

A Report to: Alumno Group
Report Number: RT-MME-162994-01
Date: September 2024



Quality Assurance

Date	Version	Author	Checked & approved by
05/09/2024	Final	Gillian Tetlow (Biodiversity Consultant)	Louise Fox (Principal Ecological Consultant)

Declaration of Compliance

This study has been undertaken in accordance with British Standard 42020:2013 “Biodiversity, Code of Practice for Planning and Development”. The information which we have prepared is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management’s Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide **opinions**.

Disclaimer

The contents of this report are the responsibility of Middlemarch Environmental Ltd. It should be noted that, whilst every effort is made to meet the client’s brief, no site investigation can ensure complete assessment or prediction of the natural environment. Middlemarch Environmental Ltd accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

Validity of Data

The findings of this study are valid for a period of 24 months from the date of survey. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.

Non-Technical Summary

Project Background

In August 2024, Alumno Group commissioned Middlemarch to prepare a Landscape and Ecological Management Plan (LEMP) to inform the ongoing landscape management works at 466 and 470 Moss Lane East, Manchester.

This LEMP details the methods of habitat creation, and the ongoing management and monitoring of the habitats onsite which are to be established in accordance with the submitted Landscape site plan and Roof plan (landscape site plan – 5938-OOB-ZZ-00-D-L-0001 and roof plan – 5938-OOB-ZZ-00-D-L-0002, produced by OOBÉ). This LEMP should be considered in tandem with the information provided within the landscape site plan and roof plan.

This report has been prepared to allow for the discharge of Condition 28 of planning approval 135544/FO/2022. The wording of this condition is as follows:

“A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organization responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason - Pursuant to biodiversity enhancement of the site, in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework.”

The LEMP is informed by several ecological assessments previously carried out by Middlemarch the details of which are presented in the following reports submitted to the council as part of the approved planning application:

- Preliminary Ecological Appraisal, RT-MME-158021-01,
- Preliminary Bat Roost Assessment, RT-MME-158021-02,
- Biodiversity Metric Assessment, RT-MME-158021-03,
- Bat Emergence and Dawn Re-entry Bat Surveys, RT-MME-158448,
- Biodiversity Metric Assessment, RT-MME-162722-01-RevB, and
- Bat Surveys and Mitigation Strategy, RT-MME-162772-02-Rev A.

These reports highlighted protected and priority species which may use the habitats onsite, or else could be encouraged to use them in the future. These reports also recommended habitat

enhancements or habitat creation which could increase the sites biodiversity value and identified opportunities for the site's greater integration into the local habitat and ecological networks.

The LEMP provides management prescriptions for areas of habitat to be retained, enhanced and created to achieve the targeted habitat conditions and biodiversity value detailed within the developments submitted Biodiversity Metric 3.1 (see Biodiversity Metric Assessment, RT-MME-162772-01-RevB).

Throughout this report, sections headings may be followed by bracketed reference numbers. These reference numbers correspond to the comparable sections within the Natural England Habitat Management and Monitoring Plan Template (JP058)¹. These reference numbers are provided solely to aid Natural England's review of this report, should it be required that it be submitted to the Biodiversity Gains Site Register in order to secure significant onsite gains.

Scope of Appraisal

This LEMP provides information regarding the long-term management and monitoring of this site across a 30-year period (considered to likely be 2024-2054)

This is a live document and should therefore be subject to periodic review once every 5 years (see monitoring schedule). Based on the findings of annual monitoring, and the determined success of management prescriptions to achieve habitat target condition, the management may need to be adjusted in the future.

Therefore, the habitat creation, enhancement and management prescriptions within the LEMP focus on the first 10 years of management with the understanding that this span could cover up to two review periods before the LEMP would need to be updated and/or extended.

Onsite or Adjacent Material Ecological Considerations,

Statutory Sites:

No statutory sites lie within the site boundary, or adjacent to it. The habitat management prescriptions detailed in this report are not considered likely to impact upon any statutory site.

Non-Statutory Sites:

No non-statutory sites (i.e., Local Wildlife Sites) lie within the site boundary, or adjacent to it. The habitat management prescriptions detailed in this report are not considered likely to impact upon any non-statutory site.

Habitats:

N/A

Protected/Notable Species:

Bats, hedgehog, and nesting birds.

Summary of Aims, Objectives, and Ecological Enhancements

- Creation of 0.012 ha of other green roof (sedum),
- Creation of 0.007 ha of amenity area (comprising introduced shrub and ground based green wall) and 0.02 ha of modified grassland. To be managed to achieve poor and moderate habitat condition respectively but to ensure high levels of pedestrian access and amenity function,
- Planting of 15 trees. All trees to be managed to achieve poor condition to ensure amenity function,
- Creation of 0.05 km of ornamental hedgerow and managed to achieve poor condition but to ensure high levels of pedestrian access and amenity function,
- Installation of one bird box and six bee / insect boxes in suitable locations.

¹ Natural England, (2024), Habitat Management and Monitoring Plan Template (JP058), Available at: <https://publications.naturalengland.org.uk/publication/5813530037846016>

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1. Site Information

[Natural England HMMP Template (JP058) codes: PB-B01, PB-B09, PB-B10, PB-B11, PB-B12 & PB-F01]

1.1. Site Overview

Table 1.1 provides provides a brief description of the overview of the site.

Attribute	Description
Project type	On-site
Development name and address	466 – 472 Moss Lane East, Manchester, M14 4PJ
BNG project name and address	466 and 470 Moss Lane East, Manchester
Author organisation	Middlemarch Environmental Ltd.
Ecological organisation responsible for LEMP	Middlemarch Environmental Ltd.
Landowner of area considered	IRE - EF III MOSS LANE TRUSTEE 1 LIMITED and IRE - EF III MOSS LANE TRUSTEE 2 LIMITED as trustees of IRE - EF III MOSS LANE UNIT TRUST
Land Manager of area considered	Currently: Michael Chisholm, Alumno Student (Moss Lane) Limited Post Completion: Homes For Students
Responsible person / organisation for creating or enhancing the habitat and implementing the LEMP	Homes For Students
Period covered by this management plan	2024 – 2054
Planning authority	Manchester City Council
LPA or Responsible Body responsible for reviewing the LEMP	Manchester City Council
Planning reference (if applicable)	135544/FO/2022
BNG register reference (if applicable)	Not yet available
Central OS grid reference	SJ 84862 95670
Metric revision / title	Biodiversity Metric 3.1, September 2024, RT-MME-162772-01-RevB
Are any Irreplaceable Habitats present onsite	No

Table 1.1 Brief description of the overview of the site

The Site Boundary Plan is provided within Appendix C.

1.2 Current Site Ecology

[Natural England HMMP Template (JP058) codes: PB-B13, PB-B14, PB-F03 & PB-T01]

1.2.1 Current Habitats and Land Use Summary

An overview of the site's current habitat composition (including site photographs), its current land usage and its future proposed usage is provided in the supporting Preliminary Ecological Appraisal (see RT-MME-158021-01).

1.2.2 Statutory and Non-Statutory Sites

The following statutory sites and non-statutory sites are present with the sites boundary or are directly adjacent to it.

Statutory Sites:

- No statutory sites lie within the site boundary, or adjacent to it. The habitat management prescriptions detailed in this report are not considered likely to impact upon any statutory site.

Non-Statutory Sites:

- No non-statutory sites (i.e., Local Wildlife Sites) lie within the site boundary, or adjacent to it. The habitat management prescriptions detailed in this report are not considered likely to impact upon any non-statutory site.

1.2.3 Onsite Species Presence

An overview of the protected and priority species identified onsite, or are considered to potentially be present is provided in detail in the following supporting ecological reports:

- Preliminary Ecological Appraisal (RT-MME-158021-01)
- Preliminary Bat Roost Assessment, RT-MME-158021-02
- Bat Emergence and Dawn Re-entry Bat Surveys, RT-MME-158448, and
- Bat Surveys and Mitigation Strategy, RT-MME-162772-02-Rev A.

A short summary of the protected / priority species that have been confirmed onsite or considered to potentially be present is provided in Table 1.2.

Species / Species Group	Present or Potentially Present	Notes
Great Crested Newts	No	
Bats	Yes	Confirmed common pipistrelle roost within B1 (470)
Dormouse	No	
Otter	No	
Badger	No	

Table 1.2: Confirmed or Potential Protected Species Onsite (Continues)

Species / Species Group	Present or Potentially Present	Notes
Water Voles	No	
Schedule I Birds	No	
Nesting Birds	Yes	Common birds to potentially nest onsite
Terrestrial Mammals	Yes	Hedgehog
Other Aquatic Mammals	No	
Reptiles	No	
Amphibians	No	
Protected / Priority Invertebrates	No	
Protected / Priority Fish	No	
Protected / Priority Plant Species	No	
Invasive Non-native	No	

Table 1.2 (Continued): Confirmed or Potential Protected Species Onsite

1.3 Future Management Context and Considerations

[Natural England HMMP Template (JP058) codes: PB-B05, PB-B06, PB-B07, PB-B08 & PB-T01]

Table 1.3 outlines the management context (including constraints) that are likely to impact on the prescription details in this LEMP.

Subject	Consideration for Management
Future Site Usage / Amenity	The site will be used to deliver the operational functions of development 135544/FO/2022. Management operations will need to be balanced with the practical use of the site and cannot hinder the sites operational activity, reduce staff access or restrict/reduce site usage from its approved level. Habitat prescriptions that will conflict with these principles will be avoided.
Required Consents and Licences	Any consents and licences associated with the delivery of the development site have been determined by Manchester City Council and secured as either planning conditions or planning obligation of planning approval (Ref 135544/FO/2022). All required pre-commencement consents and licences will be attained and submitted to the council prior to the implementation of the LEMP.
Funding	The habitat creation, enhancement, management and monitoring proposals will be funded by the Landowner.
Planning Conditions and Legal Agreements	Middlemarch Environmental Ltd. is not aware of any planning conditions or current legal agreements which relate to the sites habitats or would affect their future management.
Phasing Strategy	There is no phasing strategy associated with the habitat's delivery.
Climate change	The UK Climate Change Projections suggest that the UK could experience: • Hotter drier summers - with temperature increases of between 3.7 °C and 6.8 °C by 2070 and the frequency of hot spells (daytime temperatures exceeding 30 °C for more than 2 consecutive days) increasing. • Higher precipitation – with increases in hourly rainfall and an increase in the likelihood of extreme rainfall events. • More extreme events - with decreases in average summer rainfall and increases in winter rainfall. Incremental reviews of all management plan measures may be required to ensure that the aim of objectives of this plan are resilient to future climatic changes.
Protected Species (Continues)	To avoid potential harm to protected species identified in Table 1.2 as either confirmed or potentially present, a precautionary approach to management activities and their timings should occur. This is to ensure the management works are delivered in a manner which reduces the risk of harming protected species and demonstrates accordance with UK Wildlife Legislation. In this instance this should involve: Bats – Contacting a suitably qualified ecologist prior to any works affecting established trees or bat boxes. Nesting Birds – Works within areas that could support nesting birds should avoid bird nesting season (March -August, inclusive). Should work need to occur during nesting season all potential nesting areas should be full checked by suitably qualified ecologist prior to any works commencing.

Table 1.4: Management Context for the LEMP (Continues)

Subject	Consideration for Management
Protected Species (Continued)	Hedgehogs – The burning of undesirable piles of cut material (soft or woody vegetation) created during habitat management works should always be avoided. Any cut vegetation that is not to be used to create ‘habitat piles’ should be removed from site immediately after been cut. Where/if it is desired that pre-existing piles of cut vegetation should be cleared from site, these piles should first be deconstructed by hand to allow for the detection of sheltering hedgehogs, especially during their hibernation period of October – April (inclusive).

Table 1.4 (Continued): Management Context for the LEMP

2. Management Aims and Objectives

[Natural England HMMP Template (JP058) codes: PM-B01, PM-T01 & PM-F01]

Table 2.1 details the proposed changes in habitat types and their management condition onsite. The depicted changes in habitat type and condition correspond to the submitted Biodiversity Metric 3.1 (Biodiversity Metric Assessment, RT-MME-162772-01-RevB). Table 2.1 does not include any areas of the site that comprise of hardstanding or built form (either to be retained or to be created).

Table 2.1 depicts how the green and blue habitats on site will be assigned to an appropriate management area. The aims and objectives for each management area are detailed in Table 2.2, the management prescriptions for each management area are detailed in Table 3.1, and the years that each prescription will be enacted for each area is detailed in Table 3.2. For ease of reference, each management area is colour coordinated across all four tables as well as on the Management Area Map and Delivery Plan Map.

Parcel Ref Number	Baseline Habitat Type	Target Habitat Type	Baseline Condition	Targeted Condition	Area / Length / Count (hectares / km)	Habitat Management Area
	Habitats Created					
GR1	N/A	Other green roof (sedum roof)	N/A	N/A	0.011	Green Roof Areas
S1	N/A	Introduced shrub	N/A	N/A	0.003	Amenity Areas
T1	N/A	Urban trees	N/A	Poor	15 (0.061)	Amenity Areas
S2	N/A	Modified grassland	N/A	Moderate	0.02	Amenity Areas
CL1	N/A	Ground based green wall (native climbing plants)	N/A	Poor	0.004	Amenity Areas
H1	N/A	Ornamental non-native hedgerow	N/A	Poor	0.05	Ornamental Hedgerow

Table 2.1: Target Habitat Types, Conditions, Areas and Management Areas

Table 2.2 sets out the aims and management objectives for all habitat features described in Table 2.1. The location and extent of all management areas detailed below is depicted on Middlemarch Drawing C162994-01-01.

Management reference	Habitat Type / Landscape Feature	Aim	Management Objectives
Green Roof Areas			
GR	Other Green Roof (Sedum)	Create 0.012 ha of other green roof.	• Low intensity management • Create new bee / insect nesting locations
Amenity Areas			
AA	Mixed Amenity Habitats	Create 0.003 ha of Introduced Shrubs. Plant 15 Urban Trees in Poor Condition Create 0.02 ha of Modified Grassland in Moderate Condition . Create 0.004 ha of Ground Based Green Wall in Poor Condition	• Maintain high levels of public access within amenity areas • Maintain health and safety • Additional shrub and tree planting • Create new bird nesting locations
Ornamental Hedgerow			
H	Ornamental Hedgerow	Create 0.05 km of ornamental non-native hedgerow in Poor Condition .	• Encourage greater diversity in woody shrub species and ground flora • Improve habitat for nesting birds and foraging bats

Table 2.2: Aims and Management Objectives



C162994-01-01

Legend

- Site boundary
- A1 - Amenity area
- GR1 - Greenroof area
- A1 - Ground based green wall (native climbing plants)
- H1 - Ornamental hedgerow
- T1 - Tree planting

Habitat features:

- Bee/bug box
- Bird box on proposed tree

Project

Moss Lane East

Drawing

Habitat Management Areas

Client

Alumno Group

Drawing Number

C162994-01-01

Revision

00

Scale @ A3

1:250

Date

September 2024

Approved By

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Drawn By

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3. Delivery Plan

[Natural England HMMP Template (JP058) codes: PM-03, PM-04, PM-TO2, 'Habitat Ref Code'-TO1, 'Habitat Ref Code'-BO1, 'Habitat Ref Code'-TO2 & 'Habitat Ref Code'-TO3]

Table 3.1 describes the management prescriptions that will be implemented onsite. Table 3.2 details the years within which these management prescriptions should be enacted (considering years 1-10). The management prescriptions are designed to deliver the aims and management objectives detailed in Section 2. Management timings provide a guide as to the recommended months for carrying out the proposed management prescriptions. The tables below also include measures to be implemented to protect retained habitats and incorporate methods of working to be used to avoid accidental harm to protected and priority species which may occur onsite.

Ref	Management Activity	Duration	J	F	M	A	M	J	J	A	S	O	N	D	Notes
Green Roof Areas															
GR1	Planting of sedum roof with an appropriate mix of sedum species.	Once (Year 1)			X	X	X				X	X	X		Sedum is best planted in the autumn or spring months.
GR2	Installation of six bee / insect boxes within green roof areas ² .	Once (Year 1)				X	X				X	X			Install boxes the same time sedum is planted.
GR3	Aftercare for newly planted green roof. Sedum to be watered (as required) during prolonged hot, dry periods.	As required (Years 1 – 10)						X	X	X					Water little and often as sedum does not like to sit in pools of water for any great length of time.
GR4	Cut, pull, or chemically control the spread of weed species / unwanted plant material (grasses, mosses, docks) to maintain sedum cover.	As Required Twice Annually (Years 1 – 10)			X	X	X				X	X	X		Check roof in spring and autumn.
GR5	Remove fallen leaves (as required) heavily covering sedum plants.	As Required Twice Annually (Years 1 – 10)			X	X	X				X	X	X		Check roof in spring and autumn.
GR6	Ensure ongoing maintenance of roof infrastructure to maintain drainage and function of green roof.	As Required Annually (Years 1 – 10)	X	X	X	X	X	X	X	X	X	X	X	X	
Amenity Areas															
AA1	Grassland areas to be cultivated, debris removed and seeded with an appropriate mix ³ at an appropriate rate.	Once (Year 1)			X	X	X				X	X			
AA2	Cut all grassland areas to a height of 40 – 60 mm to help develop a good sward structure and control annual weeds during the first year of the growing season.	Every 7 – 10 days (Year 1)			X	X	X	X	X	X	X	X			
AA3	Cut, pull or chemically control the spread of weed species (docks, nettles, and thistles) if they exceed threshold of 5% cover of the grassland area or individual stands greater than 5 m ² .	As Required (Years 1 – 10)				X	X	X	X	X	X				Weeds should be pulled prior to their flowering. Remove pulled weeds from site. If chemical control is to be used it should be reserved for large monoculture stands only and should only consist of Glyphosate.
AA4	Once established, cut all grassland areas to a height of 50 mm.	Twice / month Annually (Years 2 – 10)			X	X	X	X	X	X	X	X			Cutting to be undertaken monthly during the growing season.
AA5	Planting of shrub beds and scattered trees ⁴ within the amenity areas.	Once (Year 1 only)										X			All scattered trees to be planted within containers.
AA6	Installation of one bird box ⁵ . Bird box installed at a minimum height of 1.5 m on newly planted tree.	Once (Year 1 only)										X	X	X	
AA7	Shrub and tree planting aftercare. During late spring and summer water all new shrubs and trees during their establishment. Watering rate to be determined by seasonal conditions with watering intensifying during any periods of drought	As Required (Years 2 – 6)					X	X	X	X	X				
AA8	Replace any failed planting stock within first five years of establishment.	Once Annually (Years 2 – 6)										X			Any failed shrub or tree planting should be replaced like-for-like with specimens of similar size.
AA9	Trim scrubs to remove yearly growth and maintain pedestrian access.	Once Annually (Years 2 – 10)	X	X								X	X	X	Shrubs to be trimmed in late autumn / winter to avoid nesting bird season.
AA10	Inspect all scattered trees for disease or health and safety issues and carry out remedial works as appropriate.	Once Annually (Years 1 – 10)	X	X								X	X	X	Inspections and remedial works to be undertaken in the winter months to avoid nesting bird season.

Table 3.1: Management Prescriptions (Continues)

² Six bee / insect boxes such as 'National Trust Hexagon Bee & Insect House' available at: <https://www.birdfood.co.uk/national-trust-hexagon-insect-house>

³ Such as, Emorsegate Seeds, EL1 Flowering Lawn Mixture or similar. Details of approximate species percentages within seed mixture is available at: <https://wildseed.co.uk/product/mixtures/complete-mixtures/special-habitat-mixtures/flowering-lawn-mixture/>

⁴ See Appendix A for tree planting list

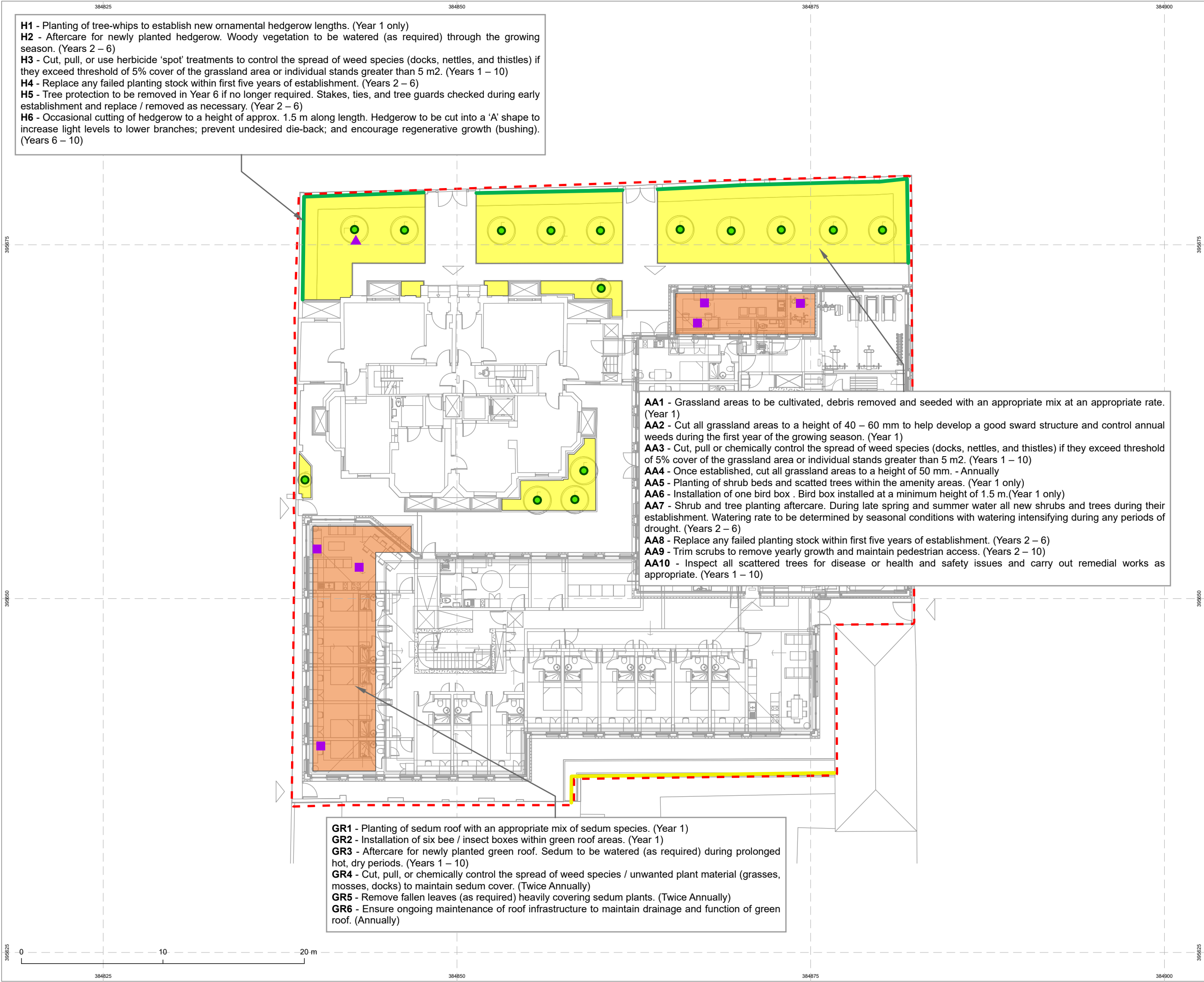
⁵ One bird box such as 'Schwegler Nest Box 1B (32mm holes)'

Ref	Management Activity	Duration	J	F	M	A	M	J	J	A	S	O	N	D	Notes
Ornamental Hedgerow															
H1	Planting of tree-whips to establish new ornamental hedgerow lengths.	Once (Year 1 only)										X	X		All whips planted with appropriate tree guards.
H2	Aftercare for newly planted hedgerow. Woody vegetation to be watered (as required) through the growing season.	As Required (Years 2 – 6)				X	X	X	X	X	X				
H3	Cut, pull, or use herbicide 'spot' treatments to control the spread of weed species (docks, nettles, and thistles) if they exceed threshold of 5% cover of the grassland area or individual stands greater than 5 m ² .	As Required (Years 1 – 10)				X	X	X	X	X	X				Treat species with an approved translocated herbicide and apply through a weed wiper / wand or spot spraying with a narrow application.
H4	Replace any failed planting stock within first five years of establishment	Once Annually (Years 2 – 6)										X			Tree species should be replaced like-for-like with specimens of similar size.
H5	Tree protection to be removed in Year 6 if no longer required. Stakes, ties, and tree guards checked during early establishment and replace / removed as necessary.	As Required (Year 2 – 6)	X	X	X	X	X	X	X	X	X	X	X	X	All unnecessary tree guards to be removed from site.
H6	Occasional cutting of hedgerow to a height of approx. 1.5 m along length. Hedgerow to be cut into a 'A' shape to increase light levels to lower branches; prevent undesired die-back; and encourage regenerative growth (bushing).	As Required (Years 6 – 10)	X	X								X	X	X	Woody material not re-incorporated within the hedgerow to be removed from site. Hedgerow to be trimmed in late autumn / winter to avoid nesting bird season.

Table 3.1 (Continued): Management Prescriptions

		Year / s Management Activity Occurs									
Ref	Management Activity	1	2	3	4	5	6	7	8	9	10
Green Roof Areas											
GR1	Plant sedum roof	X									
GR2	Installation of bee / insect boxes	X									
GR3	Water sedum roof during prolonged dry periods	Every year, as required									
GR4	Cut, pull, or chemically control the spread of weed species / unwanted plant material										
GR5	Remove fallen leaves										
GR6	Ensure ongoing roof infrastructure maintenance										
Amenity Areas											
AA1	Cultivate and seed grassland areas	X									
AA2	Cut all grassland areas to a height of 40 – 60 mm	X									
AA3	Control undesirable weed growth	Every year, as required									
AA4	Once established, cut all grassland areas to a height of 50 mm		Every year								
AA5	Plant shrubs and trees	X									
AA6	Installation of bird box	X									
AA7	Water newly planted shrubs and trees		X	X	X	X	X				
AA8	Replace any failed planting stock		X	X	X	X	X				
AA9	Trim shrubs		Every year								
AA10	Inspect trees for health and safety	Every year									
Ornamental Hedgerow											
H1	Planting of ornamental hedgerow	X									
H2	Aftercare for newly planted whips (watering)		X	X	X	X	X				
H3	Cut, pull, or use herbicide 'spot' treatments to control the spread of weed species	Every year, as required									
H4	Replace any failed planting stock		X	X	X	X	X				
H5	Check tree guards		X	X	X	X	X				
H6	Cutting back of hedgerow						As required				

Table 3.2: Years Management Prescriptions Enacted



C162994-01-01

Legend

Site boundary

A1 - Amenity area

GR1 - Greenroof area

A1 - Ground based green wall (native climbing plants)

H1 - Ornamental hedgerow

T1 - Tree planting

Habitat features:

Bee/bug box

Bird box on proposed tree

Project

Moss Lane East

Drawing

Delivery Plan Map

Client

Alumno Group

Drawing Number

C162994-01-02

Revision

00

Scale @ A3

1:250

Date

September 2024

Approved By

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4. Monitoring Schedule

[Natural England HMMP Template (JP058) codes: MS-B01, MS-B02, PB-B04, MS-T01, MS-T02]

To deliver BNG, a robust monitoring strategy is essential to determine if planned habitat creation / enhancement is progressing in accordance with the proposed plans, and that the condition of those habitats continues to improve at a temporal rate which is reflective of the 'target condition year' detailed within the accompanying Biodiversity Metric 3.1 (See report RT-MME-162772-01-RevB). Routine monitoring is also integral to informing the regular review of the management plan (every 5 years), allowing for management prescriptions to be added, removed or amended as necessary as part of an iterative approach to achieving the planned BNG uplift within the management area.

Monitoring of the delivery of the LEMP will comprise of two routine actions:

- **An Annual Management Audit, and**
- **Periodic Field Survey Monitoring**

4.1 Annual Management Audit

An annual summary of management works will be compiled by the principal contractor at the end of each year. The annual management review will list all actions that were proposed, and were to be carried out, in any given year and provide evidence to demonstrate that the works have been carried out. Acceptable evidence of works could include:

- Invoices/receipts from enhancement/management contractors; and,
- Timestamped photos of any management works taken before and after implementation.

Information relating to the above will be compiled using the Annual Management Review form template, provided in Appendix B.

The party responsible for compiling the Annual Management review is:

Homes For Students, or their appointed contractor

4.2 Field Survey Monitoring

Monitoring will principally comprise field surveillance visits carried out at regular intervals during the management period by a suitably qualified ecologist. These visits will be carried out in scheme years **1, 3, 5, 10, 15, 20, 25** and **30**, and will comprise two principal components:

- A habitat survey completed using a standard habitat survey method (e.g., UK Habitat Classification), and
- A habitat condition assessment using standardised condition criteria.

Field visits will principally be carried out in between late May - June to align with the optimal period for habitat surveys.

Data compiled during this surveillance visit will be summarised within a Field Monitoring Report. Each habitat will be assessed against the relevant habitat type description and condition criteria to establish if the target habitat type, extent and condition are fulfilled within the time threshold proposed.

The party responsible for field surveillance is:

Homes For Students, or their appointed contractor/ecologist.

Upon completion of each field survey monitoring reports it will be submitted to:

- The Local Planning Authority, **Manchester City Council**.

4.3 Adaptive Management

A summary of how adaptive management and the risks have been incorporated into the design of this management plan is detailed in this section.

A review of the LEMP will also be undertaken **every 5 years**, or before if monitoring shows that the target habitat or condition thresholds are not achieved or maintained by the target date. Information from both the Annual Management Audits and all completed Field Survey Monitoring will feed into the review to determine the relevant management response, which could include short-term contingency measures (e.g., compensatory mowing due to disrupted growing season) or longer-term changes to the LEMP.

This will ensure that:

- The provisions of the management prescriptions are fulfilled in accordance with the terms of habitat management proposals; and,
- The management remains appropriate and adaptable to achieve the targeted Aims and Objectives for each management area.

Should it be determined that management prescriptions within the LEMP need to be amended (either in works prescribed, time of year enacted, frequency, etc.) a revised version of the LEMP will be submitted to the Local Planning Authority / Responsible Body with which the management plan was agreed and bound to be enacted on the site via either a Section 106 agreement or Conservation Covenant.

The revised LEMP is to be approved in writing by the Local Planning Authority / Responsible Body and then enacted thereafter by **Homes For Students**.

Appendix A

Proposed Planting Species and Seeding Mixtures

Proposed Individual Tree Planting Species

- English oak / pedunculate oak, *Quercus robur*;
- Sessile oak, *Quercus petraea*;
- Beech, *Fagus sylvatica*;
- Silver birch, *Betula pendula*;
- Wild cherry, *Prunus avium*;
- Crab apple, *Malus sylvestris*;
- Large leaved lime, *Tilia platyphyllos*;
- Small leaved lime, *Tilia cordata*;
- Aspen, *Populus tremula*;
- Hornbeam, *Carpinus betulus*; and
- Whitebeam, *Sorbus aria*.

Within the first five years after planting, dead or unhealthy plants should be replaced with appropriate specimens.

To be completed by the principal contractor at the end of each management year.

Table 1.1 below outlines the habitat management prescriptions proposed for Add in Year / Period.

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Table 1.1 – Habitat enhancement/management proposed for year / period

This section highlights if any of the above management prescriptions could not be delivered and why and what if any, additional contingency measures or long-term LEMP changes are needed to remedy any management shortfalls.

Were all habitat enhancement/management works scheduled for this year carried out?

Yes/No - If no, list which measures that weren't completed.

What works were not complete, explain reasons why (reference evidence)?

Yes/No - If no, list which measures that weren't complete

What contingency measures are proposed in the next management year to address management constraints this year?

Yes/No - If no, list which measures that weren't completed

Appendix C

Drawings

Middlemarch Drawing C158021-01 – Phase 1 Habitat Map

Middlemarch Drawing C162772-01-01-RevB – Biodiversity Net Gain Proposal



C158021-01

Legend

Site boundary

x

Scattered scrub

.

Scattered tree

+++++

Fence

Wall

■

Building

■

Hardstanding

□

Bare ground

A

Amenity grassland

○

Target note

1. Large metal shipping container

2. Tree stump

3. Building that borders the boundary

4. Notable offsite habitat: Whitworth Park

Project

Moss Lane East

Drawing

Phase 1 Habitat Map

Client

Turley Associates

Drawing Number

C158021-01

Revision

00

Scale @ A3

1:250

Date

July 2022

Approved By

AC

Drawn By

JR

MIDDLEMARCH

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C162772-01-01-RevB

Legend

Application boundary

Proposed bee/bug box

Proposed bird box to proposed tree

Proposed tree

Tree to be removed

Proposed native climbing plants

Proposed ornamental hedgerow

Proposed building and hardstanding

Proposed flowering lawn

Proposed frontage planting mix

Proposed sedum roof

Project

Moss Lane East

Drawing

Biodiversity Net Gain Proposal

Client

Alumno Group

Drawing Number

C162772-01-01-RevB

Revision

Rev B

Scale @ A3

1:250

Date

September 2024

Approved By

SC

Drawn By

BD/AW

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