KR

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,

W: planit-ie.com
E: info@planit-ie.com
T: 0151 363 1230

Client Salboy

Project Viadux Phase 2

Drg Title General Arrangement - Level 3

Created on	Created by	Approved by
28/11/23	TF	KR

Scale	Size	Workstage	Status
1:500	A1	Stage 2	

Drg No.	Suitability	Revision
2843-PLA-XX-XX-DR-L-0000	S4	P01

© Planit I.E. Limited