



e3p

Biodiversity Metric Report

Cheetham Hill Road, Manchester

Reference: 81-135-R3-1

Date: December 2023



BIODIVERSITY METRIC REPORT

Cheetham Hill Road
Manchester

Prepared for:
UV Cheetham Hill Development Ltd

Report Ref: 81-135-R3-1
Date Issued: 20/12/2023

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QUALITY ASSURANCE

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DATE	December 2023		
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QUALIFICATIONS	BSc (Hons), MSc, MIEnvSc, CEnv, MCIEEM, Associate Director		

EXECUTIVE SUMMARY

Site Address	33 - 41 Cheetham Hill Road, Cheetham, Manchester M4 4FT
Co-ordinates	E 384076, N 399407
Site Area	Approximately 0.1 ha
Current Site Use	The site comprised a disused building and associated flat roof extension, surrounded by an area of hardstanding. Roads define the site boundaries on all aspects.
Proposed Development	The proposed scheme includes the development of an apartment complex with associated car parking and landscaping, in addition to a partly vegetated roof terrace.
Results	The biodiversity metric results show a gain of 0.04 habitat units A gain of 100% habitat units will be incurred on-site as a result of development.
Conclusions and Recommendations	The proposed scheme and proposed site plans show a total gain of 0.04 habitat units as a result of the development. This result far exceeds the required net gain of 10%; therefore, no further intervention beyond the proposed landscape plan is required. Additional species enhancements could be provided on-site, which could include bat and bird boxes.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by UV Cheetham Hill Development Ltd to undertake a Biodiversity Metric Calculation at Cheetham Hill Road, Manchester, hereafter referred to as "the site".

This report has been produced by Phoebe Parry BSc (Hons) QCIEEM, Graduate Ecologist at E3P. Phoebe has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This report should be read in conjunction with 'Biodiversity Metric 4.0 Calculation Tool – Cheetham Hill Road, Manchester.xl'.

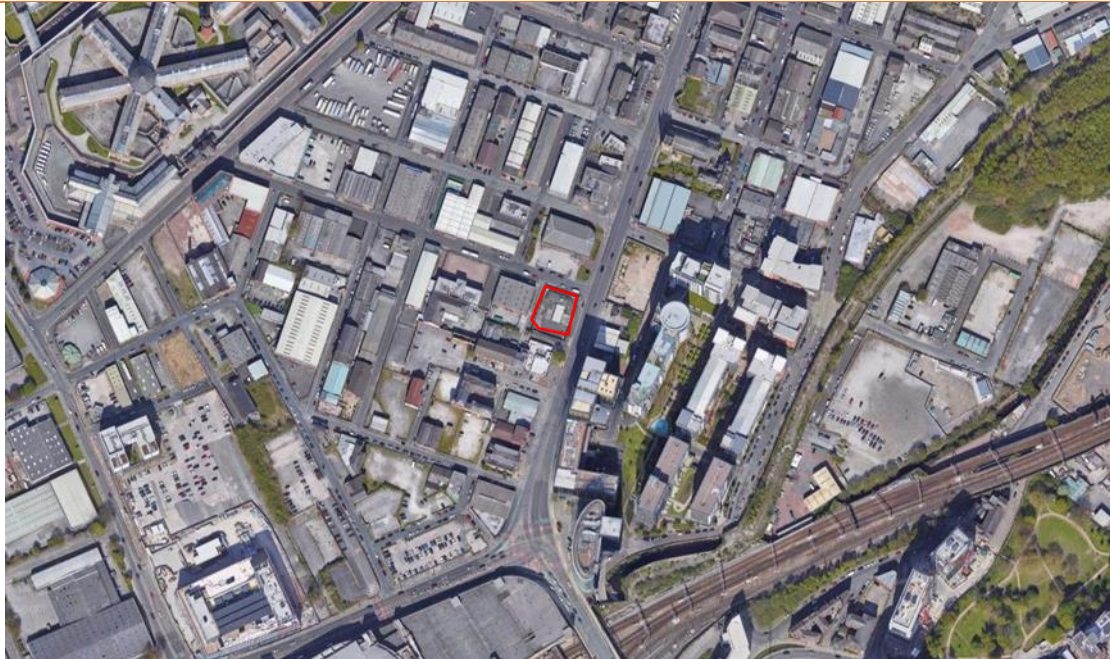
1.2. PREVIOUS SURVEYS

E3P undertook an Ecological Walkover on-site in June 2023 (report reference: 81-135-R1). During the updated survey, the site was found to have no habitats and only comprised buildings and hardstanding.

1.3. SITE LOCATION

The site is located within north Manchester, in the urban area of Cheetham Hill. A series of commercial units are situated to the south and the west of the site. Carnarvon Street defines the site boundary to the north. Cheetham Hill Road defines the east boundary of the site. St Michael's Flags and Angel Meadow Park is located approximately 380 m southeast of the site, with the River Irwell located approximately 520 m south west. Please refer to Figure 1.1. for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the Biodiversity Metric are to:

-  Identify percentage change in on-site habitat.
-  Identify the number of habitat units lost/gained on-site; and
-  Determine the need for a conservation offset payment or off-site habitat creation.

The findings of the calculation are detailed within this report, along with recommendations.



2. METHODOLOGY

2.1. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Biodiversity Metric 4.0 2023 version was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within The Biodiversity Metric 4.0 User Guide (Natural England, 2023), the Biodiversity Metric 4.0 Technical Supplement (Natural England, 2022) and the Summary of Changes Biodiversity Metric 3.1 to 4.0 (2023).

This metric was calculated by Phoebe Parry. Phoebe has attended internal training courses focussing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool.

This metric was reviewed by Associate Director Celia Kenyon, BSc (Hons) MSc MEnvSc CEnv MCIEEM. Celia has undertaken a number of online training courses with CIEEM including 'Calculating and Using Biodiversity Units with Metric 2.0' and 'Biodiversity Net Gain Through Development'. Celia has also completed Condition Assessments on a number of sites across the UK and holds a Level 3 Field Identification Skills Certificate (FISC).

2.2. ON-SITE HABITAT BASELINE DATA

The baseline data used to inform the condition assessment was collected on 26th June 2023 during the Ecological Walkover. Condition assessments were not required as there were no habitats on site.

On-site baseline habitats were measured off the UKHab Habitat Plan using QGIS. Please see Appendix I for the UKHab Habitat Plan.

2.3. POST DEVELOPMENT HABITAT CREATION

The Landscape Plan – Ground Floor and Roof Terrace – Landscape Plan were used to measure potential habitat creation on-site (Smeeden Foreman, 2023, 19868-1002–1003). The areas of proposed habitat were measured using QGIS from the PDF drawing and the areas of proposed trees were measured using the metric's tree helper.

The classification of habitats and condition are assumed from the Landscape Plans. In order to achieve the biodiversity units outlined in the report, the created habitats must fulfil the condition assessment criteria outlined in Table 3.2 and be a good representation of their designated UKHab Classification (UKHab 2023). The proposed trees are assumed to be small and will therefore have a girth of less than 20 cm when planted.

Please see Appendix II for the Landscape Plans and Appendix III for the Post-Development Plan.

2.4. LIMITATIONS

Some areas on the site are double counted, including root protection zones and areas of habitat, where overlap is shown. This means areas of habitat pre- and post-development do not total to the same area.



In addition, the proposed habitats on the roof terrace are counted within the metric instead of the hardstanding/building below. This is not considered to be a constraint as the habitats are not double counted.



3. RESULTS

3.1. ON-SITE BASELINE CONDITION ASSESSMENT RESULTS

Table 3.1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

TABLE 3.1 HABITAT BASELINE CONDITION ASSESSMENT RESULTS

HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
URBAN – DEVELOPED LAND; SEALED SURFACE	0.126	N/A	N/A

3.2. HABITAT CREATION CONDITION ASSESSMENT

Habitats are indicated on the Landscape Plans, which include the construction of a residential apartment block with associated car parking and introduced shrub on the ground floor, in addition to a partly vegetated roof terrace with introduced shrub and scattered trees. Table 3.2 shows the details of the target condition assessment and total areas of habitat creation. It has been assumed that there will be no significant delay in the creation of the proposed habitat features, as such the delay in starting habitat creation has been set to zero.

TABLE 3.2 HABITAT CREATION CONDITION ASSESSMENT RESULTS

HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
HARDSTANDING AND BUILDINGS	Urban - Developed Land; Sealed Surface	0.1175	N/A	N/A



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
PROPOSED MIXED PLANTING	Urban – Introduced Shrub	0.0085	N/A	Target time to condition will be one year.
SCATTERED TREES	Individual Trees	0.0081 (x2 small)	Moderate Passes 3 of 6 condition assessment criteria: ✳ The tree is a native species. ✳ The tree canopy is predominantly continuous (individual trees automatically pass this criterion). ✳ No evidence of adverse impact on tree health by anthropogenic activities.	Target time to condition will be 27 years.



3.3. STRATEGIC SIGNIFICANCE

The strategic significance was defined as 'Area not in local strategy, no local strategy'. Due to the developed nature of the site and the surrounding area, the site is not anticipated to have significant ecological value. In addition, the site is not formally mentioned in the Local Plan (Manchester City Council, 2012).

3.4. BIODIVERSITY UNIT RESULT

The headline results of the metric show a gain of 0.04 habitat units as a result of the development. Table 3.3 shows the headline results detailed within the Biodiversity Metric.

TABLE 3.3 HEADLINE RESULTS

HEADLINE	CATEGORY	RESULT
TOTAL NET UNIT CHANGE	Habitat Units	+0.04
	Hedgerow Units	N/A
	River Units	N/A
TOTAL NET % CHANGE	Habitat Units	+100%
	Hedgerow Units	N/A
	River Units	N/A

The trading rules of the metric have been satisfied as habitats lost have been 'traded up'.



4. CONCLUSIONS AND RECOMMENDATIONS

The proposed landscape plans show a total gain of 0.04 habitat units as a result of the development. This gain far exceeds the required net gain of 10%; therefore, no further intervention beyond the proposed landscape plan is required.

The habitat classifications and their conditions have been assumed from the proposed landscape plan. So, to achieve the calculated gain in biodiversity units, the development must follow the habitat plan outlined in Appendix III, in addition to achieving the condition assessment criteria of each habitat outlined in Table 3.2.

As the baseline biodiversity on the site is considered to be zero due to the lack of habitats, therefore, any habitat creation on site will result in a 100% net gain.

The Biodiversity Metric does not account for additional species enhancements within the site, and to further increase the site's value for wildlife, Bat and bird boxes could be integrated into the proposed residential unit.



5. REFERENCES

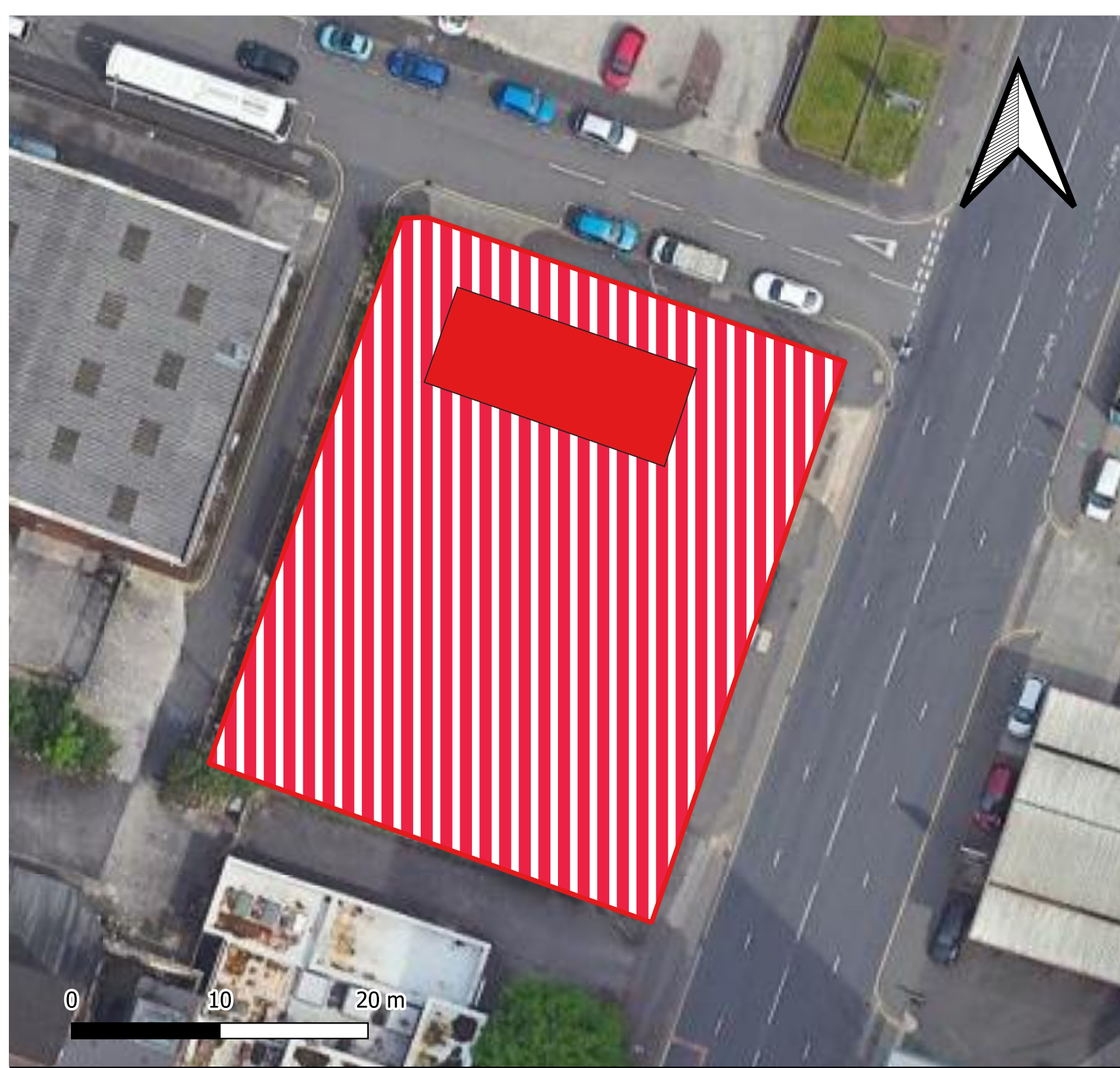
- ✿ E3P (2023). Preliminary Roost Assessment and Ecological Walkover (81-135-R1).
- ✿ Manchester City Council. (2012). Manchester's Local Development Framework.
- ✿ National Planning Policy Framework (2021). Ministry of Housing, Communities and Local Government.
- ✿ Natural England Joint Publication JP039. (2023). The Biodiversity Metric 4.0. User Guide. Technical Annex 2.
- ✿ Natural England Joint Publication JP039. (2023). The Biodiversity Metric 4.0. User Guide.
- ✿ Smeeden Foreman (2023). Landscape Plan – Ground Floor Drawing Reference 19868-1002.
- ✿ Smeeden Foreman (2023). Roof Terrace – Landscape Plan Drawing Reference 19868-1003.

END OF REPORT



APPENDIX I

UKHAB HABITAT PLAN

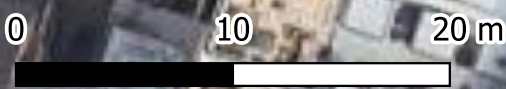


Key:

-  Site Boundary
-  Developed land; sealed surface (u1b)
-  Buildings (u1b5)

Notes

Issue: 1	Revision: 1	Date: Dec 2023	Drawn: PP	Authorised: CK
Client: UV Cheetham Hill Development Ltd			Job No. 81-135	Date: Dec 2023
			Drawing No. 81-135-001	Scale: 1:350
Job title: Cheetham Hill Road, Manchester			Drawing title: UKHab Habitat Plan	



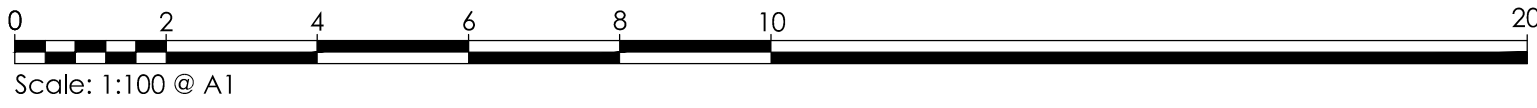
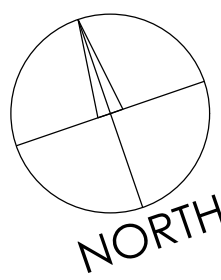


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APPENDIX II

PROPOSED SITE PLAN



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Rev	Date	Description	Drawn	Chkd
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CARNARVON STREET

GIBSON PLACE

CHEETHAM HILL ROAD



Key:

- 1) Proposed structural & mixed planting
- 2) Proposed raised linear planters
- 3) Proposed access ramps
- 4) Proposed steps
- 5) Proposed paving
- 6) Proposed strategic landscape level
- 7) Existing street lighting column



Landscape Architecture
Ecology
Arboriculture

www.smeedenforeman.co.uk
Walsfield Manchester Milton Keynes Reading London Harrogate

Client
ZX Cheetham Hill Development Ltd

Project Title
Proposed Residential Development

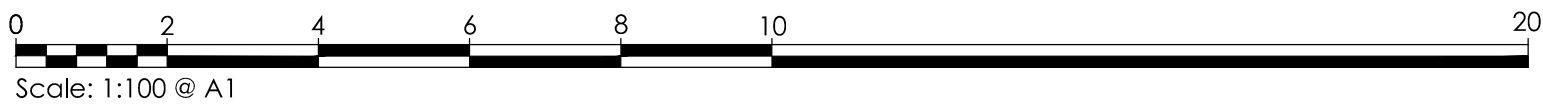
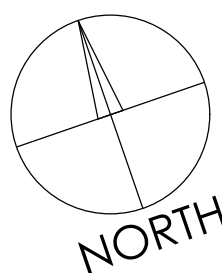
33-41 Cheetham Hill Road
Manchester
M4 4FT

Drawing Title
Landscape Plan - Ground Floor

Drawn	Checked	Scale @A1	BIM Status	Date
HS	AS	1:100	S2	11/23

Drawing Status	Rev.	Project No
Planning	-	19868

Project No.	Originator	Volume	Level	Type	Role	Number
19868	SF	XX	XX	DR	L	1002



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Rev	Date	Description	Drawn	Chkd
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PLANNING DRAWING

This drawing has been prepared for submission to the relevant Local Authority as part of a Planning Application. It is not intended to assist with the pricing of any elements. For structural details refer to the Structural & Civil Engineers detailed design drawings & specifications.

For M&E information, refer to the M&E Engineers and sub contractor's design drawings & specifications. Do not scale from this drawing. Verify all dimensions and setting out on site. Notify any discrepancies to the architect.

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CARNARVON STREET

GIBSON PLACE

CHEETHAM HILLROAD

PROPOSED UNIT

Key:

- 1) Mixed planting
- 2) Small ornamental trees
- 3) Specimen Shrub Planting
- 4) Linear paving
- 5) Large unit paving
- 6) Raised planters
- 7) Wind mitigation screening
- 8) Timber posts
- 9) Standalone flexible terrace furniture
- 10) Standalone bench
- 11) Integrated timber benching
- 12) Overhead catenary lighting
- 13) Integrated Feature Lighting to bench edge
- 14) Recessed wall lights



Landscape Architecture
Ecology
Arboriculture

Wakefield Manchester Milton Keynes Reading London Harrogate

Client
ZX Cheetham Hill Development Ltd

Project Title
Proposed Residential Development

33-41 Cheetham Hill Road
Manchester
M4 4FT

Drawing Title
Roof Terrace - Landscape Plan

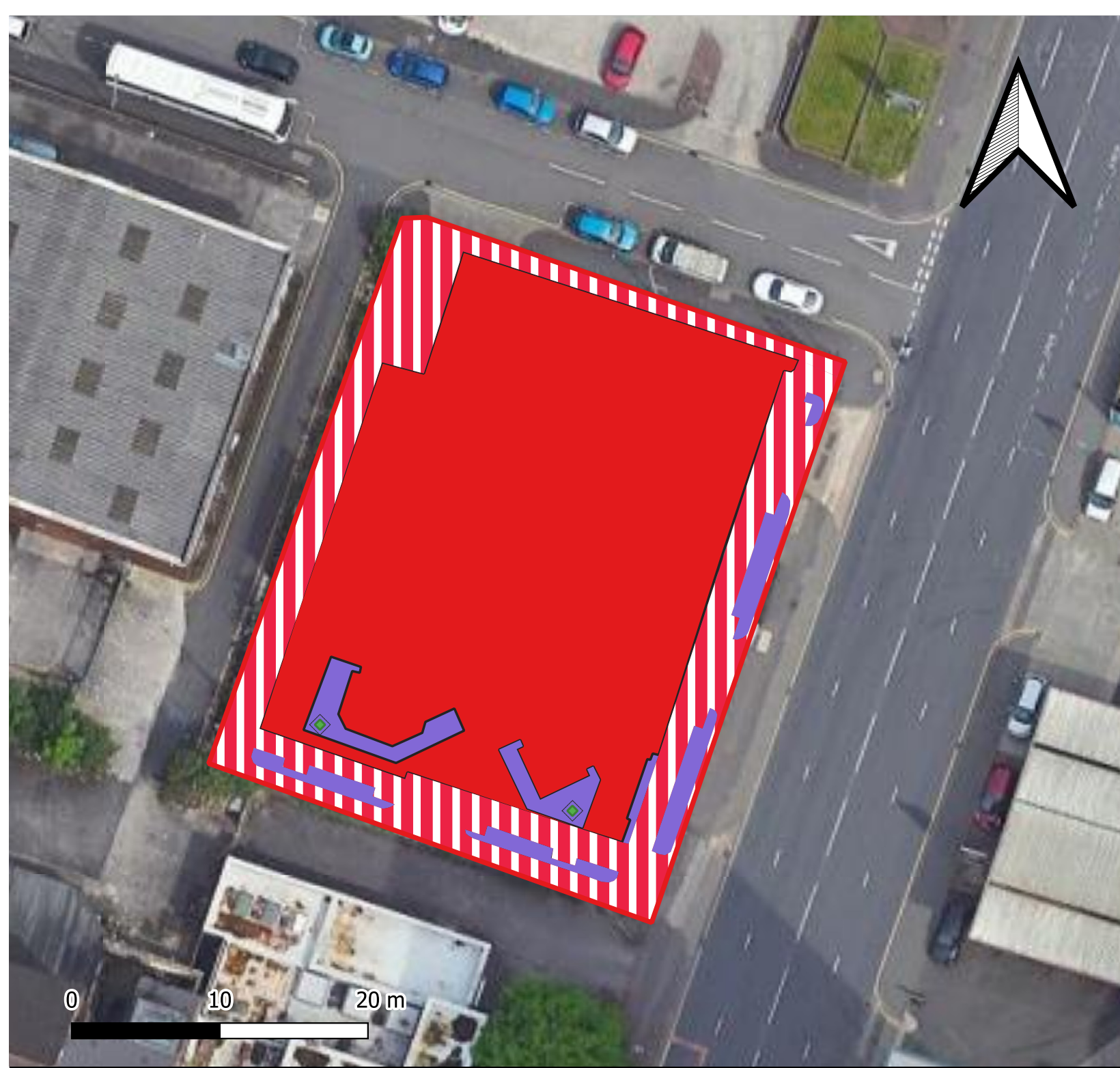
Drawn	Checked	Scale	Rev	Rev	Rev	Date
HS	AS	1:100	S2	-	-	11/23

Project No.	Originator	Volume	Level	Type	Role	Number
19868	SF	XX	17	DR	L	1003

APPENDIX III

POST DEVELOPMENT

PLAN



Key:

-  Site Boundary
-  Developed land; sealed surface (u1b)
-  Proposed introduced shrub (u, 847)
-  Buildings (u1b5)
-  Small scattered tree (32)

Notes

Issue: 1	Revision: 1	Date: Dec 2023	Drawn: PP	Authorised: CK
Client: UV Cheetham Hill Development Ltd			Job No. 81-135	Date: Dec 2023
			Drawing No. 81-135-002	Scale: 1:350
Job title: Cheetham Hill Road, Manchester			Drawing title: Post-Development Plan	



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