



Land Parkmount Road,
Harpurhey, Manchester

Updated Biodiversity Net Gain Assessment

21st May 2024

Authored by Richard Roe BSc MSc MCIEEM CEnv

CONTACT DETAILS

KINGDOM ECOLOGY LTD
7 Speke Road
Woolton
Liverpool
L25 8QA

Email: enquiries@kingdomecology.com

CONTENTS

1	Introduction.....	2
1.1	Background.....	2
2	Habitats.....	3
2.1	Existing Habitats	3
2.2	Proposals	4
3	Biodiversity Metric Calculation	5
3.1.1	Biodiversity Metric Calculation Results	5
4	Appendix	6

1 Introduction

1.1 Background

Kingdom Ecology have undertaken a Biodiversity Net Gain Assessment for the proposed development of an approximately 0.8ha area of amenity grassland and scattered, ornamental trees located at Parkmount Road, Harpurhey, Manchester, M9 8AL (National Grid Reference SD 8601 0213).

Development proposals are to redevelop the site with new housing with associated landscaping, parking and road infrastructure (see Figure 1-3 in the Appendix for existing habitats and development proposals). The works will result in the loss of amenity grassland and mature urban trees.

A Biodiversity Metric Assessment for the site pre- and post-development has been carried out to determine the level of any off-site habitat compensation required.

On-site habitat improvements have been designed into the landscape plan where possible based around the latest site layout. This has included extensive tree and hedgerow planting, plus inclusion of small areas of wildflower planting.

An ecological walkover survey was originally carried out on 27th January 2022. The findings of the site surveys and a desk study have been used to assess habitats and to calculate the biodiversity units of pre-construction habitats.

The relative biodiversity units of the proposed development have also been calculated in order to measure any net change in biodiversity units.

The original survey and the net gain assessment have been completed by Richard Roe (BSc, MSc, MIEEM, CEnv). Richard has extensive experience of undertaking habitat and protected species surveys as a professional ecological consultant with over twenty years' experience.

2 Habitats

2.1 Existing Habitats

An Ecological Walkover of the site was undertaken on the on the on 27th January 2022 (see Kingdom Ecology Report *'Parkmount Road, Hapurhey, Manchester- Preliminary Ecological Appraisal dated 9th February 2022*).

The study site comprises of an approximate 0.8ha in area and comprises of an area of mown amenity grassland located on a shallow slope adjacent to the A664 Rochdale Road.

The site comprises of an area of frequently mown grassland with three groups of broadleaved trees.

The grassland species comprise of abundant perennial rye-grass and occasional Yorkshire fog. Herbs include occasional common mouse ear, ribwort plantain, daisy, dandelion and cat's ear. Two hardstanding paths run through the areas of grassland.

The areas of mown grassland are considered to be species-poor and typical of areas of amenity grassland and playing fields throughout the UK. With regards to the biodiversity net game condition assessments, the grassland is assessed as being in a 'poor condition' as it fails essential condition criterion A.

The three groups of trees comprise of three semi-mature lime trees and a hawthorn shrub; four mature London plane trees; and six mature common lime trees. With regards to the biodiversity net game condition assessments, the scattered urban trees assessed as being in a 'moderate condition' as they meet 3 or 4 of the required 6 condition criteria (the mature lime trees meet criteria A, C, D and F; whilst the semi-mature lime trees and hawthorn meet criteria A, D and F; whilst the plane trees meet criteria C, D and F).

Habitats within the study site are considered to be of limited botanical value in their own right. However, the trees are considered to be of minor conservation value as they offer suitable foraging and refuge habitat to various common wildlife including common invertebrates and birds. All trees apart from one of the mature plane trees would be removed as part of the development proposals.

2.2 Proposals

The interior of the site will be cleared as part of the development proposals (apart from one tree) with new housing and an apartment block constructed along with associated areas of vegetated garden, road, parking, paths and public open space.

In order to maximise the biodiversity value of the development, 63 new trees will be planted, along with areas of wildflower grassland, native hedge and ornamental shrubbery.

The trees have been largely selected for their aesthetic value and will comprise of non-native species, including ornamental maples and hornbeam.

Additional lengths of hedgerow will be provided at the site including extensive lengths of native ornamental hedge (386m), which will comprise of a combination of hawthorn, hornbeam and holly.

The locations of proposed tree planting and hedgerows are shown on the associated landscaping plan in the Appendix.

In addition, the development will include areas of wildflower planting in public areas. The land will be seeded with wildflower seed mix (Emorsgate EM1 General Purpose Meadow Mix) and will be managed as a wildflower rich, neutral grassland habitat.

Full details of planting regimes and seed mixes can be found within the associated Landscaping plan for the site.

Post development, the remainder of the site will comprise of areas of hardstanding, buildings, and vegetated gardens.

3 Biodiversity Metric Calculation

3.1.1 Biodiversity Metric Calculation Results

Based upon the on-site and off-site development proposals, the relative biodiversity units at the site before and after the development proposals have been calculated following methodologies and using tools provided within DEFRA's Statutory Biodiversity Metric Calculator Version (DEFRA November 2023).

Summary tables of these calculations are provided in the Appendix. The full Biodiversity Metric Calculation Tool Spreadsheet for the site has also been submitted to the Council.

The baseline biodiversity units (i.e. the site's pre-development condition) has been calculated at 2.96 Habitat Units and Zero Hedgerow Units.

The on-site biodiversity units after the completion of development has been calculated at 1.39 habitat units and 0.37 Hedgerow Units.

The development will therefore result in a net loss of -1.57 habitat units representing a net percentage biodiversity loss of 53.10% in habitat units and a net gain of 0.37 hedgerow units.

Therefore, in order to achieve a net gain of 10% an additional 1.87 Biodiversity Units would need to be provided on land off-site.

In addition, it is recommended that further biodiversity enhancements are provided at the site including the incorporation of bat and bird boxes into the proposed new buildings for the site.

4 Appendix

Parkmount Road
Biodiversity Net Gain Assessment



Biodiversity Net Gain Summary Results Table

On-site baseline	Habitat units	2.96		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	1.39		
	Hedgerow units	0.37		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-1.57	-53.10%	On-site net gain is less than target set A Zero baseline units - % cannot be calculated
	Hedgerow units	0.37	N/A	
	Watercourse units	0.00	0.00%	
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-1.57		
	Hedgerow units	0.37		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-1.57		
	Hedgerow units	0.37		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-53.10%	Total net gain achieved is less than target set A	
	Hedgerow units	N/A	0 baseline units - % cannot be calculated	
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			

**FIGURE 1 -
Baseline Habitats**



KEY

-  Red Boundary
-  Medium Tree
-  Developed/Sealed Surface
-  Modified Grassland

0 10 20 m



**FIGURE 2 -
Proposed Habitats**



AMENITY LAWN

ALLOTMENT PLANTING

ORNAMENTAL SHRUB AND HERBACEOUS PLANTING

PROPOSED MIXED NATIVE HEDGEROW TO BE MAINTAINED 1M HEIGHT

WILDFLOWER MEADOW PLANTING

PROPOSED TREE

PROPOSED SPECIMEN

EXISTING TARMAC

EXISTING TREE

EXISTING BUS STOP

 ADOPTABLE DRIVEWAY - MANCHESTER CITY COUNCIL SPECIFICATION:

- SURFACE COURSE - 40mm AC 10 CLOSE SURFACE COURSE (CL 912)
- BINDER COURSE - 60mm AC 20 DENSE BINDER (CL 906)
- BASE - 150mm AC 32 DENSE BASE (CL 906)
- SUB-BASE - 200mm TYPE 1 SUB-BASE (TO CL 803) IN MAX 150mm WELL COMPACTED LAYERS (BASED ON 2-3% CBR)
- CAPPING - 6FZ IN MAX 200mm COMPACTED LAYER AS REQUIRED TO SUIT CBR RESULTS (CL 616)

 ADOPTABLE VEHICLE CROSSING - MANCHESTER CITY COUNCIL SPECIFICATION:

- SURFACE COURSE - 20mm ASPHALT CONCRETE SURFACE COURSE TO CLAUSE 909, 914
- BINDER COURSE - 50mm ASPHALT CONCRETE BINDER COURSE TO CLAUSE 906, 929
- BASE - 150mm WET LEAN CONCRETE TYPE ST2 TO TABLE 10/1 CLAUSE 1001
- BLINDING - 75mm TYPE 1 GRANULAR BLINDING AS REQUIRED

 ADOPTABLE FOOTWAY - MANCHESTER CITY COUNCIL SPECIFICATION:

- SURFACE COURSE - 20mm ASPHALT CONCRETE SURFACE COURSE TO CLAUSE 909, 914
- BINDER COURSE - 40mm ASPHALT CONCRETE BINDER COURSE TO CLAUSE 906, 929
- BASE - 150mm WET LEAN CONCRETE TYPE ST2 TO TABLE 10/1 CLAUSE 1001
- 75mm TYPE 1 GRANULAR BLINDING AS REQUIRED

 SHARED DRIVEWAY (HOMEZONES) - NHBC STANDARD:

- SURFACE COURSE - 80mm BLOCKED PAVERS TO BS 6717 OF CLASS MARKINGS W2, A2 AND S3
- BINDER COURSE - 50mm SHARP SAND TO BS 7533-3 CATEGORY II OF ANNEX D
- SUB-BASE 325mm DTP TYPE 1 GRANULAR (BASED 2-4% CBR)

 LINED PERMEABLE PAVING:

- SURFACE COURSE - 60mm PERMEABLE BLOCK TO ARCHITECT'S SPECIFICATION
- 50mm SINGLE SIZED (2-6 mm) CLEAN CRUSHED STONE LAID ON A PERMEABLE GEOTEXTILE
- 300mm TYPE 3 SUB-BASE - MIN CBR 5% LINED WITH DPM

 PATH:

- CONCRETE BLOCKS/FLAGS TO ARCHITECTS SPECIFICATION
- 25mm 1:4 CEMENT/SAND MORTAR
- 25mm SAND LAYING COURSE
- 100mm TYPE 1 SUB-BASE

 COMPACTED GRAVEL
E.G., GOLDEN AMBER GRAVEL BY BREEDON

 TACTILE PAVING

	TIMBER BENCH
	TIMBER NATURAL PLAY EQUIPMENT
	INDIVIDUAL TIMBER SEATS
	LOOSE FURNITURE (SHOWN INDICATIVELY)
	STEEL FENCE
	GATE
	BUG HOTEL
	1.5M TIMBER FENCE

