



THE
ENVIRONMENT
PARTNERSHIP



CLAYTON HOTEL MANCHESTER AIRPORT BIODIVERSITY NET GAIN DESIGN STAGE REPORT

TEP
Genesis Centre
Birchwood Science Park
Warrington
WA3 7BH

Tel: 01925 844004
Email: tep@tep.uk.com
www.tep.uk.com

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Author	Samantha Vinsun
Date	August 2023
Checked	John Crowder
Approved	John Crowder

[illegible]

CONTENTS	PAGE
Executive Summary	1
1.0 Introduction	2
2.0 Methods 4	
3.0 Baseline conditions	6
4.0 Post Development Habitats	8
5.0 BNG Metric.....	9
6.0 Implementation, Management and Monitoring.....	10
7.0 BNG Good Practice Principles for Development.....	11

TABLES	PAGE
Table 1: Appraisal against Good Practice Principles	11

FIGURES	PAGE
Figure 1: Headline Results from Biodiversity Metric	9

APPENDICES	
APPENDIX A:	Biodiversity Metric 4.0 (provided as a separate document)
APPENDIX B:	Target Note Report
APPENDIX C:	Associated Plans

Executive Summary

1. The Environment Partnership (TEP) were commissioned by Tom McNamara & Partners to undertake a Biodiversity Net Gain (BNG) feasibility assessment for Clayton Hotel at Manchester Airport; hereafter referred to as the "Site".
2. Habitat surveys and condition assessments were undertaken in June 2023 to inform this assessment. There are not considered to be any constraints to the surveys or condition assessments.
3. The development proposals within the Detailed Planting Plan (TEP Ref. D7938.01.001) have been used to inform this assessment, and Biodiversity Metric 4.0 has been used as the tool to calculate the net gain output. In line with LPA requirements, the aim is to deliver a net gain on Site in line with Policy EN 15 of the Manchester City Council's Local Development Framework and the Places for Everyone Plan (PfE) Policy JP-G 9.
4. The proposals in the Detailed Planting Plan would result in an overall net gain of 0.34 habitat units (+50.78%).
5. The proposals in the Detailed Planting Plan would result in an overall net gain of 2.11 Hedgerow units (+628.83%)
6. The metric trading rules are satisfied for area habitats.
7. The contribution of trees is not being assessed in this report.

1.0 Introduction

Background

- 1.1 The Environment Partnership (TEP) were commissioned by Tom McNamara & Partners to undertake a Biodiversity Net Gain (BNG) design stage assessment for Clayton Hotel at Manchester Airport; hereafter referred to as the "Site".
- 1.2 The purpose of this design stage report is to provide detailed assessment on the BNG delivered for the proposed development in support of the full planning application.
- 1.3 The Biodiversity Metric 4.0 Calculation Tool has been used to assess the net gain output.

Site description

- 1.4 The central grid reference of the Site is SJ 82170 85364. The Site covers an approximate area of 1.8ha and is located adjacent to Manchester Airport.
- 1.5 The Site lies within the Manchester Airport complex. Existing commercial development surrounds the site on all aspects. The Crowne Plaza development is adjacent to the east. A railway line is directly north with the Hilton development north of the railway. Manchester Airport Terminal 1 arrivals and associated parking is west of the development site and Manchester Airport Terminal 3 multi-story parking is to the south of the proposed development site.

Proposed development

- 1.6 The proposals are for the redevelopment of the existing hotel. The proposed development comprises a nine-storey extension with up to 230 additional bedrooms and associated provision of car park decking on the existing Clayton Hotel site.

Relevant Policy and Legislation

National Policies

- 1.7 Paragraph 174(d) of the revised NPPF (2021) states that "Planning policies and decisions should contribute to and enhance the natural and local environment by [...] minimising impacts on and providing net gains for biodiversity [...]" The Government 25-year Environment Plan states that government will "[...] embed environmental net gain principle for development".
- 1.8 In July 2019, the government issued revised planning practice guidance (NPPG) with details on how planners can implement "net environmental gain" requirements when assessing development proposals, including new advice on protecting wildlife.
- 1.9 Revised guidance recently published by the government says that net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain. It states: "Planning conditions or obligations can, in appropriate circumstances, be used to require that a planning permission provides for works that will measurably increase biodiversity".

- 1.10 In terms of measuring net gain, the guidance states that using a metric is a pragmatic way to calculate the impact of a development and the net gain that can be achieved. It goes on to state that "[...] tools such as the Defra biodiversity metric can be used to assess whether a biodiversity net gain outcome is expected to be achieved".
- 1.11 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are. In order to inform the biodiversity net gain assessment, the Biodiversity Metric 4.0 metric has been used.
- 1.12 The Environment Act 2021 received Royal Assent on 9th November 2021 and includes a mandatory 10% biodiversity net gain on all Town and Country Planning Act 1990 developments. The 10% requirement will not become mandated across England until statutory instruments and regulations have been agreed and the Town and Country Planning Act 1990 has been amended. Mandatory 10% net gain is currently anticipated to become law in Autumn 2023.

Local Policies

- 1.13 There is local policy relating to BNG in Manchester City Council's Core Strategy within Policy EN 15 of the Manchester's Local Development Framework. This states a target of net gain in biodiversity is required.
- 1.14 Manchester City Council is working in partnership with the eight other Greater Manchester Local Authorities (Greater Manchester Combined Authority) to develop the Places for Everyone Plan (PfE), a strategic plan for the city region which will run through to 2037. Policy JP-G 9 within the PfE relates to BNG.

Aims of this report

- 1.15 The aims of this report are to:
- Set out the methods used to assess the habitat baseline of the Site;
 - Set out the methods and assumptions used to assess the post development habitat scoring of the Site;
 - Assess the BNG that is delivered as a result of the site design and offsetting required;
 - Demonstrate how the BNG good practice principals for development have been addressed; and
 - Set out the requirement for a 30 year management and monitoring plan.
- 1.16 A Landscape Management Plan may also be required to support planning applications unless the Local Planning Authority has indicated that this document can be conditioned.

2.0 Methods

- 2.1 The existing habitat information was gathered for the site by TEP in 2023. Full details are provided within Appendix B Target Note Report.

Survey Methods

Desk Study

- 2.2 A search of existing information relating to designated sites was undertaken in June 2023. Sources included Natural England and MAGIC Map websites. The search extended on and adjacent to the site boundary for non-statutory designated sites, protected species and priority species and habitats. Information regarding statutory protected sites within the wider area (up to 10km) was also collected. Relevant local planning policies were also identified to inform the assessment.

Phase 1 Habitat Survey/UK Habitat Classification Survey

- 2.3 The Phase 1 habitat survey was carried out by TEP ecologist Stephanie Davies, (FISC Level 3) on 29th October 2019. This was updated by Cameron Campbell, (FISC Level 3) on 7th June 2023. The surveys were carried out in accordance with the Phase 1 habitat survey assessment methods (JNCC, 2010)¹, UK Habitat Classification User Manual (2020)², and the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017)³. Habitat types were mapped, and dominant vegetation species noted. Any invasive species were also recorded.

Condition Assessment

- 2.4 Condition assessment surveys of the area-based habitats present pre-development were undertaken by a suitably experienced ecologist, Cameron Campbell (FISC Level 3) in June 2023. The condition assessments were undertaken using guidance presented in the Biodiversity Metric 4.0 - Technical Supplement⁴.

BNG Assessment

- 2.5 The Site has been assessed using Biodiversity Metric 4 in line with the user guide⁵ and technical supplement provided. This was undertaken by TEP ecologist in July 2023.
- 2.6 Biodiversity Metric 4.0 is a tool designed to enable developers to measure the change in biodiversity across their site. It determines if there will be net gain, net loss or no net loss of biodiversity following completion of their development and any subsequent management regime.

¹ JNCC 2010. Handbook for Phase 1 Habitat Survey: A technique for environmental audit.

² Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). The UK Habitat Classification User Manual Version 1.1 at <http://www.ukhab.org/>

³ CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

⁴ STEPHEN PANKS A, NICK WHITE A, AMANDA NEWSOME A, JACK POTTER A, MATT HEYDON A, EDWARD MAYHEW A, MARIA ALVAREZ A, TRUDY RUSSELL A, SARAH J. SCOTT B, MAX HEAVER C, SARAH H. SCOTT C, JO TREWEEK D, BILL BUTCHER E and DAVE STONE A 2021. Biodiversity metric 3.0: Auditing and accounting for biodiversity – Technical Supplement. Natural England.

⁵ STEPHEN PANKS A, NICK WHITE A, AMANDA NEWSOME A, JACK POTTER A, MATT HEYDON A, EDWARD MAYHEW A, MARIA ALVAREZ A, TRUDY RUSSELL A, SARAH J. SCOTT B, MAX HEAVER C, SARAH H. SCOTT C, JO TREWEEK D and DAVE STONE A 2021. Biodiversity metric 4.0: Auditing and accounting for biodiversity – User Guide. Natural England.

- 2.7 In order to calculate the change in biodiversity across the site, a site survey is undertaken by a suitably qualified ecologist to determine the habitats present on site, their location, size, and condition. This information is then digitised, and the resulting information fed into Biodiversity Metric 4.0.
- 2.8 The principles of biodiversity net gain as set out in the Biodiversity Net Gain Good Practice Guidelines⁶ have been considered throughout this process as discussed in Section 7.0.

Determining Strategic Significance

- 2.9 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation. This includes Manchester City Council's Core Strategy Development Plan 2012-2027.
- 2.10 For the BNG Assessment particular reference has been paid to the relevant green infrastructure and other ecology specific policies including Policy EN 9 Green Infrastructure and EN 15 Biodiversity, and Geological Conservation.
- 2.11 Consideration has also been given to the location of Local Wildlife Sites, as well as county wide and nationally designated wildlife sites, specifically where they are referenced in local policy as providing important connectivity.
- 2.12 Strategic significance utilises published local strategies and objectives to identify local priorities for targeting biodiversity and nature improvement. Strategic significance will be high if the habitat location is identified in local plans, strategies or policies. Medium strategic significance should be used where habitat was deemed ecologically desirable for a particular habitat type such as acting as a wildlife corridor or buffer.
- 2.13 When assigning high, medium, and low strategic significance to habitats in both the baseline and the post-development calculations for this development proposal, the lack of proximity to high ecological value areas such as local wildlife sites, and the lack of ecologically valuable habitats ascertains that all habitats on the site were assigned low strategic significance.

Post-Development Calculations

- 2.14 Post development calculations have been based on the Detailed Planting Plan (TEP Ref. D7938.01.001). The most appropriate UK Habitat Classification type for each habitat parcel was assigned based on the landscape design, and a target condition was assigned for each parcel based upon the condition assessment criteria for habitats within the Biodiversity Metric 4.0 Technical Supplement. The target condition for habitat types varied depending upon their location, likely levels of public use and management measures required.

Limitations

- 2.15 There were no limitations to the BNG assessment.

3.0 Baseline conditions

Important Ecological Features

- 3.1 The desktop search found no statutory or non-statutory designated sites located within or adjacent to the site.
- 3.2 The closest international designated site is 7.3km from the site. The closest statutory designated wildlife sites of national importance is Cotteril Clough Site of Special Scientific Interest (SSSI). This lies 1.4km south-west of the site.
- 3.3 The closest non-statutory designated wildlife sites of local importance is Painswick Park Meadow, Site of Biological Importance (SBI). This lies 1km north-west of the site.
- 3.4 No statutory sites of local importance lie on or adjacent to the site. Deciduous woodland as identified on Natural England's priority habitat inventory is present approximately 500m north of the site. No watercourses are present.
- 3.5 No priority or irreplaceable habitats lie within or adjacent to the site.

On-Site Baseline

- 3.6 The main focus of the site is the Clayton Hotel itself. The hotel building is split into two different structures: a nine-storey tower block (B1) comprising guest bedrooms and a four storey building comprising guest bedrooms, reception, dining rooms and meeting rooms (B2). There are also two outbuildings; one an electrical substation (B3) and one appears to be a small storage shed (B4). Hardstanding covers most of the site. There are two large car parking areas, one in the south and one in the north-east of the site connected by a road, Parade Road, along the east site boundary. Small footpaths around the site are also comprised of hardstanding.
- 3.7 There are areas of bare ground in the north of the site with some ephemeral species colonisation including creeping thistle *Cirsium arvense*, and bristly oxtongue *Helminthotheca echioides*.
- 3.8 There are small parcels of amenity grassland throughout the site, particularly in the north of the site, where there are seated areas for hotel guests (TN1), and within car park areas (TN4). The amenity grassland is mostly shortly mown and dominated by annual meadow-grass *Poa annua* with frequent perennial rye-grass *Lolium perenne*, red fescue *Festuca rubra* and Yorkshire-fog *Holcus lanatus*. Herb species include creeping buttercup *Ranunculus repens*, dandelion *Taraxacum officinale* agg., ribwort plantain *Plantago lanceolata* and white clover *Trifolium repens*.
- 3.9 There is one small triangular area in the north-west of the site that has been left unmown to create a wildflower area (TN5). This area contains a greater abundance of herbs such as common mouse-ear *Cerastium fontanum*, lesser trefoil *Trifolium dubium* and oxeye daisy *Leucanthemum vulgare* compared with the mown amenity grassland areas.
- 3.10 There is a small patch of dense hazel *Corylus avellana* scrub within an area of cut back introduced shrub in the centre of the site.

- 3.11 There are several trees scattered throughout the site, these are generally young in age, with the exception of some semi-mature trees in the east of the site. Species include sycamore *Acer pseudoplatanus*, alder *Alnus glutinosa*, silver birch *Betula pendula*, ash *Fraxinus excelsior*, English oak *Quercus robur*, goat willow *Salix caprea* and cherry *Prunus sp.*
- 3.12 There are few semi-mature scattered coniferous trees in the west and north of the site. Some young conifers have been planted within the areas of introduced shrub. Species include pine *Pinus sp.* and Leyland cypress *Cupressocyparis leylandii*.
- 3.13 There is a hedgerow along the south-west site boundary (H1). This hedgerow is unmanaged and used for screening from the adjacent property. The hedge is dominated by beech *Fagus sylvatica* with occasional non-native species at the northern end. Ground flora is almost completely absent.
- 3.14 No protected plant species (WCA8) were identified during the extended Phase 1 habitat survey.
- 3.15 Montbretia *Crocasmia x crocosmiiflora* (WCA9) was identified during the Phase 1 habitat survey within a patch of introduced shrub in the south of the site during the 2019 survey. However, in 2023 there was a dead plant in this location which could not be identified. As such, it is prudent to assume that this species remains on the site.
- 3.16 Wall cotoneaster *Cotoneaster horizontalis* (WCA9) was identified during the 2023 Phase 1 habitat survey in an area of introduced shrub. Furthermore, a variety of other Cotoneaster species were also present across the site within areas of introduced shrub in both 2019 and 2023. Cotoneaster species are inherently difficult to identify confidently down to species level as a variety of structures are usually required at the same time e.g. leaves, fruits, flowers. As such, it is possible that some of these other species are also listed under WCA9.
- 3.17 A summary of the condition assessment criteria scores are provided in Appendix C. The following drawings are provided in Appendix D:
- Phase 1 Habitat Survey Results (G7938.01.007);
 - UK Baseline UK Habitats (G7938.01.008); and
 - Baseline Habitat Condition and Strategic Significance (G7938.01.009).

4.0 Post Development Habitats

On-Site Proposed Design

- 4.1 Details regarding post-development habitats are provided in the following documents, and are displayed in in the following drawings included in Appendix D:
- Detailed Planting Plan (TEP Ref. D7938.01.001)
- 4.2 Existing habitats on site are to be enhanced.
- 4.3 Habitats to be provided within the development proposals include:
- Developed land of residential development;
 - Species-rich flowering lawn (assumed as other neutral grassland);
 - Amenity grassland with wildflower seeding;
 - Scattered trees - both native and ornamental;
 - Ornamental shrub planting & specimen shrub planting; and
 - Hedgerows including native mixed species hedgerows.
- 4.4 Full details of the conversion from the masterplan to the UK Habitat classification along with the target condition are provided in the Assessor Comments within the completed Biodiversity Metric 4.0 (Appendix A). The following drawings are provided in Appendix X:
- UK Habitat Classification Proposed Development Plan (G7914.01.004)
 - Target Condition and Strategic Significance plan (G7914.01.005).

5.0 BNG Metric

- 5.1 A biodiversity assessment has been undertaken, using the Biodiversity Metric 4.0 calculator to quantify the change in biodiversity units for the planning application area between the pre-development baseline and post-development retained, enhanced and created habitats.

Summary of Biodiversity Impact

- 5.2 Detailed results of the assessment are provided in the Biodiversity Metric 4.0 in Appendix A. The headline results, taken from the metric, are provided in Figure 1.

Clayton Hotel		Return to results menu	
Headline Results			
Scroll down for final results ⚠			
On-site baseline	Habitat units	0.66	
	Hedgerow units	0.34	
	Watercourse units	0.00	
On-site post-intervention (including habitat retention, creation & enhancement)	Habitat units	1.00	
	Hedgerow units	2.45	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.34	50.78%
	Hedgerow units	2.11	628.83%
	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%

Figure 1: Headline Results from Biodiversity Metric

- 5.3 Based on the details available, the results indicate a net gain of Habitat Units of 0.34 and a net gain of 2.11 Hedgerow Units.
- 5.4 The site application baseline contains 0.66 Habitat Units (Biodiversity Units). The Proposals provide 1.00 BU. Therefore, there is a net gain of +0.34 BU (+50.78%).
- 5.5 The site application baseline contains 0.34 Hedgerow Units (HU). The Proposals provide 2.45 HU. Therefore, there is a net gain of +2.11 HU (+628.83%).
- 5.6 Habitat trading rules have been satisfied for the site.

6.0 Implementation, Management and Monitoring

- 6.1 This BNG assessment has been undertaken to inform a full planning application and details of the landscape design have also been provided by TEP. This includes a planting schedule with species mixes and a planting methodology. These have been assessed to indicate the condition of habitats that is expected to be achieved following completion of the development.
- 6.2 To fully meet BNG requirements, a detailed 30-year Landscape Habitat Management Plan (LHMP) will be necessary. It is assumed that this information can be committed to using a suitably worded condition attached to the application's decision notice.
- 6.3 The plan will need to include management prescriptions which aim to achieve the specific target condition for each habitat, based on the Biodiversity Metric 4.0 condition criteria. The plan will also need to include the methods and reporting processes to be used for monitoring the success of habitat enhancement and creation along with options for remedial intervention where needed if a habitat is not achieving its targeted condition. Roles and responsibilities, along with financial and legal requirements should also be included.

7.0 BNG Good Practice Principles for Development

7.1 An appraisal of the scheme against the ten good practice principles is set out in Table 1 below.

Table 1: Appraisal against Good Practice Principles

Good Practice Principle	Commentary
1. Apply the mitigation hierarchy	It has been possible as part of this scheme to retain some habitats within the site. The landscaping scheme successfully mitigates for any losses and enhances the retained habitats.
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	There are no irreplaceable habitats within the habitat baseline.
3. Be inclusive and equitable	Conversations have been undertaken with the client and we have worked closely with the landscape architect to maximise new landscape features which can be enjoyed by a variety of site end users and to enhance biodiversity in the area.
4. Address risks	A precautionary approach to habitat condition assessment in both the baseline and post-development baseline has been adopted due to the likely moderate/high public use of retained areas. Management and monitoring, to be included within the LHMP will ensure remedial action is taken to enable target conditions to be achieved.
5. Make a measurable Net Gain contribution	There is currently a +50.78% net gain of habitat units and a 628.83% net gain of hedgerow units for the scheme.
6. Achieve the best outcomes for biodiversity	The creation of new habitats on site, will enhance connectivity and strengthen important strategic wildlife corridors for the area.

Good Practice Principle	Commentary
7. Be additional	There are no existing nature conservation outcomes on the site. Therefore, the creation of new habitats and their management for biodiversity for the next 30 years add value to the area.
8. Create a Net Gain legacy	Discussions have been held between TEP and the client regarding BNG and this has been a key consideration during the design of the landscaping scheme. A net gain legacy will be achieved through creation of a 30-year management plan which will ensure biodiverse and high-quality habitats remain on site.
9. Optimise sustainability	The greenspace on site provides formal and semi-natural spaces for people to enjoy, with benefits for physical and mental wellbeing.
10. Be transparent	This report provides a transparent method for the BNG assessment ensuring that all stakeholders can follow the process through.

APPENDIX A: Biodiversity Metric 4.0 (provided as a separate document)

APPENDIX B: Target Note Report

Target Notes Report – Clayton Hotel, Manchester Airport

Target Note 1

Mown areas of amenity grassland across site between footpaths, buildings and car parks. Rabbit droppings present in grassland along northern edge of the site.

<i>Poa annua</i>	Annual Meadow-grass	D
<i>Moss sp.</i>	Moss species	A
<i>Ranunculus repens</i>	Creeping Buttercup	A
<i>Festuca rubra</i>	Red Fescue	F
<i>Holcus lanatus</i>	Yorkshire-fog	F
<i>Lolium perenne</i>	Perennial Ryegrass	F
<i>Plantago lanceolata</i>	Ribwort Plantain	F
<i>Taraxacum officinale agg.</i>	Dandelion	F
<i>Trifolium dubium</i>	Lesser Trefoil	F
<i>Trifolium repens</i>	White Clover	F
<i>Achillea millefolium</i>	Yarrow	O
<i>Bellis perennis</i>	Daisy	O
<i>Cerastium fontanum</i>	Common Mouse-ear	O
<i>Geranium molle</i>	Dove's-foot Cranesbill	O
<i>Geranium robertianum</i>	Herb-Robert	O
<i>Jacobaea vulgaris</i>	Common Ragwort	O
<i>Lotus corniculatus</i>	Bird's-foot Trefoil	O
<i>Potentilla reptans</i>	Creeping Cinquefoil	O
<i>Cirsium arvense</i>	Creeping Thistle	R
<i>Heracleum sphondylium</i>	Hogweed	R
<i>Leucanthemum vulgare</i>	Oxeye daisy	R
<i>Plantago major</i>	Greater Plantain	R



Target Note 2

Area of introduced shrub with scattered broad-leaved and coniferous trees. Some of the coniferous trees have bird and insect boxes hanging from them. A narrow bare ground pathway with limited ephemeral species leads to the southern edge of the introduced shrub but this has not become overgrown. A small area (c.1m wide) of tall ruderal vegetation dominated by nettles borders the path and contains grass cuttings from the adjacent lawn.

<i>Cotoneaster</i> sp.	Cotoneaster species	D
<i>Cupressus</i> × <i>leylandii</i>	Leyland Cypress	A
<i>Acer</i> sp.	Maple species	F
<i>Cornus sanguinea</i>	Dogwood	O
<i>Moss</i> sp.	Moss species	O
<i>Salix</i> species	Willow species	O
<i>Taraxacum officinale</i> agg.	Dandelion	O
<i>Urtica dioica</i>	Nettle	O
<i>Berberis</i> sp.	Barberry species	R
<i>Geranium molle</i>	Dove's-foot Cranesbill	R
<i>Rosa</i> sp.	Rose species	R
<i>Rubus fruticosus</i> agg.	Bramble	R
<i>Sorbus aucuparia</i> var.	Ornamental Rowan	R



Target Note 3

Areas of introduced shrub at hotel entrance and either side of access road. Young scattered broad-leaved trees are present within the shrub along the eastern side of the access road. These areas do not appear to be managed.

<i>Festuca rubra</i>	Red Fescue	A
<i>Moss sp.</i>	Moss species	A
<i>Trifolium dubium</i>	Lesser Trefoil	F
<i>Acer campestre</i>	Field Maple	O
<i>Aegopodium podagraria</i>	Ground-elder	O
<i>Betula pendula</i>	Silver Birch	O
<i>Cupressus sp.</i>	Cypress species	O
<i>Equisetum sp.</i>	Horsetail species	O
<i>Hyacinthoides sp.</i>	Bluebell species	O
<i>Lonicera sp.</i>	Honeysuckle species	O
<i>Poa sp.</i>	Meadow-grass species	O
<i>Quercus sp.</i>	Oak species	O
<i>Rosa sp.</i>	Rose species	O
<i>Rubus fruticosus agg.</i>	Bramble	O
<i>Urtica dioica</i>	Nettle	O
<i>Cirsium arvense</i>	Creeping Thistle	R
<i>Vicia sp.</i>	Vetch species	R



Target Note 4

Areas of amenity grassland, scattered broad-leaved trees and introduced shrub planting within car park areas.

<i>Festuca rubra</i>	Red Fescue	F
<i>Moss sp.</i>	Moss species	F
<i>Poa sp.</i>	Meadow-grass species	F
<i>Acer sp.</i>	Maple species	O
<i>Trifolium dubium</i>	Lesser Trefoil	O
<i>Jacobaea vulgaris</i>	Common Ragwort	R



Target Note 5

Triangular patch of unmown grass designated as a wildflower garden near boundary wall. Litter present.

<i>Achillea millefolium</i>	Yarrow	A
<i>Festuca sp.</i>	Fescue species	A
<i>Moss sp.</i>	Moss species	A
<i>Poa sp.</i>	Meadow-grass species	A
<i>Cerastium fontanum</i>	Common Mouse-ear	F
<i>Leucanthemum vulgare</i>	Oxeye daisy	F
<i>Plantago lanceolata</i>	Ribwort Plantain	F
<i>Trifolium dubium</i>	Lesser Trefoil	F
<i>Holcus lanatus</i>	Yorkshire-fog	O
<i>Jacobaea vulgaris</i>	Common Ragwort	O
<i>Potentilla reptans</i>	Creeping Cinquefoil	O
<i>Plantago major</i>	Greater Plantain	R
<i>Ranunculus acris</i>	Meadow Buttercup	R



KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

APPENDIX C: Associated Plans

Phase 1 Habitat Baseline Survey by TEP (ref: G7938.01.007)

UK Habitat Classification - Baseline Survey by TEP (ref: G7938.01.008)

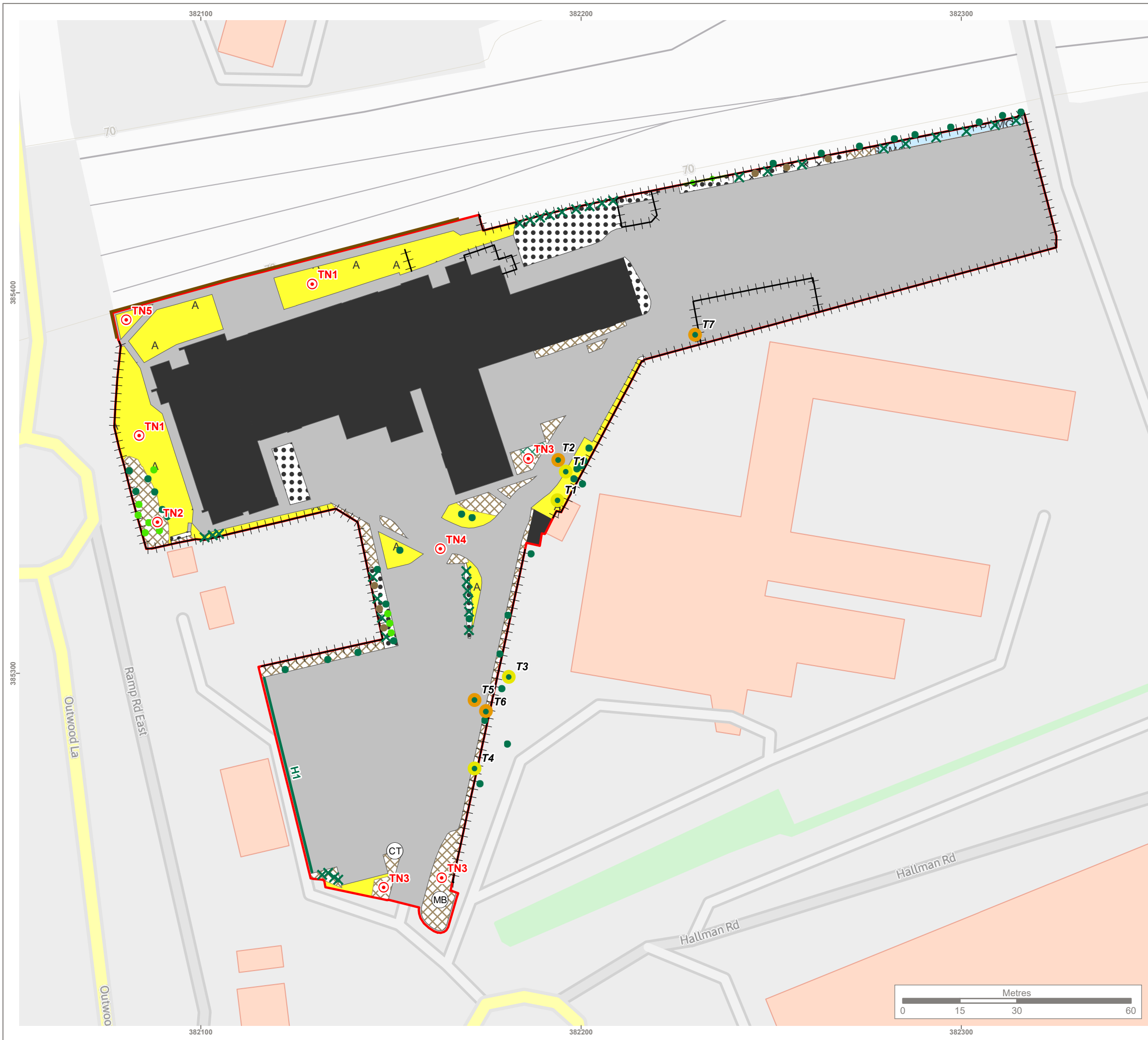
Baseline Habitat Condition and Strategic Significance by TEP (ref: G7938.01.009)

Proposed UK Habitats by TEP (ref: G7938.01.010)

UK Habitat Classification Proposed Condition and Significance Plan by TEP (ref: G7938.01.011)

Proposed Habitat Impact Plan by TEP (ref: G7938.01.012)

Detailed Planting Plan by TEP (ref: D7938.01.001)



KEY

- Site boundary
- Target note
- Cotoneaster
- Montbretia
- Scattered scrub
- Scattered broad-leaved tree
- Scattered coniferous tree
- Broad-leaved tree with low bat suitability
- Broad-leaved tree with moderate bat suitability
- Scattered introduced shrub
- Line of trees
- Species-poor intact hedge
- Fence
- Wall
- Dense/continuous scrub
- Species-poor modified neutral grassland
- Tall ruderal
- Amenity grassland
- Bare ground with ephemeral/short perennial
- Introduced shrub
- Building
- Bare ground
- Hardstanding

Note:

The locations of habitats and habitat features are indicative.

Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2023. All rights reserved.
Contains data from OS Zoomstack.
Base map provided by the client. Derived from drawing 71 157 01 Topographical Site Survey with Partial Drainage Survey.

Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

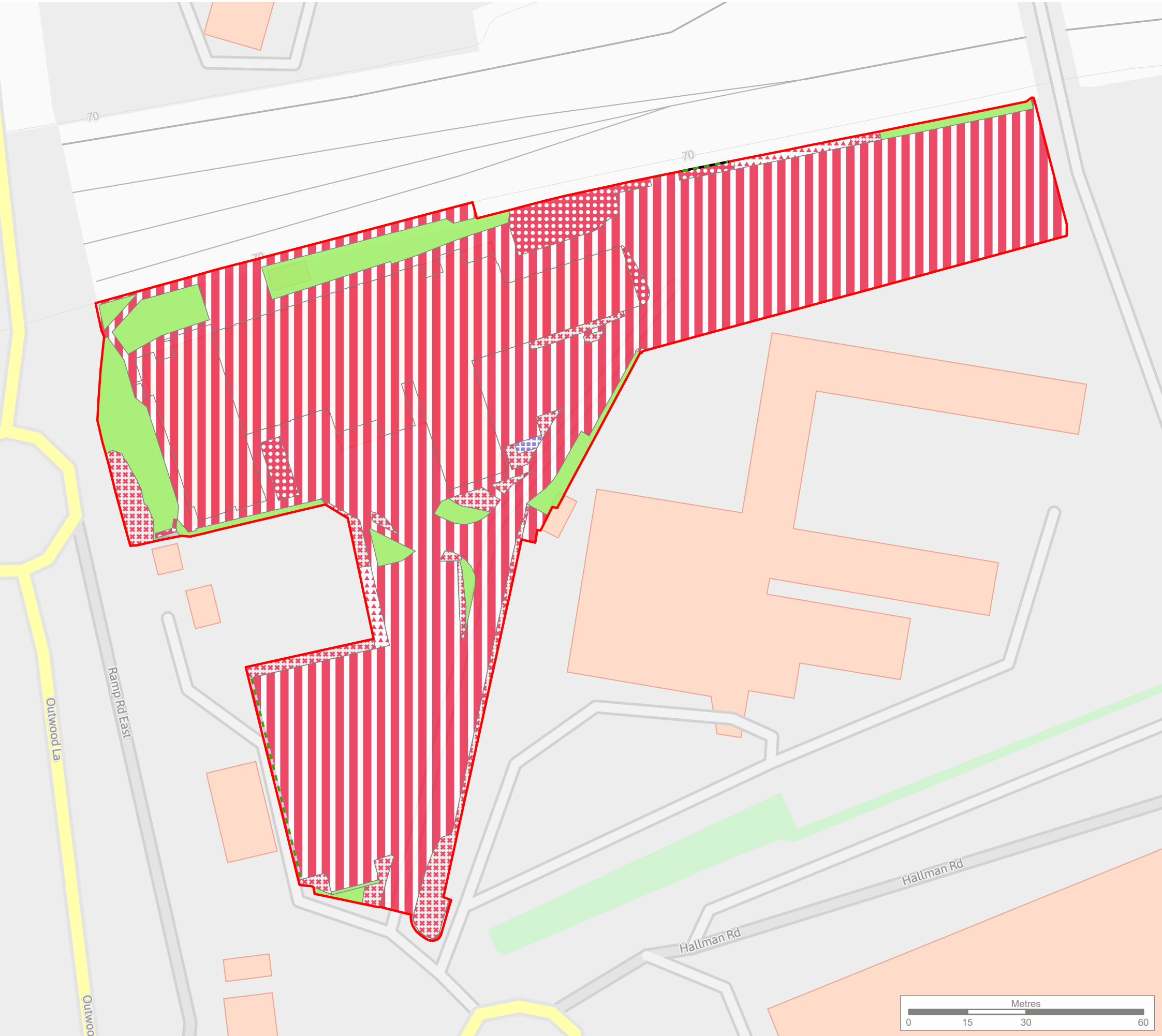
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Clayton Hotel, Manchester

Title
Phase 1 Habitat Survey

Drawing Number
G7938.01.007

Drawn	Checked	Approved	Scale	Date
SP	BJ	CC	1:1,000 @ A3	31/07/2023



KEY

- Site boundary
- Hedgerows**
 - Native hedgerow
 - Line of trees
- Grassland**
 - Modified grassland
- Heathland and Shrub**
 - Hazel scrub
- Sparsely Vegetated Land**
 - Tall forbs
- Urban**
 - Artificial unvegetated, unsealed surface
 - Bare ground
 - Developed land, sealed surface
 - Introduced shrub

Note:
The locations of habitats and habitat features are indicative.

Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2023. All rights reserved.
Contains data from OS Zoomstack.
Base map provided by the client. Derived from drawing 71 157 01 Topographical Site Survey with Partial Drainage Survey.



Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Clayton Hotel, Manchester

Title
Baseline UK Habitats

Drawing Number
G7938.01.008

Drawn	Checked	Approved	Scale	Date
SP	BJ	CC	1:1,000 @ A3	04/08/2023



KEY

Site boundary

Individual Trees

Moderate

Linear Features Condition

Good

Poor

Habitat Condition

Good

Moderate

Poor

Condition assessment not applicable

Strategic Significance

Area/compensation not in local strategy/no local strategy

Note:

The locations of habitats and habitat features are indicative.



Reproduced by permission of Ordnance Survey on behalf of HMSO.

Contains OS data © Crown Copyright and database right 2023. All rights reserved.
Contains data from OS Zoomstack.
Base map provided by the client. Derived from drawing 71 157 01 Topographical Site Survey with Partial Drainage Survey.



Rev	Description	Drawn	Approved	Date



**THE
ENVIRONMENT
PARTNERSHIP**

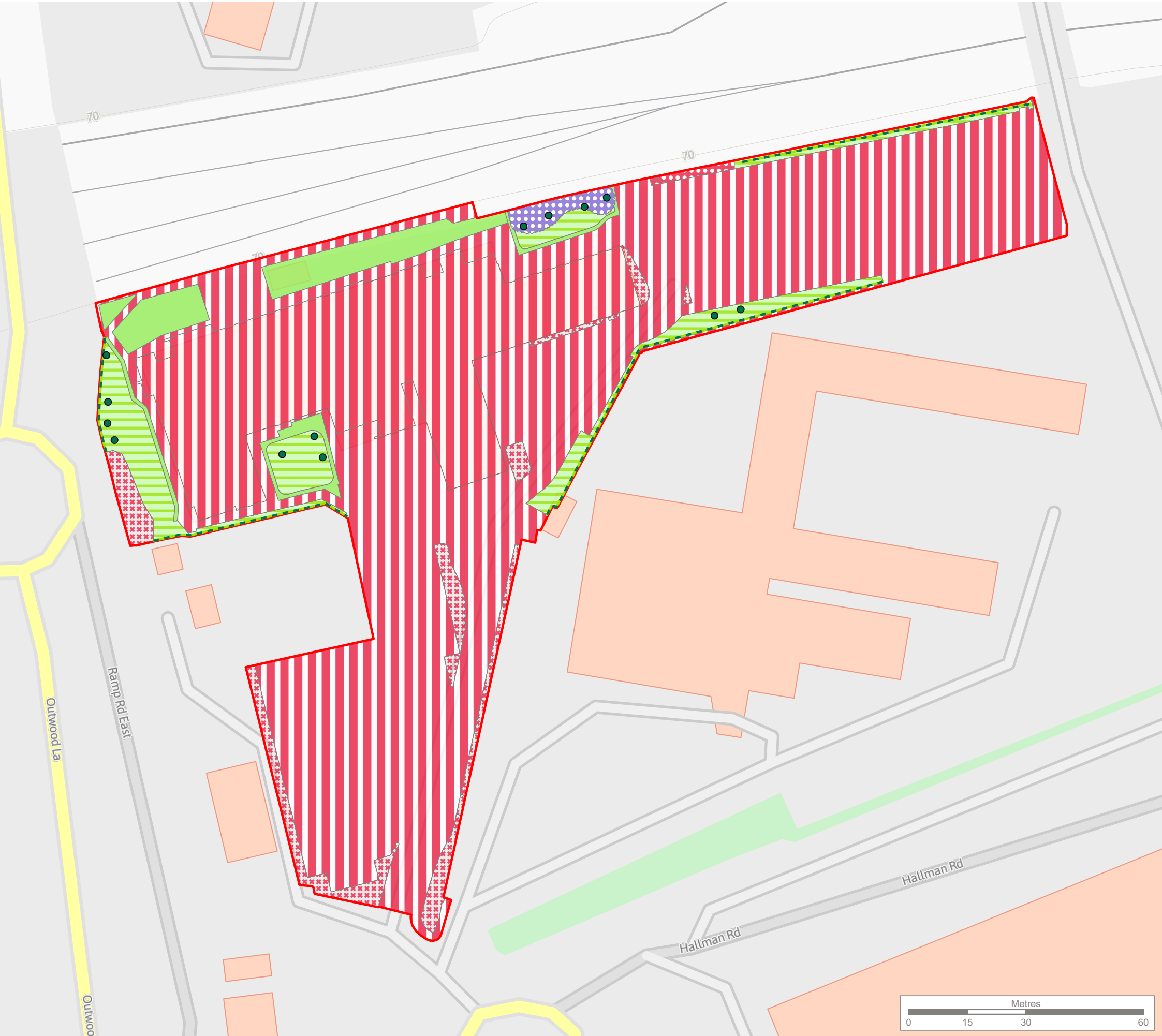
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Clayton Hotel, Manchester

Title
Existing Habitat Condition and Strategic Significance

Drawing Number
G7938.01.009

Drawn	Checked	Approved	Scale	Date
SP	BJ	CC	1:1,000 @ A3	04/08/2023



KEY

- Site boundary
- Individual Trees**
 - Urban tree (proposed)
- Hedgerows**
 - Species-rich native hedgerow
- Grassland**
 - Modified grassland
 - Other neutral grassland
- Heathland and Shrub**
 - Mixed scrub
- Urban**
 - Artificial unvegetated, unsealed surface
 - Developed land, sealed surface
 - Introduced shrub

Note:
The locations of habitats and habitat features are indicative.

Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2023. All rights reserved.
Contains data from OS Zoomstack.
Base map provided by the client. Derived from drawing 71 157 01 Topographical Site Survey with Partial Drainage Survey.



Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Clayton Hotel Manchester

Title
Proposed UK Habitats

Drawing Number
G7938.01.010

Drawn	Checked	Approved	Scale	Date
SP	CW	CC	1:1,000 @ A3	03/08/2023



KEY

Site boundary

Proposed Tree Condition

Moderate

Poor

Hedgerow Condition

Good

Habitat Condition

Good

Moderate

Poor

Condition assessment not applicable

Strategic Significance

Area/compensation not in local strategy/no local strategy

Note:

The locations of habitats and habitat features are indicative.



Reproduced by permission of Ordnance Survey on behalf of HMSO.

Contains OS data © Crown Copyright and database right 2023. All rights reserved.
Contains data from OS Zoomstack.
Base map provided by the client. Derived from drawing 71 157 01 Topographical Site Survey with Partial Drainage Survey.



Rev	Description	Drawn	Approved	Date



**THE
ENVIRONMENT
PARTNERSHIP**

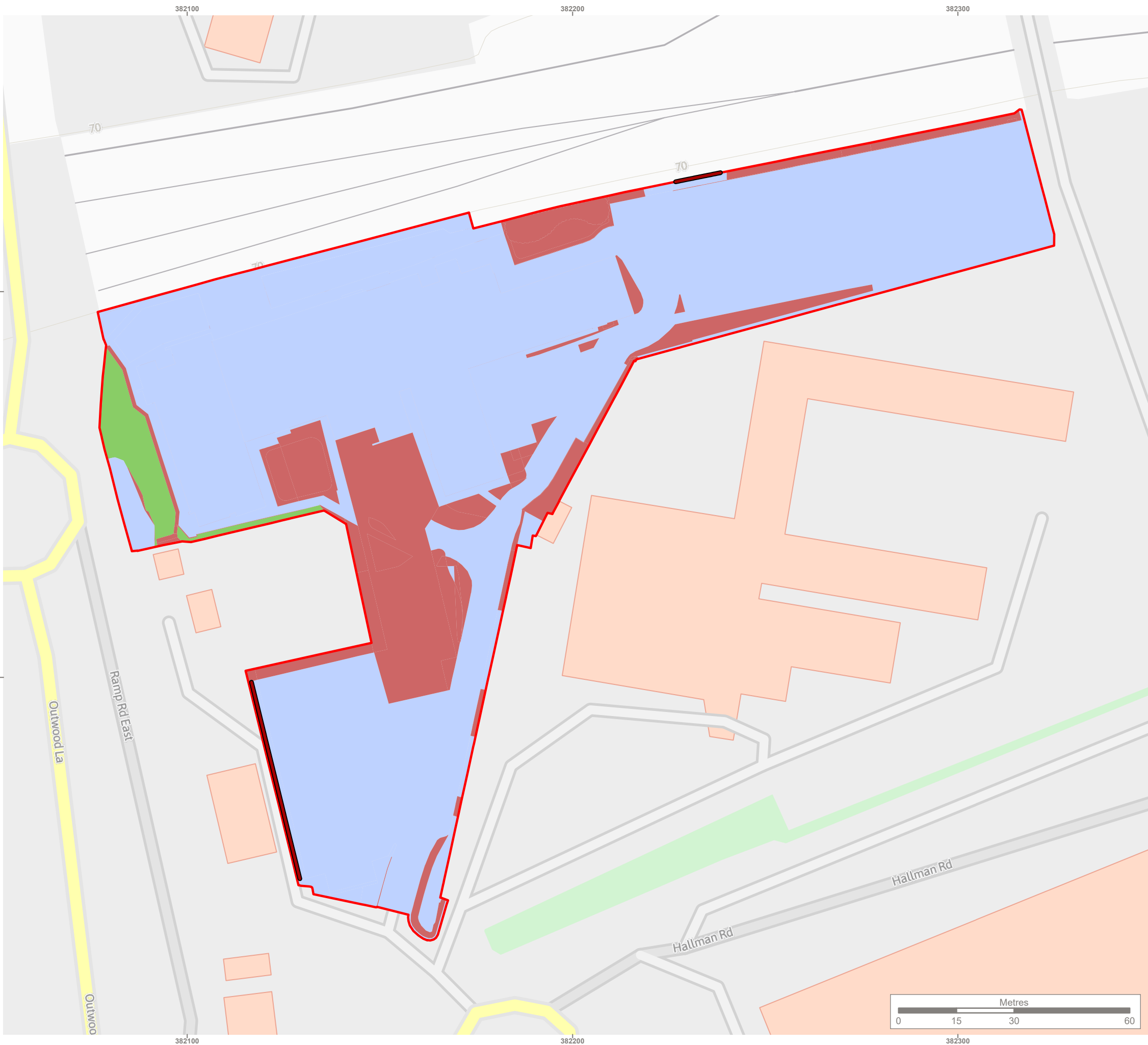
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Clayton Hotel, Manchester

Title
Proposed Habitat Condition and Strategic Significance

Drawing Number
G7938.01.011

Drawn	Checked	Approved	Scale	Date
SP	BJ	CC	1:1,000 @ A3	31/07/2023



KEY

- Site boundary
- Hedgerow Impact**
 - Lost
- Habitat Impact**
 - Enhanced
 - Retained
 - Lost

Note:
The locations of habitats impacts are indicative.

 Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2023. All rights reserved.
Contains data from OS Zoomstack.
Base map provided by the client. Derived from drawing 1 157 01 Topographical Site Survey with Partial Drainage Survey.



Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Clayton Hotel, Manchester

Title
Habitat Impact

Drawing Number
G7938.01.012

Drawn	Checked	Approved	Scale	Date
SP	BJ	CC	1:1,000 @ A3	04/08/2023

Full Planting Schedule											
Bulb											
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%
161	Hyacinthoides non-scripta			6-7cm		Bulb				0.500	
161											
Herbaceous											
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%
62	Anemanthele lessoniana							C	5L	0.580	
62											
Native Hedgerow Mix											
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%
541	Acer campestre	1/1		60-80cm		Transplant		B		0.200	40.00 %
339	Cornus sanguinea	1/1		60-80cm		Transplant	3	B		0.200	25.00 %
203	Crataegus monogyna	1/0		60-80cm		Seedling		B		0.200	15.00 %
33	Ilex aquifolium			60-80cm				C	3L	0.200	2.50 %
136	Lonicera periclymenum			60-80cm			3	C	3L	0.200	10.00 %
33	Prunus spinosa	1/1		60-80cm			2	B		0.200	2.50 %
68	Viburnum opulus	1/1		60-80cm				B		0.200	5.00 %
1353											
Native Shrub Mix											
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%
53	Acer campestre	1/1		60-80cm				B		1.000	35.00 %
38	Cornus sanguinea	1/1		60-80cm			3	B		1.000	25.00 %
8	Crataegus monogyna	1/1		60-80cm				B		1.000	5.00 %
23	Cytisus scoparius			40-60cm			7	C	3L	1.000	15.00 %
15	Euonymus europaeus	1/2		60-80cm			5	B		1.000	10.00 %
4	Ilex aquifolium			60-80cm				C	3L	1.000	2.50 %
4	Prunus spinosa	1/1		60-80cm			2	B		1.000	2.50 %
8	Viburnum opulus	1/2		60-80cm			3	B		1.000	5.00 %
153											
Shrub											
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%
49	Berberis buxifolia 'Nana'			30-40cm		Bushy		C	5L	0.500	
38	Ceanothus 'thyrsiflorus repens'			40-60cm(D)		Bushy	5	C	5L	0.580	
37	Choisya ternata			40-60cm		Bushy	5	C	5L	0.580	
71	Cornus alba 'Sibirica'			60-80cm(D)		Bushy	4	C	5L	0.580	
17	Euonymus fortunei 'Emerald Gaiety'			30-40cm		Bushy	9	C	5L	0.580	
11	Hebe albicans 'Red Edge'			30-40cm(D)		Bushy	7	C	5L	0.500	
82	Hebe 'Mrs Winder'			40-60cm		Bushy	7	C	5L	0.580	
97	Lonicera nitida 'Maigrun'			30-40cm		Bushy	8	C	5L	0.580	
134	Prunus laurocerasus 'Otto Luyken'			40-60cm		Bushy	5	C	5L	0.580	
25	Skimmia japonica			30-40cm		Bushy	4	C	5L	0.500	
41	Viburnum davidii			30-40cm		Bushy	4	C	5L	0.580	
91	Viburnum tinus 'Eve Price'			30-40cm		Bushy	5	C	5L	0.580	
693											
Specimen Shrub											
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%
2	Amelanchier canadensis (Multi-Stem)			150-175cm			5	C	25L		
3	Hamamelis intermedia 'Arnold Promise'			150-175cm			6	C	25L		
2	Magnolia stellata			125-150cm			5	C	30-45L		
3	Mahonia x media 'Charly'			100-125cm		Bushy	3	C	30-45L		
10											
Tree											
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%
5	Acer campestre	3x	16-18cm	400-450cm	min 200cm	Standard (Extra heavy)	5	RB			
3	Acer griseum	3x	14-16cm	350-400cm	150-175cm	Standard (Extra Heavy)	5	RB			
3	Betula pendula	3x	16-18cm	400-450cm	min 200cm	Standard (Extra heavy)		RB			
2	Betula pubescens	3x	16-18cm	400-450cm	min 200cm	Standard (Extra Heavy)		RB			
13											
2445											

Notes:

Wildflower/woodland meadow seeding:

Existing grassed areas that are proposed to receive seeding with wildflower mixes shall be scarified to create bare soil areas for overseeding.

To include irrigation points.

Trees:

Native shrub mix:

To be planted at 1mtr centres in single species groups of 5-10nr

Native hedgerow mix:

To be planted as a double staggered rows at 5nr. per lin/m in single species groups of 5-15nr.

Bark mulch:

All planting beds to have 75mm layer of bark mulch. Trees in grass to be planted in a 1000mm ring of bark mulch.

Staking generally:

Root barriers:

All trees to include short double timber stakes. Root barriers to be installed when tree and shrub planting is proposed within 3mtrs of utilities.

Rabbit Guards:

Native shrub mix and native hedgerow planting to include suitable rabbit protection for native shrubs and trees, as detailed in the specification. Whips to be planted with 73mm diameter x 750mm green guards. Bushy shrubs to include Shrubshelters, 600mm high x 160-200mm diameter to be secured with bamboo canes (added when planting).

Management:

Management of all existing planting, trees, hedgerows and shrubs to be undertaken to include pruning and crown lifting where required.

Amenity Grassland Mix (if seeded)

Supplier: Emorsgate Seeds

Seed mix: EG22 – Strong Lawn Grass Mixture

Sowing rate: 25g/m2

Grasses - 100%

2.5% Agrostis capillaris (Common Bent)

2.5% Agrostis castellana (Highland Bent)

50% Festuca rubra (Slender-creeping Red-fescue)

25% Lolium perenne (Perennial Ryegrass)

20% Poa pratensis (Smooth-stalked Meadow-grass)

Wildflower Meadow Mix (for existing lawn areas)

Supplier: Emorsgate Seeds

Seed mix: EM5F – Wild Flowers for Loamy Soils

Sowing rate: 2g/m2

Grasses - 100%

12.00% Achillea Millefolium – Yarrow

8.00% Galium verum – Lady's Bedstraw

7.00% Leucanthemum vulgare – Oxeye Daisy

17.00% Malva moschata – Musk Mallow

17.00% Plantago lanceolata – Ribwort Plantain

8.00% Ranunculus acris – Meadow Buttercup

1.00% Daucus carota – Wild carrot

1.00% Primula versis – Cowslip

1.00% Lotus corniculatus – Birdsfoot Trefoil

2.00% Lathyrus pratensis – Meadow Vetchling

0.50% Silene vulgaris – Bladder Campion

3.00% Knautia arvensis – Field Scabious

12.00% Centaurea nigra – Common Knapweed

0.50% Rumex acetosa – Common Sorrel

2.00% Agrimonia eupatoria – Agrimony

3.00% Betonica officinalis – Betony

3.00% Carex flacca – Glaucous Sedge

0.50% Leontodon hispidus – Rough Hawkbit

1.00% Silaum silaus – Pepper Saxifrage

0.50% Vicia cracca – Tufted Vetch

Wildflower Meadow Mix (for new seeding areas)

Supplier: Emorsgate Seeds

Seed mix: EM5 – Meadow Mixture for Loamy Soils

Sowing rate: 4g/m2

Wild flowers - 15%

2.40% Achillea Millefolium – Yarrow

1.60% Galium verum – Lady's Bedstraw

1.40% Leucanthemum vulgare – Oxeye Daisy

3.40% Malva moschata – Musk Mallow

3.40% Plantago lanceolata – Ribwort Plantain

1.60% Ranunculus acris – Meadow Buttercup

0.20% Daucus carota – Wild carrot

0.20% Primula versis – Cowslip

0.20% Lotus corniculatus – Birdsfoot Trefoil

0.40% Lathyrus pratensis – Meadow Vetchling

0.10% Silene vulgaris – Bladder Campion

0.60% Knautia arvensis – Field Scabious

2.40% Centaurea nigra – Common Knapweed

0.10% Rumex acetosa – Common Sorrel

0.40% Agrimonia eupatoria – Agrimony

0.60% Betonica officinalis – Betony

0.60% Carex flacca – Glaucous Sedge

0.10% Leontodon hispidus – Rough Hawkbit

0.20% Silaum silaus – Pepper Saxifrage

0.10% Vicia cracca – Tufted Vetch

Grasses – 80%

2.00% Anthoxanthum odoratum – Sweet Vernal-grass (w)

2.00% Briza media – Quaking Grass (w)

62.40% Cynosurus cristatus – Crested Dogstail

10.00% Festuca rubra – Red Fescue

1.20% Trisetum flavescens – Yellow Oat-grass (w)

Woodland Meadow Mix

Supplier: Emorsgate Seeds

Seed mix: EW1 – Woodland Mixture

Sowing rate: 4g/m2

Wild Flowers - 20%

1.00% Alliaria petiolata - Garlic Mustard

0.50% Anthriscus sylvestris - Cow Parsley

2.00% Carex divisa ssp divisa - Grey Sedge

0.10% Carex pendula - Pendulous Sedge

4.00% Chaerophyllum temulum - Rough Chervil

1.00% Digitalis purpurea - Foxglove

1.10% Filipendula ulmaria - Meadowsweet

0.50% Galium album - (Galium mollugo) - Hedge Bedstraw

2.00% Geranium pyreniacum - Hedge Crane's-bill

0.80% Geum urbanum - Wood Avens

1.00% Hyacinthoides non-scripta - Bluebell

5.00% Silene dioica - Red Campion

1.00% Silene flos-cuculi - Ragged Robin

Grasses - 80%

1.00% Agrostis capillaris - Common Bent (w)

2.00% Anthoxanthum odoratum - Sweet Vernal-grass (w)

1.00% Brachypodium sylvaticum - False Brome (w)

50.00% Cynosurus cristatus - Crested Dogstail

2.00% Deschampsia cespitosa - Tufted Hair-grass (w)

20.00% Festuca rubra - Red Fescue (w)

4.00% Poa nemoralis - Wood Meadow-grass

Key

Existing
Trees

Amenity grassland

Shrub planting

Proposed

Amenity grassland

Wildflower meadow seeding

Woodland meadow seeding

Ornamental planting

Native shrub planting

Tree planting

Native hedgerow planting

Bulb planting

Specimen shrub



Reproduced by permission of Ordnance Survey on behalf of Her Majesty's Stationery Office.
© Crown Copyright and database right 2010. All rights reserved.
Licence number 100022432

Rev	Description	Drawn	Approved	Date
-----	-------------	-------	----------	------



Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Clayton Hotel, Manchester

Title
Detailed Planting Plan - Overall Plan

Drawing Number
D7938.01.001

Scale 1:750 @ A1	Date 18/07/2023
Drawn SW	Checked RJC
	Approved RJC





- Key**
- Existing**
- Trees
 - Amenity grassland
 - Shrub planting
- Proposed**
- Amenity grassland
 - Wildflower meadow seeding
 - Woodland meadow seeding
 - Ornamental planting
 - Native shrub planting
 - Tree planting
 - Native hedgerow planting
 - Bulb planting
 - Specimen shrub

Reproduced by permission of Ordnance Survey on behalf of Her Majesty's Stationery Office.
© Crown Copyright and database right 2010. All rights reserved.
Licence number 100022432

Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Clayton Hotel, Manchester

Title
Detailed Planting Plan - Area 2

Drawing Number
D7938.01.003

Scale 1:200 @ A1	Date 18/07/2023
Drawn SW	Checked RJC
	Approved RJC



- Key**
- Existing**
- Trees
 - Amenity grassland
 - Shrub planting
- Proposed**
- Amenity grassland
 - Wildflower meadow seeding
 - Woodland meadow seeding
 - Ornamental planting
 - Native shrub planting
 - Tree planting
 - Native hedgerow planting
 - Bulb planting
 - Specimen shrub

Reproduced by permission of Ordnance Survey on behalf of Her Majesty's Stationery Office.
© Crown Copyright and database right 2010. All rights reserved.
Licence number 100022432

Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Clayton Hotel, Manchester

Title
Detailed Planting Plan - Area 3

Drawing Number
D7938.01.004

Scale 1:200 @ A1	Date 18/07/2023
Drawn SW	Checked RJC
	Approved RJC



HEAD OFFICE

Genesis Centre,
Birchwood Science Park,
Warrington
WA3 7BH

Tel: 01925 844004
E-mail: tep@tep.uk.com

**MARKET
HARBOROUGH**

The Reynard Suite,
Bowden Business Village,
Market Harborough,
Leicestershire,
LE16 7SA

Tel: 01858 383120
E-mail: mh@tep.uk.com

GATESHEAD

Office 26, Gateshead
International Business
Centre,
Mulgrave Terrace,
Gateshead
NE8 1AN

Tel: 0191 605 3340
E-mail: gateshead@tep.uk.com

LONDON

8 Trinity Street,
London,
SE1 1DB

Tel: 020 3096 6050
E-mail: london@tep.uk.com

CORNWALL

4 Park Noweth,
Churchtown,
Cury,
Helston
Cornwall
TR12 7BW

Tel: 01326 240081
E-mail: cornwall@tep.uk.com
