3 Plymouth Grove, Manchester

Biodiversity Impact Assessment

2023



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ECOLOGY

Client	Recom Solutions
Project Title	3 Plymouth Grove
Project Reference	RHE.3774
Project Leader	Ben Crossthwaite
Contact Details	ben@rachelhackingecology.co.uk

	Name	Position	Date
Author	Ben Crossthwaite	Senior Ecologist	18/07/2023
Reviewer	Mark Woods	Principal Ecologist	04/08/2023
Revision			

RACHEL HACKING ECOLOGY

The Stables
Paradise Wharf
Ducie Street
Manchester
M1 2JN

0161 465 8971

www.rachelhackingecology.co.uk

mail@rachelhackingecology.co.uk

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Executive Summary

Development Details

The client is proposing the construction of a commercial unit. This report assesses the predicted changes in biodiversity units resulting from the proposed development.

Biodiversity Impact Assessment

Baseline habitats score is 0.3 habitat units. Post-development habitats score is 0.36 habitat units. This represents a gain of 0.06 habitat units (21.61%). A net gain of 0.05 hedgerow units (100%) is predicted.

Outcomes

The proposed development at 3 Plymouth Grove is predicted to result in a net gain of biodiversity units and demonstrates compliance with current planning policy relating to Biodiversity Net Gain.

1. Introduction

1.1 Project Brief

1.1.1 Rachel Hacking Ecology Limited was commissioned in 2023 by Recom Solutions to undertake a Biodiversity Impact Assessment at 3 Plymouth Grove, Manchester (hereafter referred to as the 'site').

1.1.2 The site is bordered by Plymouth Grove to the southwest, by Dryden Street to the northwest and amenity grassland and a building to the north and east. The site is located at grid reference: SJ 8510 9654 (see Figure 1).



Figure 1. Map showing the location of the site (© Google Maps)

Description of Development

1.1.3 The site will be the subject of a planning application for the construction of a commercial unit.

1.2 Scope of Work

1.2.1 The Client commissioned Rachel Hacking Ecology to undertake a Biodiversity Impact Assessment to quantify the predicted changes in habitats resulting from the proposed development.

2. Methods

2.1 Extended Phase 1 Habitat Survey

2.1.1 An Extended Phase 1 Habitat Survey of the site was undertaken on 5th May 2023. The site was walked, and habitats were recorded and mapped. The survey was undertaken by Simon Holden MCIEEM, (Associate Ecologist). The Phase 1 Habitat Survey map can be found in Appendix 1.

2.2 Biodiversity Impact Assessment

2.2.1 DEFRA Metric 4.0 Auditing and Accounting for Biodiversity calculation tool was used to assess the predicted changes in habitat units resulting from the proposed development.

- The baseline habitats recorded during the Extended Phase 1 habitat Survey were measured using MapInfo GIS software.
- The baseline habitats were translated into UKHab classification using the translation tool in the metric.
- Habitat conditions were assessed using the Biodiversity Metric 4.0 Habitat Condition Assessment sheets.
- The strategic significance of baseline habitats was assessed on whether they were formally identified in a local strategy or policy, or whether they were in an ecologically desirable location.
- The proposed habitats, including any retained or enhanced habitats, were assessed based on information provided by TPM Landscape.

2.2.2 The predicted change in biodiversity units was determined by calculating the difference between the baseline units and the post-development units.

2.2.3 Ben Crossthwaite (Senior Ecologist) carried out the calculations and assessment in July 2023. Ben is an experienced consultant ecologist and is trained in Biodiversity Impact Assessment.

3. Baseline Habitats

3.1.1 The baseline is calculated to be 0.3 habitat units. The breakdown of this is presented below.

Vacant or Derelict Land

3.1.2 This site wholly consists of this habitat, extending 0.15ha. This habitat is of low distinctiveness and low strategic significance. It is in poor condition as it fails all three core criteria, including criterion 3, an essential criterion (see Table 1). The Vacant or Derelict Land scores 0.3 units.

Table 1 showing the condition assessment of the Vacant or Derelict Land (low distinctiveness)

The site is mostly bare ground with scattered ephemeral vegetation such as Dandelion *Taraxacum* agg., Clovers *Trifolium* spp., Creeping Thistle *Cirsium arvense*, Colt's-foot *Tussilago farfara*, Common Nettle *Urtica dioica* and Herb Robert *Geranium robertianum*.

The scores below show pass 'P' or fail 'F' for each criterion or 'NA' for any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	F	F	F	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	C3 must be passed to achieve moderate/good condition	Condition (Good/Moderate /Poor):	Poor

4. Proposed Habitats

4.1.1 The site Landscape Plan from which the proposed measurements have been taken from is located in Appendix 2.

4.2 Retained Habitats

4.2.1 No habitats are proposed to be retained.

4.3 Created Habitats

Developed Land; Sealed Surface

4.3.1 A new building and hardstanding will extend to 0.1ha. This scores zero habitat units.

Modified Grassland

4.3.2 Amenity grassland will cover 0.006ha. This habitat is of low distinctiveness and low strategic significance. Target condition is moderate, which will take four years to achieve. The modified grassland scores 0.02 habitat units.

Introduced Shrub

4.3.3 Ornamental shrub planting will cover 0.004ha. This habitat is of low distinctiveness and low strategic significance. Condition assessment is not applicable. The introduced shrub scores 0.01 habitat units.

Urban Trees

4.3.4 3 extra heavy standard trees will be planted. This habitat is of medium distinctiveness and low strategic significance. Using Tree Helper tool in the metric, these have an equivalent area of 0.11ha. The target size is medium (30-90cm DBH) and target condition is moderate which will take 27 years to achieve. The urban trees score 0.34 habitat units.

Native Hedgerow

4.3.5 Native hedgerows will be planted extending to 0.027km. This habitat is of low distinctiveness and low strategic significance. Target condition is poor which will take one year to achieve. The native hedgerow scores 0.05 hedgerow units.

5. Assessment

5.1.1 The baseline habitats are calculated to provide 0.3 units. No habitats are to be retained.

5.1.2 The proposed habitats are calculated to provide 0.36 habitat units.

5.1.3 The Biodiversity Impact Assessment shows a net gain of 0.06 habitat units (21.61%) and a net gain of 0.05 hedgerow units (100%) (see Appendix 3 for the Headline Results).

5.1.4 The Trading Rules within the metric have been satisfied.

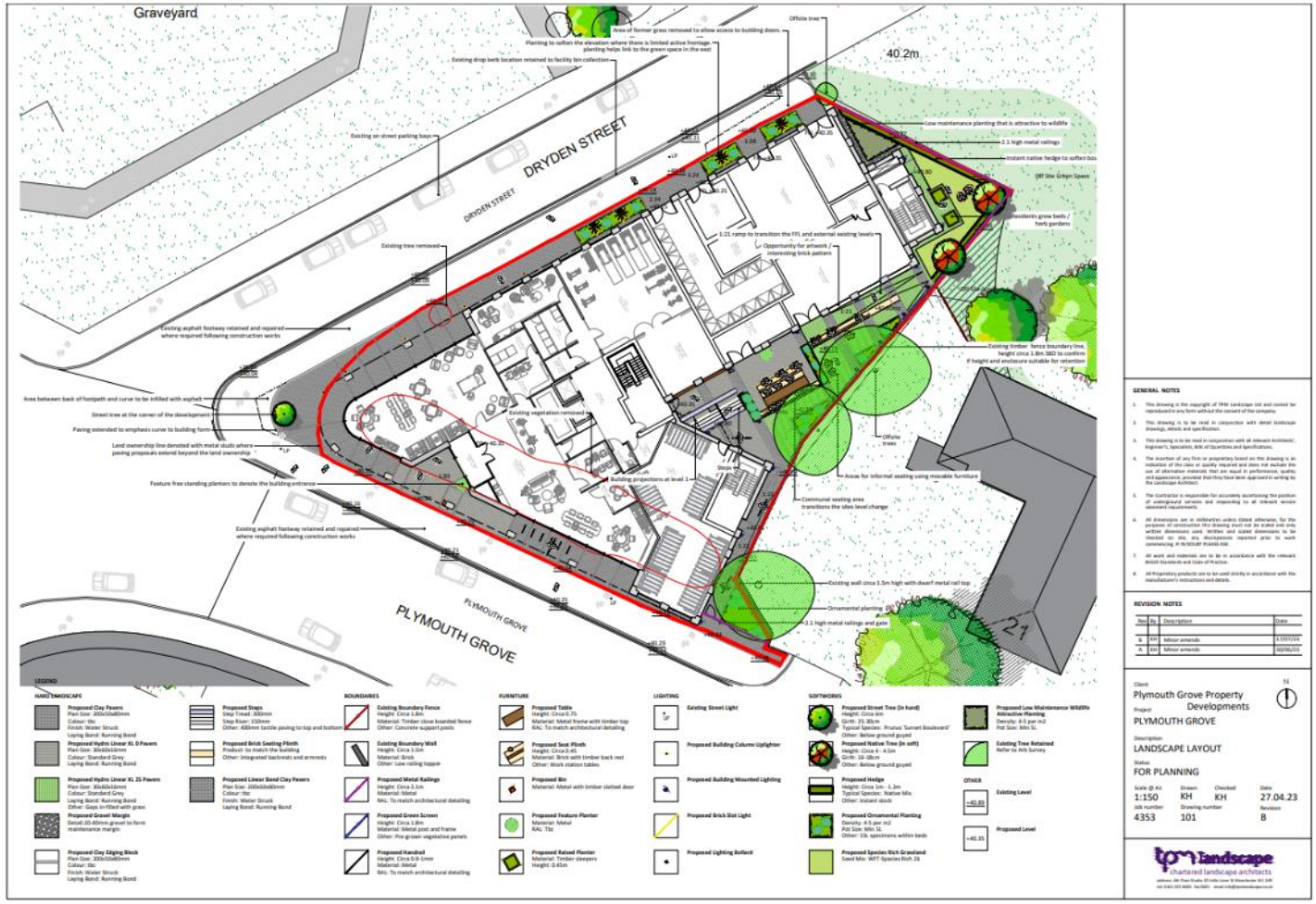
6. Summary

6.1.1 The proposed development is predicted to result in a net gain of habitat units and in hedgerow units. This complies with current planning policy requirements. Habitats will be managed for 30 years via a Landscape and Ecology Management Plan (LEMP).

Appendix 1: Phase 1 Habitat Map



Appendix 2: Landscape Plan



Courtesy of TPM Landscape (Drawing number 4353-101-B)

Appendix 3: Headline Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.06
	Hedgerow units	0.05
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	21.61%
	Hedgerow units	100.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.30	0.33	0.00	Unit requirement met or surpassed ✓
Hedgerow units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed ✓
Watercourse units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed ✓