# Preliminary Ecological Appraisal



## Mount Road, Gorton

## 30th October 2023

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Tyler Grange

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# Summary


S.1. This report has been prepared by Tyler Grange Group Ltd (TG) on behalf of Kellen Homes and Greater Manchester Youth Federation ("GMYF"). It sets out the findings of a Preliminary Ecological Appraisal (PEA) of a parcel of land situated off Mount Road, Gorton, Manchester, M18 7SU at (OS Grid Reference SJ 88329 95023), hereinafter referred to as the 'site' to accompany the following planning application:

*"Full planning application proposing the erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2no football pitches combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey apartment building comprising 36no apartments for young person's accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm,ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road".*

S.2. The site comprises an area of species-poor grassland set within a concentrated urban environment in Manchester. Trees line the eastern and western boundaries.

S.3. The findings of the desk study and field work recorded the following outcomes for protected sites and habitats:

- Nature Conservation Designations – No impacts expected on any statutory or non-statutory nature conservation designations given distance between them and proposed development site.
- Habitats and Flora – The proposals would require the loss of all on-site habitats, which would result in a measurable net loss in biodiversity. An off-site receptor area has been proposed, however, which would be subject to grassland and scrub enhancements. Overall, this would give the development the ability to achieve a minimum 10% net gain in accordance with local planning policy.
- Protected and Notable Species – The site is considered to be of negligible ecological importance for protected and notable species. However, as there are habitats adjacent to the site which could provide opportunities for some species, sensitive working methods have been recommended to safeguard species which may pass through the site during the construction phase.

S.4. The field work and desk study data has also confirmed the following in relation to protected/notable species:

- Amphibians – No adverse impacts expected but recommendation for sensitive site work methodologies;
- Badgers – No adverse impacts expected but recommendation for update survey work prior to the commencement of development and sensitive site work methodologies;
- Bats – Trees along eastern and western boundaries have potential to support roosting bats – further work needed to establish presence/likely absence of roosting bats within;
- Birds – No adverse impacts expected but recommendation for sensitive timing of vegetation clearance and recommendation for implementation of enhancement scheme targeting species of conservation concern;
- Hedgehog – No adverse impacts expected but recommendation for sensitive site work methodologies;
- Water vole/otter/reptiles – No adverse impacts expected and no recommendation for further work or mitigation.

S.5. Provided the recommendations outlined in this report and any subsequent reporting relating to roosting bats can be implemented fully and successfully, there is no overriding reason why development within the site would not be compatible with legislation and planning policy relating to biodiversity and protected/notable sites/habitats/species.

# Section 1: Introduction

1.1. This report has been prepared by Tyler Grange Group Ltd (TG) on behalf of Kellen Homes and Greater Manchester Youth Federation. It sets out the findings of an Preliminary Ecological Appraisal (PEA) of a parcel of land situated off Mount Road, Gorton, Manchester, M18 7SU at (OS Grid Reference SJ 88329 95023), hereinafter referred to as the 'site' to accompany the following planning application:

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1.1. The extent of the proposals are shown in **Appendix 2**.

1.2. The site comprises an area of species-poor grassland set within a concentrated urban environment in Manchester. Trees line the eastern and western boundaries, and a footpath and ditch sits beyond the southern boundary of the site. **Figure 1** below shows the extent of the site.



**Figure 1** – Site Boundary © Google Earth

1.3. This report:

- Uses available background data, results of field surveys and consultation, to describe and evaluate the ecological features present within the likely 'zone of influence' (ZoI)[1] of the proposed development;
- Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's development;
- Where appropriate, makes recommendations for mitigation of adverse effects and ecological enhancement, to ensure conformity with policy and legislation listed in Appendix 1.

1.4. The assessment and the terminology used are consistent with the 'Guidelines for Ecological Impact Assessment in the UK and Ireland' and 'Guidelines for Preliminary Ecological Appraisals'[2] .

[1] Defined as the area over which ecological features may be subject to significant effects because of activities associated with a project and associated activities (CIEEM 2018).
[2] https://cieem.net/wp-content/uploads/2019/02/Combined-EclA-guidelines-2018-compressed.pdf

# Section 2: Methodology

## Scope of Assessment

2.1. This report follows the guidance set out in the Chartered Institute of Ecologists and Environmental Management (CIEEM) Guidance on Ecological Impact Assessment (EcIA) and Preliminary Ecological Appraisals

2.2. The extent of potential ecological effects which could arise from the proposed development were determined by undertaking a desk-based assessment of available records and published sources, together with an initial site survey With this information, the 'Zone of Influence' (ZoI) of the proposed development was established, together with potential ecological effects, opportunities and any further work, such as detailed surveys, that might be necessary to inform detailed development designs and requirements for mitigation.

## Desk Study

2.3. A desk-based study was undertaken to identify statutory and non-statutory nature conservation designations and protected species records and relevant planning policies. The following sources were used:

- The data search was undertaken in May 2023 for a 10km radius around the site for European statutory sites, a 2km radius for national statutory and non-statutory sites and a 2km radius for protected and priority[3] species records. The data search was conducted by inspecting the Multi Agency Geographic Information for the Countryside website (www.magic.defra.gov.uk[4]).

- Records of protected species and other species of nature conservation importance within 2km of the site, sourced from Greater Manchester Ecology Unit (GMEU) in December 2022. It should be noted that the data search was originally made by a third party, with the results made available to Tyler Grange for review and verification.

- Local Planning policies from the Manchester City Council's Core Strategy 2012 -2027 (**Appendix 1**) were checked to identify local planning policies and Biodiversity Action Plans, which need to be considered as part of the development of the site.

## Extended Phase 1 Habitat Survey

2.4. An 'extended' Phase 1 habitat survey of the site was undertaken by Joseph Dance of Tyler Grange on 2nd May 2022. Joseph has over 10 years of experience as an ecologist and is appropriately experienced for undertaking such assessments.

2.5. Weather conditions on the day of the survey were fair: 10°C, no precipitation, 8/8 cloud cover and wind BFS: 0.

2.6. The survey broadly followed the methodology set out in guidance from the Joint Nature Conservation Committee (JNCC) for extended Phase 1 habitat survey. This method of survey provides information on habitats

[3] UK priority species and habitats are those subject to conservation action and referred to as Species of Principal Importance (SoPIs) or Habitats of Principal Importance (HoPIs). They are listed at Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act states that local planning authorities must have regard for the conservation of both SoPIs and HoPIs.
[4] MAGIC [Online] Accessed March 2023: https://magic.defra.gov.uk/

and assesses the potential for legally protected or otherwise notable species to occur in and adjacent to the site and allows the ecological value of resources to be determined.

2.7. The vegetation composition of the different habitats within the site was defined using the DAFOR scale, whereby D = Dominant, A = Abundant, F = Frequent, O = Occasional and R = Rare.

## Badger Survey

2.8. A badger inspection was carried out during the Extended Phase 1 Survey in May 2023. The site as shown in Figure 1 and a 30m buffer around the site (where access/views permitted) was surveyed searching for typical badger field signs which include:

- setts;
- latrines;
- hairs;
- feeding signs;
- badger paths or 'runs';
- 'push-unders' beneath fencing or through scrub where any badger hairs are identified; and
- Badger tracks.

2.9. The survey effort and the data recorded for each sett followed the standard methodology used in the two most recent national surveys of badgers[5] [6].

2.10. The area was searched systematically, with particular attention paid to areas where the vegetation and/or the topography offered good suitability for sett creation. Areas with dense ground cover (hedges, scrub, woodland, etc) were examined closely; if the vegetation prevented entry, then the perimeter was examined, in order to detect paths suggesting a hidden sett within the area.

## Preliminary Roost Assessment (PRA)

2.11. A preliminary roost assessment (PRA) of all trees within the site for bats was undertaken during the Extended Phase 1 Survey by Joseph Dance. Trees on site were subjected to a ground based inspection to assess the likelihood of use by roosting bats and to inform the need for further surveys and/or mitigation. The trees were then categorised as providing negligible, low, moderate or high bat roost potential (**Table 2.3**), in line with the current BCT guidelines[7] .

2.12. The trees were inspected from ground level and the inspection focussed on identifying features suitable for roosting bats to gain access to potentially suitable roosting areas. This includes woodpecker holes, lifted bark and ivy cover as examples.

[5] Cresswell et al 1990, Wilson et al 1997
[6] Scottish Badgers guidelines (2018)
[7] Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

**Table 2.1: Roost potential categories**

| Suitability | Description of Roosting Habitats |
|---|---|
| **Negligible** | Negligible habitat features on site likely to be used by roosting bats. |
| **Low** | A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential. |
| **Moderate** | A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed). |
| **High** | A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. |

## Evaluation

2.13. The habitats and species in this ecological appraisal were evaluated using published guidance produced by CIEEM5. The level of value of specific ecological receptors is assigned using a geographic frame of reference, i.e. international value being most important, then national, regional, county, local and lastly, within the context of the site itself.

2.14. Value judgements are based on various characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations (such as Sites of Special Scientific Interest (SSSIs)), or for undesignated features, the size, conservation status (locally, nationally or internationally) and the quality of the ecological resource. In terms of the latter, 'quality' can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats), or species populations or assemblages.

## Quality Assurance

2.15. All ecologists at Tyler Grange Group Limited are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership, and act under the direction of members and abide by the Institute's Code of Professional Conduct.

## Limitations

2.16. No limitations or constraints to the survey were encountered during the Phase 1 survey.

2.17. The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since the report was written, advice should be sought to determine whether update work is required. The findings of the report should not be relied upon without this advice.

2.18. This report is also partly based on 3rd party data held by the Local Record Centre, which TG cannot guarantee the accuracy of the data provided.

# Section 3: Ecological Features and Evaluation

## Site Context

3.1. The site has an area of approximately 9ha and comprises predominantly of unmanaged species-poor grassland which is becoming encroached with scrub and tall ruderal species along the field margins. A small plot of hardstanding ground lies within the north-western corner of the site and scattered trees line the eastern and western site boundaries.

3.2. The surrounding environment is urban to the south east of Manchester City Centre, with pockets of open greenspace present in relative proximity to the site.

## Protected Sites

### Statutory Designations

3.3. There is one internationally designated site considered to be of **international ecological importance** present within 10km of the site. There is also one statutory designated Local Nature Reserve (LNR) within 2km, considered to be of **local ecological importance**. **Table 3.1** describes the statutory designated sites.

**Table 3.1**: Ecological Designations for statutory sites

| Site Name | Designations | Distance and Direction from Site | Description/Summary of Reasons for Designations | Ecological Importance |
|---|---|---|---|---|
| **Rochdale Canal** | **Special Area of Conservation (SAC)** | 5.8km North East | Rochdale Canal is designated as a SAC due to it supporting a significant population of Annex II species floating water-plantain *Luronium natans* which is representative of the formerly more widespread canal populations in the North-West England. Also holding a range of pondweeds *Potamogeton* spp. The canal has predominantly mesotrophic water. | International |
| **Highfield Country Park** | **LNR** | 0.9km South | Designated in 2008 as it provides protected habitats for a range of flora and fauna in the area. | National |

3.4. There are no further statutory designated sites within 10km of the site boundary; and although the site falls within a SSSI Impact Risk Zone , the type and scale of the proposed development does not meet the criteria which requires further consultation with the Local Planning Authority (LPA) and/ or Natural England.

### Non-statutory Designations

3.5. There were no non-statutory designations returned within a 2km radius of the site.

## Habitats and Flora

3.6. The location and extent of each habitat within the site is shown on **Drawing 15860/P02** and described below.

### Modified Grassland (Poor Semi-Improved Grassland)

3.7. The majority of the site was made up of species-poor modified grassland. Species present included a dominance of perennial rye grass *Lolium perenne* and red fescue *Festuca rubra*, with other less frequent species comprising meadow foxtail *Alopecurus pratensis*, cock's foot *Dactylis glomerata*, Yorkshire fog *Holcus lanatus*, dandelion *Taraxacum officinale agg.*, bent *Agrostis sp.*, creeping buttercup *Ranunculus repens*, creeping thistle *Cirsium arvense*, vetch *Vicia sp.,* sorrel *Rumex acetosa*, broad-leaved dock *Rumex obtusifolius*, ribwort plantain *Plantago lanceolata* and ragwort *Jacobaea vulgaris*.

3.8. This habitat type is considered to be of **negligible ecological importance** due to the low species diversity and lack of connectivity to any valuable or semi-natural habitats.



**Photograph 3.1 –** Modified grassland field.

### Bramble scrub

3.9. Many of the site's boundaries are dominated by bramble scrub, which also contains individual specimens of cherry *Prunus sp.*, dog rose *Rosa canina* and elder *Sambucus nigra*. Although this habitat has some value to fauna, given the urban context of the site it is generally considered to be of **negligible ecological importance**. See **Photograph 3.2 and 3.3** below.



**Photograph 3.2 –** Dense scrub habitat which was found on all boundaries of the site.



**Photograph 3.3 –** Dense scrub along the field margin boundaries of the site.

## Dense Scrub

3.10. A separate patch of dense cherry saplings *Prunus sp.* were located along the eastern boundary of the site, classified as blackthorn scrub for the purposes of the BNG Defra metric as there is no equivalent habitat. See **Photograph 3.4** below.



**Photograph 3.4 –** Dense cherry scrub

## Developed Land – Sealed Surface

3.11. The site includes an area of hardstanding habitat located in the north-western corner, it is considered to be of **negligible ecological importance**, as it has no inherent interest for biodiversity. **See Photographs 3.5 and 3.6** below.



**Photograph 3.5 –** Hardstanding tarmac area in north-western corner of the site, which had previously been a carpark.



**Photograph 3.6 –** Hardstanding area north-western corner of site, in which a former building stood.

## Urban Trees

3.12. A line of mature pollarded poplars *Populus sp.* likely to be hybrid black poplars, were noted along the eastern and western boundaries of the site. Sycamore *Acer pseudoplatanus,* London plane *Platanus x hispanica* and ash *Fraxinus excelsior* were also recorded within these tree lines. Given their maturity and prominence within the site, this habitat is considered to be of **local ecological importance**. Other young oak saplings were noted in the north-eastern corner of the site, which are considered to be of **negligible ecological importance**.

3.13. This habitat type was considered to be of **Local ecological importance** and has value to protected and notable species. See **Photograph 3.6 and 3.7** below.



**Photograph 3.7 –** Scattered trees located along the eastern site boundary.



**Photograph 3.8 –** Scattered trees along the western site boundary.

## Tall Ruderal Vegetation

3.14. Tall ruderal is present around eastern and western boundaries of the site, species include rosebay willowherb *Chamerion angustifolium*, creeping thistle, common nettle *Urtica dioica*, bindweed *Calystegia sepium* and greater plantain *Plantago major*. See **Photograph 3.8** below.

3.15. This is considered to be of **negligible ecological importance** due to the low species diversity and lack of connectivity to any valuable habitats.



**Photograph 3.9 –** Tall ruderal present along site boundaries.

## Ditch

3.16. There were no ditches present onsite, however there is an offsite ditch (referenced as 'Nico Ditch) off-site to the south which was approximately 1m deep and holding <30cm of water, with the banks and channel choked with bramble. See **Photograph 3.10** below.

3.17. The habitat type of the ditch is considered to be of **negligible ecological importance** due to the poor quality and its isolation in the landscape.



**Photograph 3.10 –** Offsite ditch south of the site boundary.

### Substation

3.18. There is a small substation present within the site on the western boundary, which is surrounded by metal fencing. See **Photograph 3.11** below. This habitat is of **negligible ecological importance**.



**Photograph 3.11 –** Substation on western boundary of the site.

## Fauna

### Amphibians

3.19. Records of two great crested newts (GCN) *Triturus cristatus* were identified 275m south werst of the site. However, there are no ponds or other suitable breeding habitat within 250m of the site, and the concentrated built form around the site would collectively amount to a significant barrier to amphibian dispersal through the landscape. For this reason, the likelihood of amphibian presence within the site is considered **negligible**, and the site is generally of **negligible importance** to this species group.

### Badger

3.20. Records of badger were identified in the surrounding area, but none within sufficient proximity to be relevant to the development site.

3.21. No evidence of this species was recorded inside the site boundary, or within 30m where access/views permitted.

## Bats

3.22. Several records of common pipistrelle *Pipistrellus pipistrellus* and unidentified *Pipistrellus sp.* roosts within 2km of the site were identified, none of which are close enough to be impacted by the development. Field records of brown long-eared bats *Plecotus auratus*, *Pipistrellus sp* bats, daubenton's *Myotis daubentonii, Myotis sp.*, noctule *Nyctalus noctula,* and whiskered *Myotis mystacinus* bats were also returned within 2km, which is considered typical of the urban context of the surrounding environment.

3.23. According to Multi-Agency Geographic Information for the countryside (MAGIC) website, there is one European Protected Species (EPS) licence granted within 2km of the site.

- 2016-22910-EPS-MIT for the damage and destruction of a resting place for a common pipistrelle. Licence start date: 25/04/2016, end date: 24/04/2021 (1.3km north west).

3.24. The trees within the site were assessed for their potential to support roosting bats, and the results of this assessment are included in **Table 3.2** below. The location of each tree is shown on drawing **15860/P03** appended to this report.

| Tree Reference | Description | Bat Roost Potential |
|---|---|---|
| Tree 1 (T1) – T3, T7, T9, T10, T14 – 16, T20, T23, T26, T32, T35, T36, T39 | Pollarded black poplars with various roost features including limb wounds, ivy cover (T10 only), deadwood and callus rolls | Moderate |
| T4 – T6, T8, T11 – T13, T17, T19, T21, T22, T24, T25, T27 – T31, T33, T37, T41 | Pollarded black poplars with exception of T41 – London Plane. All with minor potential roost features associated with former pollarded areas | Low |
| T34, T38, T40 | Off-site ash trees with no PRFs | Negligible |
| Oak saplings | Oak saplings in north east corner of site | Negligible |

**Table 3.2** – Summary of bat roost potential of trees within site

3.25. The substation within the site was assessed as providing **negligible bat roost potential**.

3.26. The site was generally considered to be of very low quality for commuting/foraging bats given the absence of suitable commuting corridors and linear features, with the exception of the boundary trees. Given the urban context and lack of connectivity to the wider landscape, the site is considered to be of **negligible importance** for bats overall.

## Birds

3.27. Several records of 'Priority' (i.e. NERC S41 UK BAP) species were returned via desk study, with the only relevant ones to the site being bullfinch *Pyrrhula pyrrhula*, dunnock *Prunella modularis,* starling *Sturnus vulgaris* and house sparrow *Passer domesticus*. Records of Schedule 1 birds were also returned but the site offers no potential breeding habitat for these species.

3.28. The open grassland across the site was considered to be of limited value to ground-nesting birds given the urban context and absence of a suitable tussocky sward. The site's primary value to birds is within the boundary scrub/trees, which is likely to provide potential breeding habitat for a range of commonly encountered urban 'Green List' species and a small number of species of conservation concern, restricted to song thrush *Turdus philomelos*, dunnock *Prunella modularis* and bullfinch *Pyrrhula pyrrhula*. in the scrub and possibly starling *Sturnus vulgaris* within cavities in the pollarded poplars. A flock of starling *Sturnus vulgaris* was recorded gathering food within the site during the habitat survey, but all carried the food south off-site towards the school building.

3.29. Overall, the site is considered to be of **local ecological importance** to birds.

## Hedgehog

3.30. Records of hedgehog were returned in the surrounding area.

3.31. The site provides suitable foraging and sheltering habitat for this species but is restricted in its value given the multiple urban barriers to dispersal which exist around the site. Overall, the site is considered to be of **negligible ecological importance** to hedgehog.

## Reptiles

3.32. No records of reptiles were returned via the data search.

3.33. The site contains no suitable habitat to support reptiles given the concentrated urban environment in which it sits, and this species group will not be discussed further in this report as no adverse impacts are expected.

## Water vole/otter

3.34. No records of either of these species were returned via the data search.

3.35. The site itself contains no habitat with the potential to support these species, and the off-site ditch was considered to be of exceptionally limited value for these species given the urban context and poor quality. The likelihood of the presence of either species within this ditch is considered negligible, and no adverse impacts are expected on these species so they will not be discussed further in this report.

# Section 4: Ecological Impacts and Mitigation

## Site Context

4.1. The proposals would require the removal of all on-site habitat, to be replaced with residential development including a community/sports building and playing pitches. The majority of the site comprises habitat of negligible ecological importance (species-poor grassland), and ecological impacts are generally few. The following section details the potential impacts on each ecological receptor concerned, and makes recommendations for further survey work or mitigation where necessary.

## Protected Sites

4.2. No adverse impacts on protected sites (both statutory and non-statutory) are expected as a result of development given the distances between them and the proposed development site and no mitigation is recommended to this regard.

## Habitats and Flora

4.3. **Section 5** of this report provides the results of a Biodiversity Net Gain assessment using Defra Metric 4.0, which shows that without any off-site mitigation, the proposals would result in an overall net gain in biodiversity value. An off-site receptor area at Godfrey Ermen (see full details in **Section 5**) has been sourced, however, and habitat enhancements in this area provide the ability to achieve a net gain of a minimum of 10%. Full detail of the proposed off-site enhancements are presented in **Section 5** of this report.

4.4. Generally, the habitats to be lost within the site are of **negligible ecological importance** and do not require any specific mitigation. The mature tree lines proposed for removal would be compensated for through additional tree planting and a separate length of 829m of linear tree planting across the site to offset the loss of the eastern and western boundary tree lines directly. Ultimately, this would provide a significant increase in the number of trees present within the site.

4.5. All on and off-site habitats would need to be subject to a long-term management plan of 30 years in line with planning policy regarding BNG, which can be secured by planning condition.

## Fauna

### Amphibians

4.6. It is recommended that site clearance activities proceed under a Precautionary Method of Work to protect any individual common amphibians which may be present across the site, despite the likelihood of presence being exceptionally low. GCN are reasonably discounted from the site due to the barriers to dispersal which exist to all directions around the site.

## Badgers

4.7. It is recommended that an update badger survey is completed prior to works commencing on-site to re-inspect for badger setts, although the likelihood is considered to be exceptionally low given the urban context of the site.

## Bats

4.8. In line with current best-practice guidelines for bat surveys, trees with moderate bat roost potential require a minimum of two additional surveys (either nocturnal emergence/re-entry surveys or climbed endoscope inspections) between May and August to establish the presence or likely absence of roosting bats within. To this end, two additional surveys (either climbed inspections or nocturnal emergence/re-entry surveys) are recommended on the trees assessed as providing moderate bat roost potential.

4.9. For trees assessed as providing low bat roost potential, best-practice guidelines do not require further survey work, but each of these trees must be felled utilising soft-felling techniques which includes, but is not restricted to:

- Sectionally felling the tree by hand, with each limb lowered to the ground and inspected by a licenced ecologist with an endoscope;
- Then left on the ground for a period of 24 hours to allow any bats present the chance to escape;
- Then removed/chipped immediately.

4.10. Trees with negligible bat roost potential do not require any further survey work or mitigation prior to felling.

4.11. To enhance the site for roosting bats, it is recommended that an enhancement strategy is adopted whereby new bat roost features are integrated within new residences.

4.12. No impacts are anticipated on the general value of the site for bats as the development will introduce linear gardens and dark corridors offering a mosaic of habitat which is currently not present and is favoured by bats.

## Birds

4.13. All wild birds, their nests and eggs are afforded protection under the WCA 1981 (as amended). As such the removal of trees and scrub could trigger this legislation, which protects birds while actively nesting.

4.14. Any works to remove scrub and trees within the ‘core’ nesting bird season (March to August inclusive) should be preceded by checks by a suitably qualified ecologist (SQE), with any nests found to be left until all chicks have fledged, and a suitable buffer for that species retained until the nest is no longer considered active.

4.15. Due diligence must also be shown by all site contractors to check for active nests prior to the commencement of clearance works, even if conducted outside of the ‘core’ nesting period as some species of bird are known to nest year-round. Should an active nest be suspected, a SQE will need to attend site to assess the status of the nest and advise further.

4.16. To enhance the site for nesting birds, it is recommended that an enhancement strategy is adopted whereby new bird nesting features are integrated within new residences. Species of Conservation Concern should be targeted, including swift *Apus apus*, house sparrow *Passer domesticus* and starling.

## Hedgehog

4.17. The Precautionary Methods of Work recommended for amphibians will also serve to protect individual hedgehogs during the construction phase of the development.

# Section 5: Biodiversity Net Gain

5.1. Section 170 of the National Planning Policy Framework (NPPF), published July 2021, states that planning and decisions should contribute to and enhance the natural environment by, amongst others, "identifying and pursuing opportunities for securing measurable net gains for biodiversity".

5.2. The DEFRA Biodiversity Metric 4.0 (JP039) is used to "measure and account for biodiversity losses and gains resulting from development". The calculator requires baseline data as well as information on habitats lost and created to calculate the total number of biodiversity units on site.

5.3. This section of the report provides a summary of the baseline biodiversity value of the site assessed against the proposed post-development biodiversity value.

5.4. As detailed in **Sections 2** and **3** of this report, an extended Phase I habitat survey of the site and off-site area was undertaken by Tyler Grange in April 2023. This data was used to determine the area and value of habitats currently on site (the 'baseline'). This data was then transposed into classification of UK Habitats[8] to utilise within the Defra 4.0 metric.

5.5. The landscape plan and planting plan (see **Appendix 2**) was used in combination with the baseline data, to calculate the areas of retained and replacement habitats on site.

5.6. The calculator automatically assigns distinctiveness scores to each habitat, and the user inputs scores for condition, strategic significance and total area (in hectares); as per the guidance.

5.7. For these calculations, it is assumed that all existing/new habitats are of low strategic significance because the site not listed as a site within the local strategy.

5.8. The information above was then inputted into the metric, to determine the number of biodiversity units at baseline and at post-intervention (i.e. habitat creation + retention + enhancement). The metric then uses all these data to produce the total net unit and percentage change. The Defra metric is provided separate to this report.

5.9. **Table 5.1** details the baseline habitat along with the Defra 4.0 Habitat classification that is used in the BNG metric, the area, the baseline biodiversity value. Further detail is provided in the accompanying spreadsheet for the site and **Drawing 15860/P02.**

[8] UK Habitat Classification Working Group (2018) UK Habitat Classification – Habitat Definitions V1.0

**Table 5.1 – Habitat baseline (On-Site)**

| Extended Phase 1 Habitat Type | DEFRA 4.0 Habitat Type | Condition | Area (ha) | Biodiversity Value (Units) | Post-development Outcome |
|---|---|---|---|---|---|
| **Dense Scrub** | Bramble Scrub | (Bramble scrub around perimeters of site)<br><br>N/A | 0.764 | 3.06 | Lost |
| **Poor Semi-Improved Grassland** | Modified Grassland | (Grassland across site)<br><br>A – 6 – 8 vascular plant species per $m^2$, including at least 2 forbs. **Fail**<br>B – Sward height is varied. **Fail**<br>C – Scattered scrub <20%. **Pass**<br>D – Physical damage <5%. **Fail**<br>E – Cover of bare ground <10%. **Pass**<br>F – Cover of bracken <20%. **Pass**<br>G – Absence of invasive species. **Pass**<br><br>Fails essential criterion A, and passes 4/7 criteria.<br><br>**Overall Poor** | 7.733 | 15.47 | Lost |
| **Hardstanding** | Developed land – sealed surface | N/A | 0.427 | 0.00 | Lost |
| **Dense Scrub** | Blackthorn scrub | (Area of cherry scrub saplings)<br><br>A – good representation of habitat type and at least 80% native, no single species more than 75% cover. **Fail**<br>B – Seedlings, saplings, young shrubs and mature shrubs present. **Fail** | 0.029 | 0.12 | Lost |

| | | | | | |
|---|---|---|---|---|---|
| | | C – Absence of invasive species. **Pass**<br>D – Scrub has a well-developed edge. **Fail**<br>E – Clearings/glades/rides present. **Fail**<br><br>Passes 1 of 6 criteria<br><br>**Overall Poor** | | | |
| Tall ruderal vegetation | Tall Forbs | (Ruderal vegetation around boundaries of site)<br><br>**Poor –** single species dominant | 0.162 | 0.32 | Lost |
| Scattered trees | Urban Trees | (Perimeter poplar trees not within tree line (linear feature)<br><br>A – Tree is native. **Pass**<br>B – Tree canopy continuous. **Pass**<br>C – Tree is mature. **Pass**<br>D – Little or no adverse impact on tree health. **Fail**<br>E – Natural ecological niches are present. **Pass**<br>F – More than 20% of canopy oversailing vegetation beneath. **Fail**<br><br>Passes 4 of 6 criteria<br><br>**Overall Moderate** | 0.22 | 1.76 | Lost |
| Scattered trees | Urban Trees | (Young oak saplings)<br><br>**Poor** | 0.0489 | 0.20 | Lost |
| **Total** | | | **9.12 (Excludes tree areas)** | **20.92** | **All lost** |

5.10. **Table 5.2** below summarises the baseline value of the linear features on-site.

**Table 5.2 – Linear baseline (On-Site)**

| Extended Phase 1 Habitat Type | DEFRA 4.0 Habitat Type | Condition | Area (km) | Biodiversity Value (Units) | Post-development Outcome |
|---|---|---|---|---|---|
| **Tree Line** | Line of Trees | (Rows of poplar/ash/London plane along eastern and western boundaries)<br><br>A – at least 70% native species. **Pass**<br>B – Tree canopy is predominantly continuous. **Pass**<br>C – One or more trees has veteran features and or natural ecological niches. **Fail**<br>D – Undisturbed naturally vegetated strip of 6m on both sides. **Fail**<br>E – At least 95% of the trees are in a healthy condition. **Pass**<br><br>Passes 3 of 5 criteria<br><br>**Overall Moderate** | 0.284 | 1.14 | Eastern boundary trees removed – loss of 0.13km / 0.52 units |

5.11. The proposals would result in the loss of all on-site habitats and linear features. **Table 5.2** below provide a summary of the on-site habitat and hedgerow creation measures proposed as part of the scheme.

**Table 5.2 –** Habitat and hedgerow creation area and biodiversity value (taken from landscaping proposals provided at Appendix 3)

| Extended Phase 1 Habitat Type | DEFRA 4.0 Habitat Type | Condition | Area (ha)/(km) | Biodiversity Value (Units) |
|---|---|---|---|---|
| Scattered trees | Urban Tree | (Tree planting across site)<br><br>Assumed to be small, moderate condition trees | 0.9731 | 2.97 |

| | | | | |
|---|---|---|---|---|
| Amenity grassland | Modified grassland | (Playing pitches)<br><br>Assumed to be poor condition | 1.491 | 2.88 |
| SUDs | Sustainable drainage system | (Attenuation feature in southwest corner of site)<br><br>Assumed to be moderate condition | 0.03 | 0.07 |
| Poor semi-improved grassland | Other neutral grassland | (Meadow mixture around perimeters of site)<br><br>Assumed to be moderate condition | 0.623 | 4.17 |
| N/A | Garden | Garden areas across site | 1.557 | 3.01 |
| Hardstanding | Developed land; sealed surface | Built form across site | 5.415 | 0.00 |
| | | **Total** | **9.12** | **13.10** |
| Hedgerow | Ornamental hedgerow | Box *Buxus sempervirens* hedgerow planting across site<br><br>Assumed to be poor condition | 2.084 (km) | 2.01 |
| | | **Total** | **2.084** | **2.01** |

5.12. In the absence of any off-site interventions, the proposals would result in the loss of -7.82 Biodiversity Units (BU) (-37.37%) and a net gain of 2.50 linear units (LU) (+131.61%). For this reason, off-site habitat creation/enhancements have been secured to offset this loss. The following section details the baseline results of the off-site area and habitat interventions proposed.

## Off-Site Baseline

5.13. The off-site area is located approximately 2.1km from the development site and is owned by the Greater Manchester Youth Federation (GMYF), located within the same Local Authority boundary (Manchester City Council). It is referred to as 'Godfrey Ermen' and is located at OS Grid Reference SJ 89994 96903. The location of the site in the context of the development site is shown below in **Figure 2**.

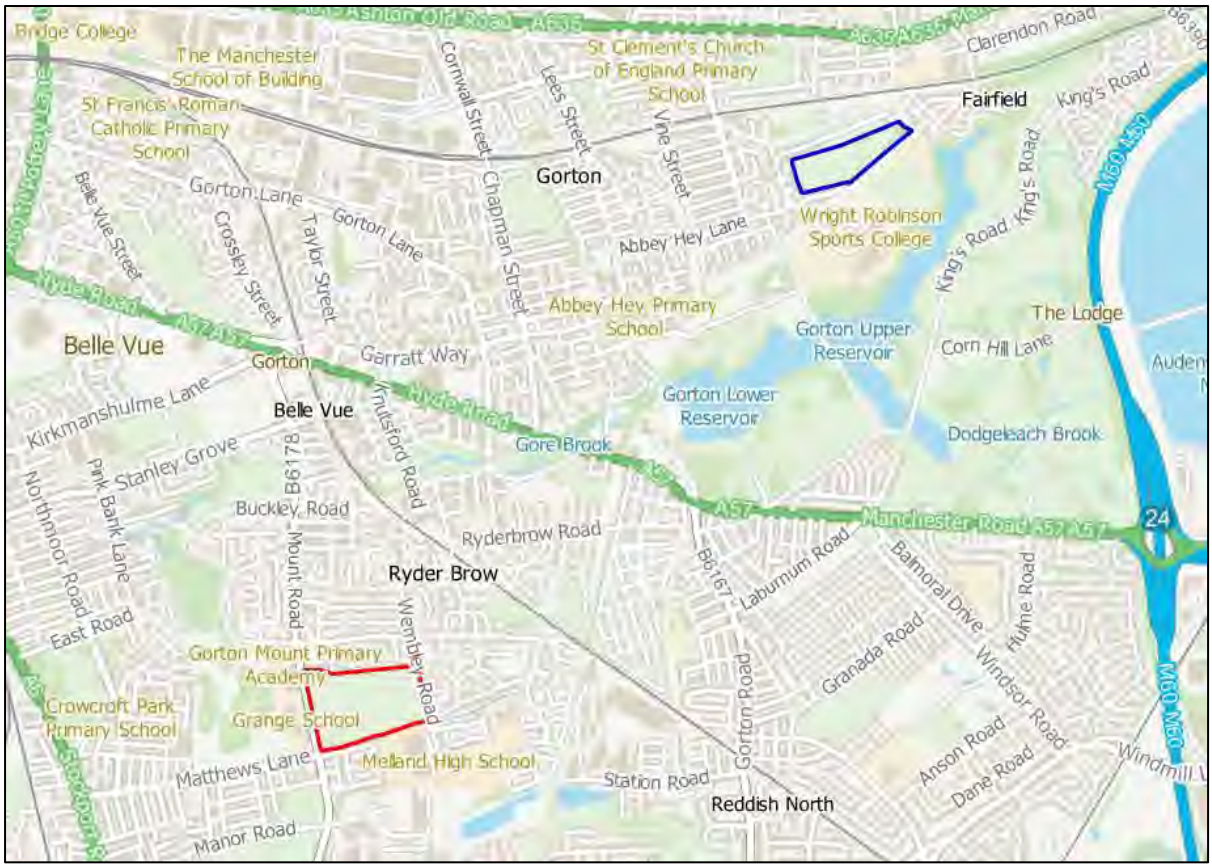



**Figure 2** – Location of off-site area (blue line) © Google Earth

5.14. It comprises an area of grassland interspersed with scrub areas and bound by woodland along its southern extent. It is publicly accessible, with informal footpaths running around the perimeter of the area and through it.

5.15. It was visited by Joseph Dance of Tyler Grange during the Extended Phase 1 Habitat survey of the development site in April 2023. An Extended Phase 1 Habitat Survey/UK Habitat Survey and condition assessment of selected habitats was completed to ascertain the baseline value of the site to inform the possibilities for BNG improvements. The areas of grassland and scrub within the site were targeted. The following section provides a summary of the results of the baseline survey. The extent of the habitats are shown in drawing **15860/P01** appended to this report.

*Bramble scrub*

5.16. The perimeters of the off-site area are dominated by homogenous bramble scrub which is typically of only one age group, and Japanese knotweed *Fallopia japnonica* is also present in some of the areas of scrub. See **Photograph 5.1** below. There is no Condition Assessment available for this habitat type.

*Modified grassland*

5.17. The eastern part of the off-site area comprises a species-poor area of modified grassland dominated by perennial rye grass, with some sorrel, soft rush *Juncus effusus* and bent *Agrostis sp.* Given the lack of species diversity, it automatically fails Criterion A so is assessed as 'Poor' condition. See **Photograph 5.2** below.

*Other neutral grassland*

5.18. A parcel of grassland in the east of the site has a more varied sward and is more diverse than the modified grassland areas, so was assessed as other neutral grassland. Red fescue was abundant, along with bents, perennial rye grass, dandelion, sorrel, creeping thistle, creeping buttercup, meadow buttercup, meadow foxtail, willowherbs, common vetch and soft rush. See **Photograph 5.3** below. It is apparent that this area is not used by the public, owing to its thick sward, and it is clear that users of the area are sticking to the informal footpaths which pass around the site.

5.19. The Condition Assessment of this parcel is as follows. Overall, it was assessed as 'Poor' condition owing to it failing essential criterion A

- Criterion A – Grassland is a good representation of the habitat type. **Fail**
- Criterion B – Sward height is varied. **Pass**
- Criterion C – Cover of bare ground between 1 and 5%. **Pass**
- Criterion D – Cover of bracken <20%. **Pass**
- Criterion E – Combined cover of species indicative of sub-optimal condition and physical damage accounts for less than 5% of total area. **Pass**
- Criterion F – 10 or more vascular plant species per $m^2$. **Fail**



**Photograph 5.1 –** Bramble scrub



**Photograph 5.2 –** Modified grassland



**Photograph 5.3–** Other neutral grassland

*Approach to Habitat Interventions*

5.20. The approach for the off-site habitat improvements include enhancing the bramble scrub to a more diverse 'mixed' scrub area. This will include selected removal of bramble, and re-planting with native scrub species such as blackthorn, elder, dog rose, hawthorn or hazel. It is targeted that this scrub would reach good condition, which is considered realistic in the timeframes required for legally-binding management (30 years).

5.21. Grassland enhancements involve enhancing most parcels of existing grassland to a more diverse neutral grassland mix of moderate condition. This would be achieved by scarifying the existing grassland in spring/autumn and re-seeding with a more diverse mixture. Management would then involve a traditional hay cut regime twice a year.

5.22. The far western parcel of grassland which is already not accessed by the public and is noticeably more diverse would be enhanced to a 'good' condition neutral grassland through the same mechanisms, but with the target that this would have over 10 species per $m^2$ to fulfil the 'good' criteria.

5.23. 20 new trees are also proposed to be planted across the off-site area.

5.24. The following tables summarise the baseline value of the habitats within the site and the proposed interventions and uplifts.

**Table 5.3** – Habitat Baseline (Off-site)

| **Extended Phase 1 Habitat Type** | **DEFRA 4.0 Habitat Type** | **Condition** | **Area (ha)** | **Biodiversity Value (Units)** |
|---|---|---|---|---|
| Dense scrub | Bramble scrub | Poor | 0.456 | 2.01 |
| Poor semi-improved grassland | Modified grassland | Poor | 0.51 | 1.12 |
| Poor semi-improved grassland | Neutral grassland | Poor | 1.28 | 5.63 |

**Table 5.4** – Habitat Interventions

| **Habitat Intervention** | **Net Uplift** |
|---|---|
| Poor condition bramble scrub to good condition mixed scrub | + 2.81 |
| Poor condition modified grassland to moderate condition neutral grassland | + 2.36 |
| Poor condition neutral grassland to moderate condition neutral grassland | + 3.02 |
| Poor condition neutral grassland to good condition neutral grassland | + 1.55 |
| Tree planting | + 0.25 |

5.57. The habitat interventions proposed are summarised on drawing **15860/P01** appended to this report. Overall, the off-site interventions would result in an uplift of 9.98 units. **Table 5.5** summarises the overall net gain position taking into account the off-site measures proposed.

Table 5.5- Headline results from BNG

| | | |
|---|---|---|
| **On-site Baseline** | Habitat units | 20.92 |
| | Hedgerow Units | 1.14 |
| **Onsite Post-intervention** | Habitat units | 13.10 |
| | Hedgerow Units | 2.63 |
| **Off-site Baseline** | Habitat Units | 8.76 |
| **Off-site Post-intervention** | Habitat Units | 18.74 |
| **Total Net unit change** | Habitat units | +2.17 |
| | Hedgerow Units | +1.50 |
| **Total net % change** | **Habitat Percentage** | +10.35 |
| | **Hedgerow Percentage** | +131.61 |

# Section 6: Conclusion

6.1. The site comprises an area of species-poor grassland which is of limited value to fauna, and is restricted in its floral diversity and importance. Boundary trees provide the most significant ecological feature in the context of the site, and replacement tree planting is proposed to ensure that there is both sufficient tree planting post-development and that there is an overall net gain in tree value in accordance with the Defra metric.

6.2. An off-site parcel of land has been secured at Godfrey Ermen (**Appendix 3**) to accommodate habitat enhancements, which will overall ensure that the development results in a 10% net gain in biodiversity value, thus making it compliant with existing local policy. It will be necessary for a full landscape specification and management plan for the off-site area to be produced via planning condition should consent be granted.

6.3. Impacts on protected sites are not expected, and the following recommendations exist with regards to potential impacts to fauna:

- Two nocturnal emergence/re-entry or climbed inspections of trees assessed as providing 'moderate' bat roost potential;
- Soft felling of all trees assessed as providing 'low' bat roost potential;
- Production and adoption of an enhancement strategy for nesting birds and roosting bats;
- Pre-commencement badger check; and
- Construction phase to follow Precautionary Methods of Work for amphibians and hedgehogs.

6.4. Even with the results of the recommended bat surveys pending, it is expected that the development would be able to accommodate any mitigation necessary (i.e. replacement bat boxes around site boundaries in proximity to tree with roost in) should roosting bats be encountered during these surveys.

6.5. With the implementation of the recommendations for further survey work and mitigation outlined in this report, there is no overriding reason why development would not be compatible with legislation and planning policy relating to biodiversity and protected/notable sites/habitats/species.

# Appendix 1: Legislation and Planning Policy

**The Conservation of Habitats and Species Regulations 2012 (as amended).**

A1.1. The Habitat Regulations transpose EEC Council Directive 92/43 (The Habitats Directive) into UK law. The regulations place duty upon the relevant authority of the UK government to identify sites which are of importance to the habitats and species listed in Annexes I and II of the Habitats Directive. Those sites which meet the criteria are, in conjunction with the European Commission, designated as Sites of Community Importance, which are subsequently identified as Special Areas of Conservation (SAC) by the European Union member states. The regulations also place a duty upon the UK government to maintain a register of European protected sites designated as a result of EC Directive 79/409/EEC on the Conservation of Wild Birds (The Birds Directive). These sites are termed Special Protection Areas (SPA) and, in conjunction with SACs, form a network of sites known as Natura 2000.

A1.2. The regulations also provide for the protection of individual species of fauna and flora of European conservation concern listed in Schedules 2 and 4, respectively. Schedule 2 includes species such as otter and great crested newt for which the UK population represents a significant proportion of the total European population. It is an offence to deliberately kill, injure, disturb or trade these species in the UK. Schedule 4 plant species are protected from unlawful destruction, uprooting or trade under the regulations.

**Natural Environment & Rural Communities (NERC) Act 2006**

A1.3. The NERC Act 2006 places a duty on authorities to have due regard for biodiversity and nature conservation during the course of their operations.

A1.4. Section 41 of the Act requires the publication of a list of habitats and species publish which are of principal importance for the purpose of conserving biodiversity. The Section 41 list is used to guide authorities in implementing their duty to have regard to the conservation of biodiversity.

**The Wildlife and Countryside Act (WCA) 1981**

A1.5. The WCA, as amended, consolidates and amends pre-existing national wildlife legislation in order to implement the Bern Convention and the Birds Directive. It complements the Conservation (Natural Habitats. &c.)

A1.6. Regulations 1994 (as amended), offering protection to a wider range of species. The Act also provides for the designation and protection of national conservation sites of value for their floral, faunal or geological features, termed Sites of Special Scientific Interest (SSSIs).

A1.7. Schedules of the act provide lists of protected species, both flora and fauna, and detail the possible offences that apply to these species.

**The Countryside and Rights of Way (CRoW) Act 2000**

A1.8. The CROW Act, introduced in England and Wales in 2000, amends and strengthens existing wildlife legislation detailed in the WCA. It places a duty on government departments and the National Assembly for Wales to have regard for biodiversity and provides increased powers for the protection and maintenance of SSSIs.

A1.9. The Act also contains lists of habitats and species (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.



**National Planning Policy**

**National Planning Policy Framework (NPPF), September 2023**

A1.10. The updated National Planning Policy Framework (NPPF) was published in February 2019 and sets out the Government's planning policies for England and how these should be applied. It replaces the first National Planning Policy Framework published in March 2012. Paragraph 11 states that:

*"Plans and decisions should apply a presumption in favour of sustainable development."*

A1.11. Section 15 of the NPPF (paragraphs 170 to 177) considers the conservation and enhancement of the natural environment. Paragraph 170 states that planning and decisions should contribute to and enhance the natural and local environment by:

*"Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"*

A1.12. Paragraph 171 states that plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

A1.13. Paragraph 174 states that in order to protect and enhance biodiversity and geodiversity, plans should:

a) "Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

A1.14. When determining planning applications, Paragraph 175 states that local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

a) "if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons58 and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."

A1.15. As stated in paragraph 176 the following should be given the same protection as habitats sites:

a) "potential Special Protection Areas and possible Special Areas of Conservation;

b) listed or proposed Ramsar sites; and

c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites."

A1.16. Paragraph 177 states that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

**Office of the Deputy Prime Minister (ODPM) Circular 06/2005: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System**

A1.17. ODPM Circular 06/05 was prepared to accompany PPS9, however continues to be valid, and material in the consideration of planning applications since PPS9's replacement by the NPPF. ODPM Circular 06/05 provides guidance on applying legislation in relation to nature conservation and planning in England.

A1.18. Part I considers the legal protection and conservation of internationally designated sites (namely candidate Special Areas of Conservation (cSACs), SACs, potential Special Protection Areas (pSPAs), SPAs and Ramsar sites) and Part II considers the legal protection and conservation of nationally designated sites, namely Sites of Special Scientific Interest (SSSIs). Part III considers the protection of habitats and species outside of designated areas (particularly UK Biodiversity Action Plan species and habitats, which it states are capable of being a material consideration in the preparation of local development documents and the making of planning decisions. Part IV considers species protected by law and states that the presence of a protected species is a material consideration in the consideration of a development proposal that, if carried out, would be likely to result in harm to the species or its habitat and that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

**A1.19. Local Planning Policy**

**Manchester City Council Local Development Framework Core Strategy (Adopted 2012)**

A1.20. The Manchester City Council Local Plan and Core Strategy is a key document in the Local Development Framework, which describes what Manchester City Council want to look like in the future, and the planning policies used to make that happen.

**Policy EN 8 - Adaptation to Climate Change –**

A1.21. All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.

A1.22. Developments will seek to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

**Policy EN 9 - Green Infrastructure –**

A1.23. New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

**Policy EN 10 - Safeguarding Open Space, Sport and Recreation Facilities –**

A1.24. The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces.

A1.25. provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity

**Policy EN 11 - Quantity of Open Space, Sport and Recreation –**

A1.26. New open spaces should also be interconnected, to allow for better links for disabled people, pedestrians and cyclists both across and between sites and to enhance the biodiversity of the city.

**Policy EN 15 - Biodiversity and Geological Conservation –**

A1.27. The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the city. Particular consideration will be given to:

- Sites with international or national designations for their biodiversity value.
- Other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs)
- Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan
- Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the city.

A1.28. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.



A1.29. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

**The Core Strategy is accompanied by: -**

A1.30. A Sustainability Appraisal (SA), which is an assessment of economic, social and environmental impacts of policies and has been used to inform policy development. It also includes equality and health impact assessments and considers the findings of the Habitats Regulations Assessment (HRA).

**Places for Everyone**

A1.31. The Places for Everyone Plan reinforces our ambition to bring forward brownfield land, it reduces the net loss of Green Belt land by reducing the number of sites being allocated and provides stronger protection for our important environmental assets.

A1.32. Objectives: -

Objective 8) Improve the quality of our natural environment by: Enhancing special landscapes, green infrastructure, biodiversity and geodiversity; Improving access to the natural environment and green spaces including parks; and promoting the role of green space in climate resilience and reducing flood risk.

**Efficient Land Use** - A key role of this Plan is to manage the conflicting demands on our finite land resources. The need for new housing, employment, facilities and infrastructure must be accommodated, whilst protecting the natural environment.

**Strategic Green Infrastructure -** Protecting and enhancing the green infrastructure network throughout Greater Manchester is central to the overall vision for the city region

A1.33. The following strategic green infrastructure assets will be protected and enhanced as key features:

1. River valleys and waterways (see Policy JP-G 3 'River Valleys and Waterways')

2. Lowland wetlands and mosslands (see Policy JP-G 4 'Lowland Wetlands and Mosslands')

3. Uplands (see Policy JP-G 5 'Uplands')

4. Trees and woodland (see Policy JP-G 7 'Trees and Woodland').

A1.34. **POLICY JP-S1:** development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

A1.35. **POLICY JP-S4:** Development will be managed to increase considerably the capacity of its citizens to adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. Key measures will include:

- Designing indoor and outdoor environments to provide a reduction and respite from more extreme temperatures and winds associated with climate change and greater urbanisation.

- Increasing the size, spread, quality and interconnectedness of the green infrastructure network, enabling the city region, its citizens and wildlife to adapt to changing conditions

**POLICY JP-G9:** Across the plan, a net enhancement of biodiversity resources will be sought by: -

- Increasing the quality, quantity, extent and diversity of habitats, particularly priority habitats identified in national or local biodiversity action plans and those that support priority species

- Improving connections between habitats, to protect and enhance the provision of corridors, ecological networks

- Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species

- Facilitating greater access to nature

- Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network

- Safeguarding, restoring and sustainably managing our most valuable soil resources

# Appendix 2: Proposed Development

| rev | details | by | date |
|---|---|---|---|
| P01 | PLANNING ISSUE | CW | 04.10.2023 |
| P02 | UPDATED TO CLIENT COMMENTS | CW | 06.10.2023 |

## Notes

1.0 Do not scale from drawing, use figured dimensions only
1.1 All dimensions to be checked onsite
1.2 This drawing to be read in conjunction with all other Gillespies drawings and specifications

N

Project title
MOUNT ROAD, GORTON
MANCHESTER

Drawing title
SITEWIDE PLANTING PLAN

| Drawing status | Scale | Drawn |
|---|---|---|
| PLANNING | 1:500 @ A0 | RK |
| | Date | Checked |
| | 04.10.2023 | CW |
| Drawing number | | Revision |
| P21374-00-001-GIL-L-0406 | | P02 |

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# Appendix 3: Off-site landscaping plan

Native Shrub Planting (781 sqm)
25% Cornus alba 'Midwinter Fire'
25% Crataegus monogyna
25% Ilex aquifolium
15% Prunus spinosa
10% Sambucus nigra

3 No. Malus 'Golden Hornet'

Native Shrub Planting (103 sqm)
25% Cornus alba 'Midwinter Fire'
25% Corylus avellana
25% Prunus spinosa
25% Sambucus nigra

Native Shrub Planting (179 sqm)
25% Corylus avellana
25% Crataegus monogyna
25% Ilex aquifolium
25% Sambucus nigra

Native Shrub Planting - Type 1 (443 sqm)
25 % Cornus alba 'Midwinter Fire'
25 % Corylus avellana
25% Prunus spinosa
15% Quercus ilex
10% Sambucus nigra

Native Shrub Planting (263 sqm)
25% Corylus avellana
25% Crataegus monogyna
25% Ilex aquifolium
25% Sambucus nigra

Native Shrub Planting (777 sqm)
25% Corylus avellan
25% Crataegus monogyna
25% Prunus spinosa
15% Sambucus nigra
10% Rosa canina

2 No. Betula pendula

2 No. Betula pendula

1 No. Quercus robur

2 No. Malus Golden Hornet

Native Shrub Planting (285 sqm)
25% Corylus avellana
25% Crataegus monogyna
25% Prunus spinosa
25% Sambucus nigra

Native Shrub Planting (570 sqm)
25% Cornus alba 'Midwinter Fire'
25% Prunus spinosa
25% Ilex aquifolium
15% Sambucus nigra
10% Rosa canina

Native Shrub Planting (296 sqm)
25% Cornus alba 'Midwinter Fire'
25% Corylus avellan
25% Ilex aquifolium
25% Sambucus nigra

Native Shrub Planting (493 sqm)
25% Cornus alba 'Midwinter Fire'
25% Corylus avellana
25% Prunus spinosa
15% Quercus ilex
10% Rosa canina

| rev | details | by | date |
|---|---|---|---|
| P01 | DRAFT ISSUE | CW | 13.10.2023 |

## Notes

1.0 Do not scale from drawing, use figured dimensions only
1.1 All dimensions to be checked onsite
1.2 This drawing to be read in conjunction with all other Gillespies drawings and specifications

## KEY

- Modified Grassland Enhancement — EM1 Basic General Purpose Meadow Mixture by Emorsgate
- Neutral Grassland Enhancement — EM1 Basic General Purpose Meadow Mixture by Emorsgate
- Native Shrub Planting
- Existing Vegetation
- Proposed Trees
- Proposed Fruit Bearing Trees

N

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Project title
Mount Road, Gorton
Manchester

Drawing title
Godfrey Ermen Planting Enhancement Plan

| Drawing status | Scale | Drawn |
|---|---|---|
| DRAFT | 1:500 @ A0 | RK |
| | Date | Checked |
| | 13.10.2023 | CW |

Drawing number: P21374-00-001-DR-L-0001
Revision: P01

Client
Kellen Homes

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R:\P21374-00-001 Mount Road, Manchester\Drawings\01 Design\CAD\100 Series\P21374-00-001-DR-L-0001.dwg

## Plans:

Plan 1: 15860/P01 – Off-site Biodiversity Net Gain

Plan 2: 15860/P02 – Habitat Features Plan

Plan 3: 15860/P03 – Trees with Bat Roost Potential




Site Boundary

**Habitats**

Bramble Scrub

Modified Grassland

Other Neutral Grassland

N

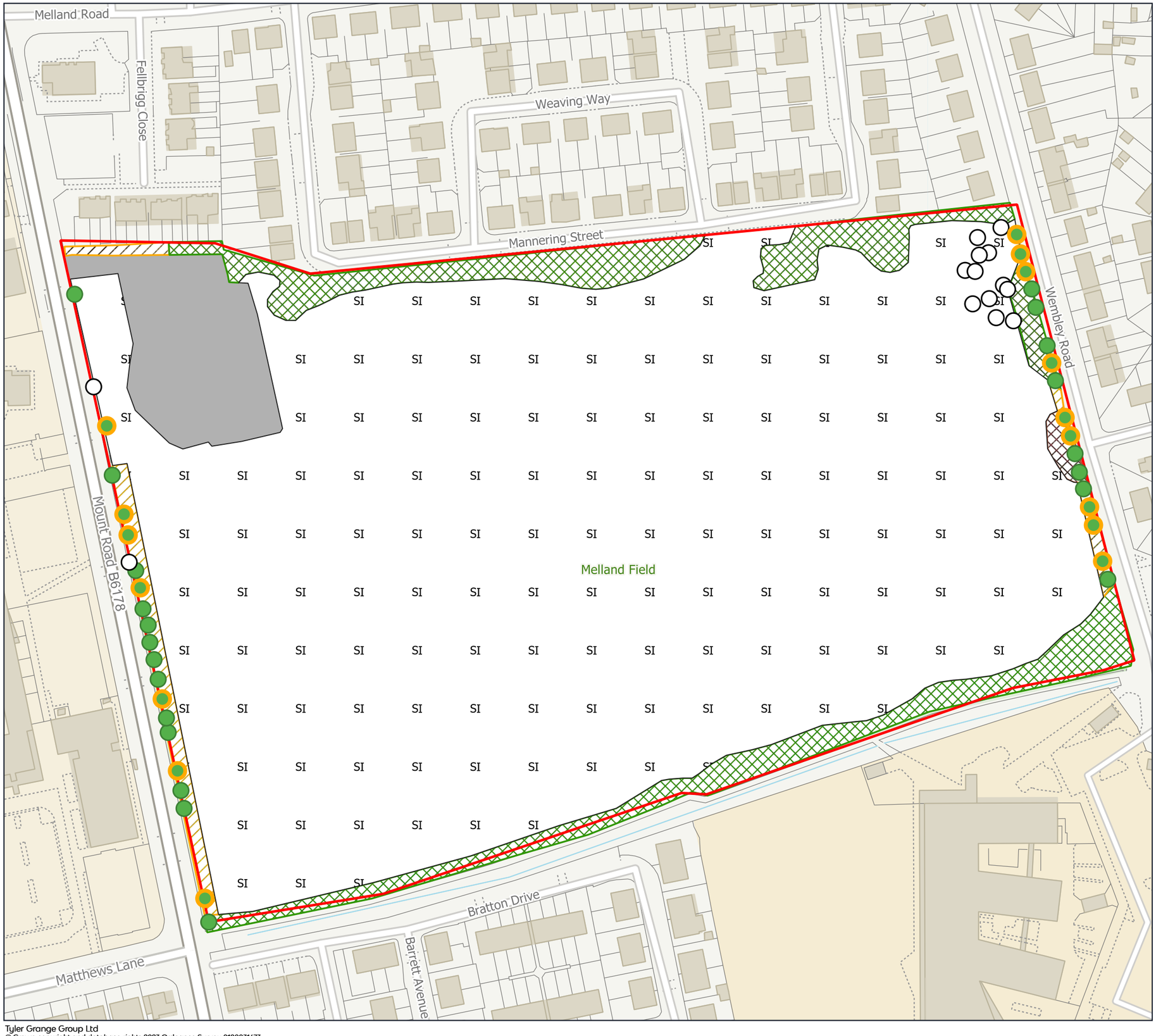
0 50 100 m

| | |
|---|---|
| **Project** | Mount Road, Gorton |
| **Drawing Title** | Off-site Biodiversity Improvements |
| **Scale** | As Shown (Approximate) |
| **Drawing No.** | 15860/P01 |
| **Date** | May 2023 |
| **Checked** | JD |

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Site Boundary

**Trees**

- Low Bat Roost Potential
- Moderate Bat Roost Potential
- No Bat Roost Potential

**Habitats**

- Bramble Scrub
- Modified Grassland
- Hardstanding
- Cherry Scrub
- Tall Ruderal Vegetation

N

0 50 100 m

| | |
|---|---|
| **Project** | Mount Road, Gorton |
| **Drawing Title** | Habitat Features Plan |
| **Scale** | As Shown (Approximate) |
| **Drawing No.** | 15860/P02 |
| **Date** | May 2023 |
| **Checked** | JD |

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Inset 1

Inset 2

Mount Road B6178

Grange School

Bratton Drive

Wembley Road

Harlow Drive

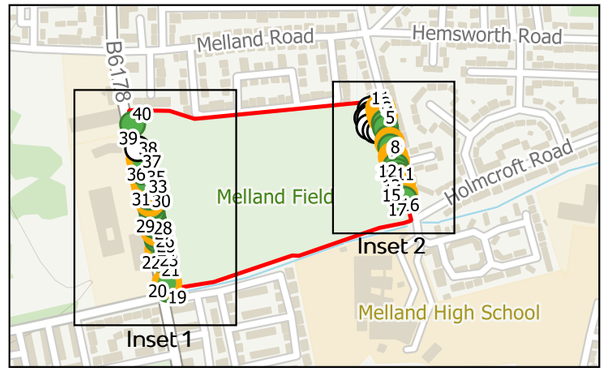
Site Boundary

Trees

Low Bat Roost Potential

Moderate Bat Roost Potential

No Bat Roost Potential




N

| | |
|---|---|
| **Project** | Mount Road, Gorton |
| **Drawing Title** | Trees with Bat Roost Potential |
| **Scale** | As Shown (Approximate) |
| **Drawing No.** | 15860/P03 |
| **Date** | May 2023 |
| **Checked** | JD |

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