

# Biodiversity Net Gain Assessment

Church Lane, Moston, Manchester

Built Development Ltd

Revision B – August 2024



ecology

| SITE NAME                       |                   |                                             |                                                              |
|---------------------------------|-------------------|---------------------------------------------|--------------------------------------------------------------|
| Church Lane, Moston, Manchester |                   |                                             |                                                              |
| GRID REFERENCE                  |                   | DOCUMENT REFERENCE                          |                                                              |
| SD8635501396                    |                   | [LM0194]BNGA[Church Lane, Moston] Rev B     |                                                              |
| SITE DESIGNATION                |                   | LOCAL AUTHORITY                             |                                                              |
| None                            |                   | Manchester City Council                     |                                                              |
|                                 | NAME              | QUALIFICATIONS                              | DATE                                                         |
| PRINCIPAL AUTHOR                | Louisa Molloy     | Consultant Ecologist;<br>BSc (Hons)         | 02/08/2024                                                   |
| REVIEWED BY                     | Elizabeth McBride | Consultant Ecologist;<br>BSc (Hons); MCIEEM | 02/08/2024                                                   |
| REVISION HISTORY                |                   |                                             |                                                              |
| REVISION                        | DATE              | AUTHOR                                      | DESCRIPTION                                                  |
| A                               | August 2024       | LM                                          | Original                                                     |
| B                               | August 2024       | LM                                          | Updated to reference most recent Landscape Proposal revision |

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## APPENDIX A

A.1 Pre-Intervention Habitat Plan

A.2 Post Intervention Habitat Plan

## **A SUMMARY**

- 1 LM Ecology was commissioned by Built Development Ltd in June 2024 to carry out a Biodiversity Net Gain Assessment (BNGA) of land at Church Lane, Moston, Manchester.
- 2 The BNGA was commissioned to support plans to develop the land for housing with associated hard and soft landscaping, and pockets of public open space.
- 3 The BNGA was carried out using the statutory biodiversity metric.
- 4 The purpose of this report is as a supporting document to the statutory biodiversity metric calculation tool, and it provides an overview of the pre- and post-intervention values for the site and how a Biodiversity Net Gain (BNG) can be achieved on-site, if applicable.
- 5 This BNGA is based on the following plans:
  - Proposed Site Plan CL-BTP-00-SP-DR-A-4450\_105.13 dated 25/07/2024 by BTP Architects
  - Landscape Layout Revision A dated 05/08/2024 by TPM Landscape
- 6 To achieve a minimum 10% net gain on-site, the deficit of 6.56 habitat units must be addressed.
- 7 However, even with significant changes to the proposed layout to reduce this deficit, including retention of woodland and more individual trees, a reduction in the number of proposed dwellings and the creation of larger areas of public open space, it is unlikely that the 10% net gain can be achieved wholly on-site.
- 8 Therefore, based on the existing proposals, a deficit of between 6.56 and 13.11 habitat units (the latter figure with the spatial risk multiplier applied) will need to be offset either on land registered for off-site biodiversity net gain or by purchasing biodiversity credits, or a combination of both.
- 9 The results are valid for up to two years from the date of publication (August 2024) and only for the site layout and landscaping shown on the above plans. Any changes to the site layout and/or landscaping plans will require a recalculation to be carried out.

## **B INTRODUCTION**

10 LM Ecology was commissioned by Built Development Ltd in June 2024 to carry out a Biodiversity Net Gain Assessment (BNGA) of land at Church Lane, Moston, Manchester.

11 The site covers an area of approximately 1ha consisting of grassland, derelict land, woodland, scrub and individual trees.

12 The BNGA was commissioned to support plans to develop the land for housing with associated hard and soft landscaping, and pockets of public open space.

13 This BNGA is based on the following plans:

- Proposed Site Plan CL-BTP-00-SP-DR-A-4450\_105.13 dated 25/07/2024 by BTP Architects
- Landscape Layout Revision A dated 05/08/2024 by TPM Landscape

14 The purpose of this report is to:

- Provide baseline data to classify the type and strategic significance of the habitats prior to development.
- Ensure that the baseline habitat conditions are classified in a robust and consistent manner, so that classification is based on the best data available at the time of the assessment.
- Clearly identify data collection methods and any limitations.
- Calculate the post-development value of the site based on the development proposals.

15 The results are valid for up to two years from the date of publication (August 2024) and only for the site layout and landscaping shown on the above plans. Any changes to the site layout and/or landscaping plans will require a recalculation to be carried out.

## **C PLANNING POLICY AND LEGISLATION**

- 16 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they should be applied. Chapter 15 states that developers must identify and pursue opportunities for securing measurable net gains for biodiversity.
- 17 Under the Environment Act 2021, all planning permissions granted in England (with a few exceptions) will have to deliver at least 10% Biodiversity Net Gain. This will become legally enforceable following a transition period.

## **D METHODOLOGY**

### **D.1 Desk Study**

19 A desk study was carried out in July 2024 as part of the Biodiversity Net Gain Assessment. The following information was reviewed:

- Multi-Agency Geographic Information for the Countryside (MAGIC) online database.
- Greater Manchester Combined Authority (GMCA) MappingGM online database of Local Nature Recovery Strategy (LNRS) opportunity sites.
- Manchester' Local Development Framework Core Strategy Development Plan Document 2012 to 2027
- GMCA Biodiversity Net Gain Guidance for Greater Manchester February 2021

### **D.2 UK Habitat Survey**

20 The site survey was carried out by Louisa Molloy (Consultant Ecologist, BSc (Hons)) and Elizabeth McBride (Consultant Ecologist, BSc (Hons), MCIEEM) on 9 July 2024 in accordance with the UK Habitat Classification (UKHab) methodology (UKHAB Ltd, 2023). The habitats within the boundary of the site were broadly mapped with the principal habitat types and, where applicable, the dominant plant species identified within each habitat type.

### **D.3 Statutory Biodiversity Metric**

21 The Biodiversity Net Gain Assessment was carried out using the statutory biodiversity metric.

22 UK Habitat Survey habitats recorded from the site were input into the statutory biodiversity metric calculation tool and the baseline (or pre-intervention) biodiversity unit value of each habitat parcel was calculated.

23 The proposed development habitats were mapped and assigned a UK Habitat Survey type and then input into the statutory biodiversity metric calculation tool. The biodiversity unit values for the proposed development (or post-intervention) were then calculated using the same method.

24 The change in biodiversity value is calculated by subtracting the pre-intervention values from the post-intervention values to give final values from which it can be determined if the scheme delivers a biodiversity net gain or loss.

25 Metric calculations were undertaken by Louisa Molloy.

26 The assessment is based on CIEEMs Good Practice Principles (Baker, et al., 2019) and Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021).

27 Post-intervention habitats were mapped from the following plans provided by the client:

- Proposed Site Plan CL-BTP-00-SP-DR-A-4450\_105.13 dated 25/07/2024 by BTP Architects

- Landscape Layout Revision A dated 05/08/2024 by TPM Landscape

28 The full assessment results are provided in the supplied statutory biodiversity metric calculation tool and condition assessment sheets. Pre-and post-intervention habitat plans are included in Appendix A.

### **D.3.1 Strategic Significance**

29 The strategic significance of the habitats was determined from the results of the desk study, alongside guidance in the statutory metric user guide (DEFRA, 2024). In the statutory metric there are three options for strategic significance:

- Formally identified in local strategy.
- Location ecologically desirable but not in local strategy.
- Area/compensation not in local strategy/no local strategy.

### **D.3.2 Exclusions**

30 Proposed individual trees in private gardens have not been included in the post-intervention habitat calculation as per the statutory biodiversity metric user guide (DEFRA, 2024).

### **D.3.3 Assumptions and Limitations**

31 Habitat areas and lengths, both pre-and post-intervention, have been measured in QGIS using topographical survey data and plans georeferenced to the topographical survey data. Whilst every effort has been made to map the habitats as precisely as possible, there may be very minor errors in accuracy.

32 At the time of the site visit, it was evident that there had been recent disturbance or clearance of some of the site habitats to facilitate access for other investigations. The habitat type and condition of these disturbed areas were assessed using a combination of aerial photography and the characteristics of the immediately adjacent undisturbed habitats. As a result, this disturbance is not considered to have posed a significant constraint to the assessment of the site.

33 Reasonable assumptions have been made regarding the condition of the habitats created in the area of public open space. However, given the small size and location of this space, these assumptions are not expected to be inaccurate.

## **E ON-SITE PRE-INTERVENTION HABITATS**

### **E.1 Habitats**

#### **E.1.1 Other Woodland: Broadleaved**

##### **E.1.1.1 Parcel Reference w1g(1)**

34 0.1049ha of self-set young broadleaved woodland to the south of the site. The woodland is composed of frequent sycamore *Acer pseudoplatanus*, elder *Sambucus nigra*, hawthorn *Crataegus monogyna* and silver birch *Betula pendula*, with occasional grey willow *Salix cinerea* and goat willow *S. caprea*. Bramble *Rubus fruticosus* agg., dogwood *Cornus sanguinea* and common nettle *Urtica dioica* are present in the understorey, and ivy *Hedera helix* is growing up the trunks of some of the sycamores.

35 This woodland scored 29 out of a possible 39 for the woodland habitat type and has been assessed as being in moderate condition.

36 This habitat has a value of 0.84 habitat units.

##### **E.1.1.2 Parcel Reference w1g(2)**

37 0.0799ha of broadleaved woodland to the east of the site, forming the edge of larger tract of woodland that is part of Moston Vale greenspace to the south. This part of the woodland sits on the rim of a steep ravine and is composed of abundant sycamore, with frequent elder in the understorey. The ground flora is composed of locally abundant Himalayan balsam *Impatiens glandulifera*, with nettle, cleavers *Galium aparine* and ivy also present.

38 This section of woodland scored 25 out of a possible 39 for the woodland habitat type and is assessed as being in poor condition.

39 This habitat has a value of 0.37 habitat units.

#### **E.1.2 Other Neutral Grassland**

##### **E.1.2.1 Parcel Referenced g3c(1)**

40 0.0672ha of other neutral grassland that has developed on the sandy substrate of a former horse manege. The grassland is unmanaged, and the sward is sparse with a combination of tall grasses, low-growing forbs, and a high percentage of bryophytes. Species present include frequent fescue *Festuca* sp., Yorkshire fog *Holcus lanatus*, cat's-ear *Hypochaeris radicata*, and ragwort *Jacobaea vulgaris*, with occasional sweet vernal-grass *Anthoxanthum odoratum*, crested dog's-tail *Cynosurus cristatus* and Michaelmas daisy *Symphyotricum* sp., and more rarely red clover *Trifolium pratense* and self-heal *Prunella vulgaris*. Bramble and buddleia *Buddleja davidii*, along with silver birch saplings, are beginning to encroach into the grassland.

41 This grassland passed criteria D and E, but failed essential criteria A and F of the medium, high and very high distinctiveness grassland habitat type, and has been assessed as being in poor condition.

42 This habitat has a value of 0.27 habitat units.

#### **E.1.2.2 Parcel Reference g3c(2)**

43 0.355ha of other neutral grassland that was formerly used for grazing horses, but which is now unmanaged, resulting in a tall, grass dominant, and in some areas, tussocky sward. Species present include abundant Yorkshire fog, frequent creeping bent *Agrostis stolonifera*, ragwort and creeping buttercup *Ranunculus repens*, with occasional meadow buttercup *R. acris*, ribwort plantain *Plantago lanceolata* and red fescue *F. rubra*, and more rarely common bent *A. capillaris*, crested dog's-tail, hairy sedge *Carex hirta*, bush vetch *Vicia sepium* and sweet vernal grass. There is some minor bramble encroachment, and Japanese knotweed is locally frequent across the parcel.

44 This grassland passed essential criterion A, plus criteria B, C and D, and has been assessed as being in moderate condition.

45 This habitat has a value of 2.68 habitat units.

#### **E.1.3 Vacant or Derelict Land**

46 0.1861ha of vacant or derelict land which is composed of some areas of hardstanding and mounds of presumably tipped materials that have been abandoned and subsequently self-vegetated. Japanese knotweed is frequent to locally dominant across this parcel. Other species present are mainly tall ruderals and include locally abundant great willowherb *Epilobium hirsutum* and field horse-tail *Equisetum arvense*, frequent broad-leaved dock *Rumex obtusifolius*, common nettle and cleavers, occasional broad-leaved willowherb *Epilobium montanum*, and more rarely spear thistle *Cirsium vulgare* and great mullein *Verbascum thapsus*. There is bramble encroachment across the parcel.

47 This habitat passed criteria A and B of the core criteria for the urban habitat type and has been assessed as being in moderate condition.

48 This habitat has a value of 0.74 habitat units.

#### **E.1.4 Dense Scrub**

##### **E.1.4.1 Hawthorn Scrub - Parcel Reference h3f(1)**

49 0.0041ha thicket of dense hawthorn-dominant scrub to the west of the site.

50 This habitat passed criteria C and D of the scrub habitat type and has been assessed as being in poor condition.

51 This habitat has a value of 0.02 habitat units.

##### **E.1.4.2 Hawthorn Scrub - Parcel Reference h3f(2)**

52 0.021ha of hawthorn-dominant scrub to the north of the site. Other species present in the parcel include cherry *Prunus sp.*, rowan *Sorbus aucuparia*, elder, garden privet *Ligustrum ovalifolium* and ash *Fraxinus excelsior*. Sycamore saplings, wood avens *Geum urbanum* and

hedge bindweed *Calystegia sepium* are present in the understorey. Japanese knotweed is also present within this parcel.

53 This habitat passed criteria D of the scrub habitat type and has been assessed as being in poor condition.

54 This habitat has a value of 0.08 habitat units.

#### **E.1.4.3 Bramble Scrub**

55 A total of 0.1784ha of bramble-dominant scrub mainly encroaching from the edges of the site. Japanese knotweed is present in the parcels to the south west and north of the site.

56 A condition assessment is not applicable to this habitat type.

57 This habitat has a value of 0.71 habitat units.

#### **E.1.5 Individual Urban Trees**

58 24 individual urban trees (17 small, 5 medium, and 2 very large) with a total area of 0.3036ha. Mostly ash and sycamore, but with specimens of horse chestnut *Aesculus hippocastanum*, Norway maple *A. platanoides*, hawthorn, goat willow and elder.

59 13 trees passed three and 10 trees passed four of the six criteria of the trees habitat type and have been assessed as being in moderate condition. One tree, T5, a mature horse chestnut, passed all six criteria and is assessed as being in good condition.

60 This habitat has a total value of 3.13 habitat units.

#### **E.1.6 Developed Land; Sealed Surface**

61 This habitat is present in the form of two buildings, a stable and shed, with a total area of 0.0357ha.

62 A condition assessment is not applicable to this habitat type.

63 This habitat has a value of 0.00 habitat units.

#### **E.2 Strategic Significance**

64 As shown in Figure 1 below, taken from the MappingGM online database, woodland w1g(2) is part of an existing LNRS woodland (dark green), and approximately half of the site is mapped as an LNRS opportunity for tree planting (light green).

**Figure 1 Plan of Site Showing Existing and Potential On-site LNRS - taken from MappingGM Online Database**



65 Although this layer is available online, no official LNRS has been published yet. Therefore, Table 8 in the statutory metric user guide has been referred to (DEFRA, 2024). Table 8 states that if alternative documents identify existing habitats as locally ecologically important in a specified location then high strategic significance should be assigned in the baseline.

66 As woodland w1g(2) is within an existing LNRS woodland parcel, and woodland w1g(1) and individual urban trees G3, T4, T5, G6, T7, T8, G9 and G10 fall within and meet the definition of the LNRS opportunity parcel, they have all been assigned high strategic significance.

67 All other onsite habitats have been assigned low strategic significance.

### **E.3 Pre-intervention Biodiversity Value Calculations**

68 Based on the data input into the statutory biodiversity metric calculation tool, the pre-intervention habitats have a total value of:

- 8.97 habitat units.
- 0.00 hedgerow units.
- 0.00 watercourse units.

## **F ON-SITE POST-INTERVENTION HABITATS**

### **F.1 Proposals**

69 The proposals will involve the construction of a number of different dwelling types and sizes, with associated hard and soft landscaping, and pockets of open space. Proposed soft landscaping includes the creation of vegetated gardens for the dwellings. The pockets of public open space will comprise grassland, mixed scrub, individual trees, native hedgerow and introduced shrub.

### **F.2 Habitat Retention**

70 Eight individual urban trees will be retained. These are tree T4, T5, the five trees in G6, and T11.

71 The trees will retain their baseline condition, which will result in seven trees in moderate condition and one tree in good condition.

72 This retained habitat will have a total value of 1.43 habitat units.

73 No other existing habitats are proposed for retention.

### **F.3 Habitat Enhancement**

74 No habitat enhancement is proposed.

### **F.4 Habitat Creation**

75 The proposals will result in the creation of the following habitats.

#### **F.4.1 Other Neutral Grassland**

76 It is proposed that 0.0883ha of other neutral grassland will be created in pockets of public open space across the site.

77 Assuming that this habitat will meet essential criterion A, plus criteria B, and D of the medium, high and very high distinctiveness grassland habitat type, the predicted condition of this habitat is moderate.

78 This habitat will have a total value of 0.59 habitat units.

#### **F.4.2 Mixed Scrub**

79 It is proposed that 0.0696ha of mixed native scrub will be created in pockets of public open space across the site.

80 Assuming that this habitat will meet Criteria A and C of the scrub habitat type, the predicted condition of this habitat is poor.

81 This habitat will have a total value of 0.27 habitat units.

#### **F.4.3 Individual Urban Trees**

- 82 36 individual urban trees with a total area of 0.1465ha will be planted in the pockets of public open space across the site.
- 83 Assuming that each tree passes at least 3 of the 6 criteria of the individual tree habitat type, the predicted condition of each tree is moderate.
- 84 This habitat will have a total value of 0.49 habitat units.

#### **F.4.4 Introduced Shrub**

- 85 0.011ha of introduced shrub in the form of wildlife friendly planting is proposed in some of the pockets of public open space across the site.
- 86 A condition assessment is not applicable to this habitat type.
- 87 This habitat will have a value of 0.02 habitat units.

#### **F.4.5 Vegetated Garden**

- 88 0.2667ha of vegetated garden is proposed.
- 89 A condition assessment is not applicable to this habitat type.
- 90 This habitat will have a value of 0.51 habitat units.

#### **F.4.6 Developed Land; Sealed Surface**

- 91 0.5767ha of developed land; sealed surface comprising new dwellings, surfaced roads and other hard landscaping is proposed.
- 92 A condition assessment is not applicable to this habitat type.
- 93 This habitat has a value of 0.00 habitat units.

#### **F.4.7 Native Hedgerow**

- 94 0.019km of native hedgerow will be planted in the pocket of public open space to the north of the site.
- 95 Assuming that the hedgerow has no more than 4 attribute failures in total and does not fail both attributes in more than one functional group, the predicted condition of the hedgerow is moderate.
- 96 This habitat will have a value of 0.06 hedgerow units.

#### **F.4.8 Ornamental and Non-Native Hedgerow**

- 97 0.0257km of ornamental and non-native hedgerow will be planted as soft boundaries across the site.
- 98 This habitat type is assigned default poor condition by the metric.

99 This habitat will have a value of 0.25 hedgerow units.

## **F.5 Management and Monitoring**

100 The retained and newly planted individual urban trees, the other neutral grassland, and mixed scrub habitats are all medium distinctiveness habitats which constitute a relatively significant on-site habitat gain. Therefore, it is likely that these habitats will require management and monitoring for a 30-year period.

101 The introduced shrub is a low distinctiveness habitat which does not constitute a significant on-site gain. However, it will form a component of some of the pockets of public open space alongside new individual urban trees and mixed scrub. Therefore, in order to avoid conflicts between the management aims of these habitats, the introduced shrub will also likely need to be included in the same 30-year management and monitoring period.

102 Similarly, the native hedgerow is a low distinctiveness habitat and as no hedgerows are lost in the baseline, it is not technically counted as gain in the post-intervention calculations. However, for the same reasons as given for the introduced shrub, consideration should also be given to including the native hedgerow in the same 30-year management and monitoring period.

103 None of the other habitats will need to be included in the 30-year management and monitoring period.

## **F.6 Strategic Significance**

104 Strategic significance of the post-intervention habitats has been determined in the same way as described in Section E.2. Therefore, retained and newly planted individual trees that fall within the tree planting LNRS opportunity parcel have been assigned high strategic significance as they deliver the mapped habitats in this location. All other habitats have been assigned low strategic significance.

## **F.7 Post-intervention Biodiversity Value Calculations**

105 Based on the data input into the statutory biodiversity metric calculation tool, the post-intervention habitats have a total value of:

- 3.31 habitat units.
- 0.31 hedgerow units.
- 0.00 watercourse units.

## G BIODIVERSITY NET GAIN ASSESSMENT RESULTS

106 This assessment, based on the plans below, shows that the proposals will result in a loss of -5.66 habitat units (-63.09%), a gain of 0.31 hedgerow units, and no change in watercourse units. The trading rules have not been satisfied in relation to low and medium distinctiveness habitat types, which require the same distinctiveness or better habitat and same broad habitat or higher distinctiveness habitat to offset them.

- Proposed Site Plan CL-BTP-00-SP-DR-A-4450\_105.13 dated 25/07/2024 by BTP Architects
- Landscape Layout Revision A dated 05/08/2024 by TPM Landscape

**Figure 2 Screen grab of Statutory Biodiversity Metric final results for Church Street, Moston Manchester**

| FINAL RESULTS                                                                                                                |                                |         |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------|
| Total net unit change<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small> | Habitat units                  | -5.66   |
|                                                                                                                              | Hedgerow units                 | 0.31    |
|                                                                                                                              | Watercourse units              | 0.00    |
| Total net % change<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>    | Habitat units                  | -63.09% |
|                                                                                                                              | Hedgerow units                 | N/A     |
|                                                                                                                              | Watercourse units              | 0.00%   |
| Trading rules satisfied?                                                                                                     | No - Check Trading Summaries ▲ |         |
|                                                                                                                              |                                |         |

| Unit Type         | Target | Baseline Units | Units Required | Unit Deficit |
|-------------------|--------|----------------|----------------|--------------|
| Habitat units     | 10.00% | 8.97           | 9.87           | 6.56         |
| Hedgerow units    | 10.00% | 0.00           | 0.00           | 0.00         |
| Watercourse units | 10.00% | 0.00           | 0.00           | 0.00         |

|                                                           |  |  |  |  |
|-----------------------------------------------------------|--|--|--|--|
| No additional hedgerow units required to meet target ✓    |  |  |  |  |
| No additional watercourse units required to meet target ✓ |  |  |  |  |

Input errors/rule breaks present in metric ▲

107 To achieve a minimum 10% net gain on-site, the deficit of 6.56 habitat units must be addressed.

108 However, even with significant changes to the proposed layout to reduce this deficit, including retention of woodland and more individual trees, a reduction in the number of proposed dwellings and the creation of larger areas of public open space, it is unlikely that the 10% net gain can be achieved wholly on-site.

109 Therefore, based on the existing proposals, a deficit of between 6.56 and 13.11 habitat units (the latter figure with the spatial risk multiplier applied) will need to be offset either on land registered for off-site biodiversity net gain or by purchasing biodiversity credits, or a combination of both.

110 The results are valid for up to two years from the date of publication (August 2024) and only for the site layout and landscaping shown on the above plan. Any changes to the site layout and/or landscaping plans will require a recalculation to be carried out.

## H REFERENCES

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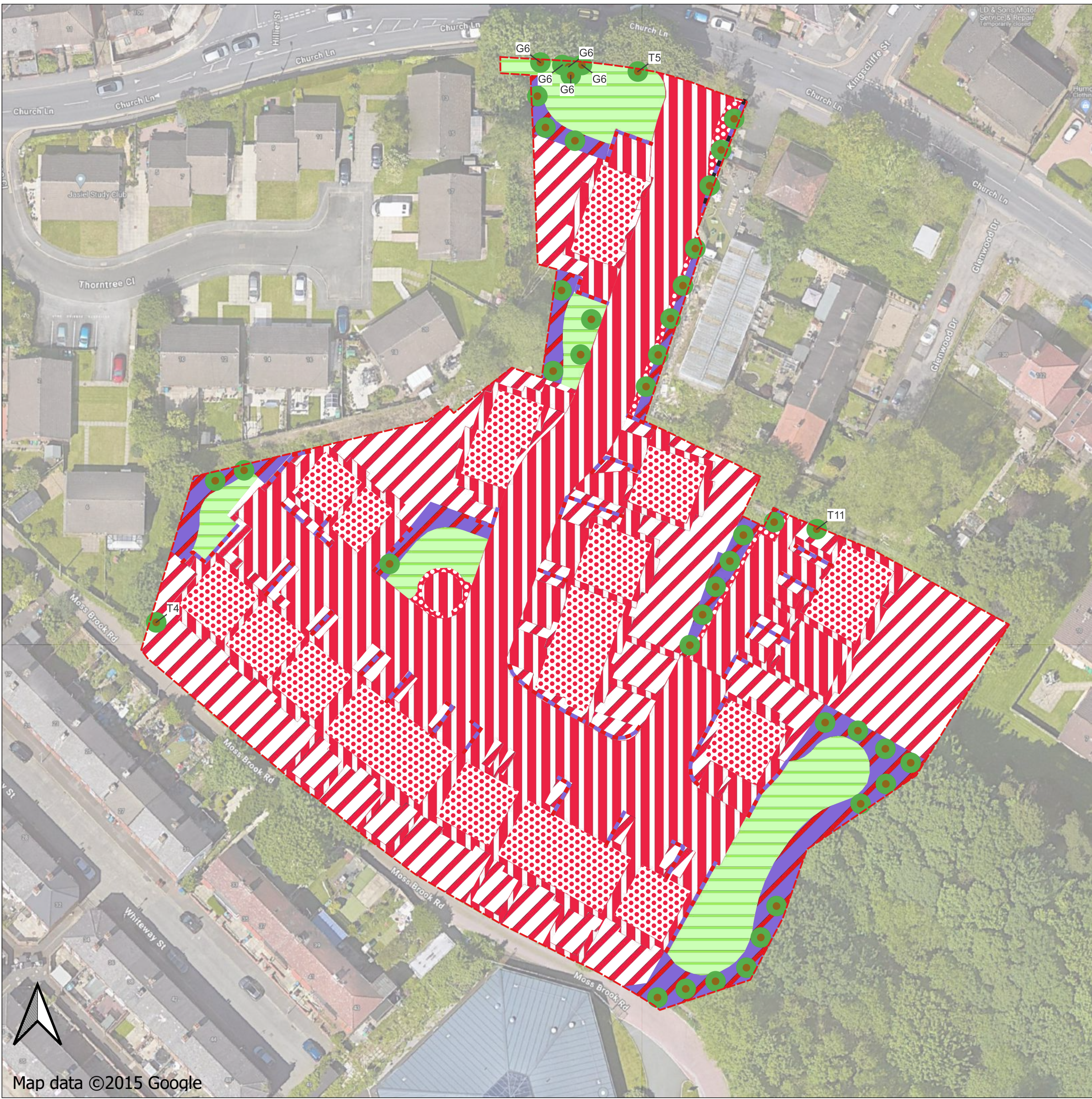
## APPENDIX A



Legend

- Site boundary
- Other neutral grassland
- Other woodland; broadleaved
- Dense scrub
- Vacant or derelict land
- Buildings
- Individual urban tree

|                                                                                                                                                                                                                                    |                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Project                                                                                                                                                                                                                            | Church Lane, Moston, Manchester   |
| Title                                                                                                                                                                                                                              | A.1 Pre-intervention Habitat Plan |
| Client                                                                                                                                                                                                                             | Built Development Ltd             |
| Date                                                                                                                                                                                                                               | August 2024                       |
| Ref                                                                                                                                                                                                                                | [LM0194]A.1[REV A]PRE             |
| <div><div>02040 m</div><div>Indicative only.<br/>Do not scale from plan.</div></div>                                                                                                                                               |                                   |
| <div><div><div>lm</div><div>ecology</div></div><div>E: <a href="mailto:louisa@lm-ecology.co.uk">louisa@lm-ecology.co.uk</a><br/>T: 07923 334190<br/>W: <a href="https://lm-ecology.co.uk">https://lm-ecology.co.uk</a></div></div> |                                   |



Legend

- Site boundary
- Other neutral grassland
- Mixed scrub
- Vegetated garden
- Developed land; sealed surface
- Buildings
- Introduced shrubs
- Native hedgerow
- Ornamental and non-native hedgerow
- Individual urban tree - retained
- Individual urban tree - new

|                                                                                                                                                                                                                          |                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Project                                                                                                                                                                                                                  | Church Lane, Moston, Manchester    |
| Title                                                                                                                                                                                                                    | A.2 Post-intervention Habitat Plan |
| Client                                                                                                                                                                                                                   | Built Development Ltd              |
| Date                                                                                                                                                                                                                     | August 2024                        |
| Ref                                                                                                                                                                                                                      | [LM0194]A.2[REV A]POST             |
| 02040 mIndicative only.<br>Do not scale from plan.                                                                                                                                                                       |                                    |
| <div><div>lm</div><div>ecology</div></div> <div>E: <a href="mailto:louisa@lm-ecology.co.uk">louisa@lm-ecology.co.uk</a><br/>T: 07923 334190<br/>W: <a href="https://lm-ecology.co.uk">https://lm-ecology.co.uk</a></div> |                                    |