SQUAREYARD LANDSCAPE ARCHITECTS

BENNETT STREET

REVISED BNG ASSESSMENT – TECHNICAL NOTE

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15/03/2024

INTRODCUTION/BACKGROUND

SQUAREYARD (YD2 Ltd) were commissioned by Kellen Homes Ltd in March 2024, to revisit the Biodiversity Net Gain (BNG) baseline assessment of the development of an area of land off Bennett Street, Ardwick, Manchester

The previous BNG Assessment was carried out by Ecus Ltd in 2022 and was based on the following drawing:
Bennett Street Manchester - Site Layout 22-02-22 (003)' dated February 2022 produced by Kellen Homes Ltd and include the construction of highway infrastructure and proposed areas of soft landscaping.

The Local Authority (Manchester City Council) have given the following response regarding Discharging Condition 30:

"*Condition 30 – The information submitted includes a Biodiversity Net Gain Assessment. This demonstrates the proposals will achieve a net gain for biodiversity but states that the trading rules of the metric will be broken and makes recommendations for the inclusion of areas of wildflower planting. However, the submitted Landscape Master Plan with the original application included such areas, so the calculations appear to have been made based on a different plan.* "

The assessment figures contained within this document have been based on the detailed planting plans listed below. These plans were revised by Squareyard in 2024 and supersede the site layout noted above and any previous revisions.

Drawing List:

- YD2_22_13_BS_LP010_COMPOSITE PLANT SCHEDULE_T1
- YD2_22_13_BS_LP100_COMPOSITE PLANTING PLAN_T3
- YD2_22_13_BS_LP101_PLANTING PLAN SHEET 1_T3
- YD2_22_13_BS_LP102_PLANTING PLAN SHEET 2_T3
- YD2_22_13_BS_LP103_PLANTING PLAN SHEET 3_T3
- YD2_22_13_BS_LP104_PLANTING PLAN SHEET 4_T3
- YD2_22_13_BS_LP105_PLANTING PLAN SHEET 5_T3
- YD2_22_13_BS_LP106_PLANTING PLAN SHEET 6_T3
- YD2_22_13_BS_LP107_PLANTING PLAN SHEET 7_T3
- YD2_22_13_BS_LP108_PLANTING PLAN SHEET 8_T3

PREVIOUS BNG ASSESSMENT

For comparison and more detail on the original BNG Assessment the reader should refer to the document listed in Fig 1 by Ecus Ltd which was submitted as part of the original planning application:

Figure 1:

Report to:	**Kellen Homes Ltd** **1st Floor** **103 Dalton Avenue** **Birchwood Park** **Warrington** **WA3 6YF**
Report Title:	**Bennett Street, Manchester** **Biodiversity Net Gain Initial Assessment**
Version:	**V0.5**
Issue Date:	**July 2022**
Report Ref:	**19414**

REVISED/CURRENT BNG ASSESSMENT

The following information has been collated/summarised from the revised BNG Assessment Table which has been submitted as part of the application for review in detail. Refer to 'BENNETT STREET BNG ASSESSMENT'

The Assessment found that the proposed scheme would deliver the following in habitat units:

Area Based Habitat:

PROPOSED HABITAT TYPE	CONDITION	AREA (HA)	HABITAT UNITS
Modified grassland	Fairly Poor/Poor	1.601	3.53
Other neutral grassland	Moderate	0.0905	0.61
Vegetated garden	N/A	0.15	0.29
Urban tree	Moderate	0.5344	1.63
Mixed Scrub	Moderate	0.027	0.18
Developed land; sealed surface	N/A - Other	2.69	0.00
TOTAL HABITAT UNITS		**5.0929**	**6.24**

Linear Habitat:

PROPOSED HEDGEROW TYPE	CONDITION	LENGTH (KM)	HABITAT UNITS
Native hedgerow	Moderate	0.502	1.68
Non-native hedgerow	Poor	0.458	0.44
TOTAL HEDGEROW UNITS			**2.12**

This results in a total percentage Biodiversity Net Gain as follows:

	BASELINE UNITS	PROPOSED UNITS	CHANGE IN UNITS	% CHANGE IN UNITS
HABITAT UNITS (HU)	3.32	6.24	2.92	**88.04%**
HEDGEROW UNITS (HEU)	0	2.12	2.12	**100.00%**

TRADING RULES

The revised BNG assessment does not satisfy the trading rules based on the loss of scrub habitat. Due to the site constraints the areas of Public Open Space can not be planted with Scrub as they have sewer easements running below the grassland. Likewise, the tract of land adjacent to the railway line cannot be planted as the there is a 15m easement which is to be kept free of trees for track safety. The new plans include some scrub planting limited aimed to offset some of the loss however, which is included above.

LONG TERM HABITAT MANAGEMENT

The revised planning submission now includes the following Landscape Management Report produced by Squareyrd in 2024. This document sets out parameters for the proposed maintenance of the new habitats and planting. This is to ensure successful establishment and development of the proposals to meet the Habitat Condition noted in the BNG Assessment.

Refer to:

YD2_22_013_BS_LMR001_LANDSCAPE MANAGEMENT PLAN

END OF DOCUMENT