

CLIENT:	Urban Splash
PROJECT:	Land at Old Mill Street, Ancoats, Manchester
SUBJECT:	Biodiversity Net Gain Assessment
JOB NO:	GM12676
Report No	0004
DATE OF SITE VISITS:	May 2023
PREPARED BY:	Eve Goodwin – Ecologist
REVIEWED BY:	Richard Sands – Technical Director, Ecology

1 INTRODUCTION

1.1 Terms of Reference

1.1.1 Wardell Armstrong LLP (WA) was commissioned by Urban Splash to undertake a Biodiversity Net Gain (BNG) Assessment, in support of a proposed residential development scheme at Old Mill Street, Ancoats, Manchester, central Ordnance Survey (OS) grid reference SJ 85480 98426 (hereafter known as the 'Site'). This Assessment demonstrates the general extent of biodiversity losses and gains arising from the scheme.

1.2 Site Context

1.2.1 The site is predominantly comprised of developed land; sealed surface, located in the New Islington district of Manchester City Centre. The site is largely surrounded by urban residential development. Lampwick Lane (Upper Kirby Street) and Ashton canal located to the south east and New Islington marina located to the north west.

1.3 The Proposed Development

1.3.1 Full planning application is being submitted for a residential-led development to provide 40 no. (Use Class C3) and ground floor commercial space (Use Class E), together with landscaping, parking, cycle parking, supporting infrastructure and associated works.

2 METHODOLOGY

2.1 The Defra Metric 4.0

2.1.1 The Defra Biodiversity Metric 4.0 was used to quantify the predicted changes in biodiversity units resulting from the proposed development. For the baseline biodiversity units, the information gathered during the Extended UKHab Habitat Survey on 26th May 2023 was used to determine the extent and quality of habitats present within the Site. The existing habitat areas were measured in GIS from the Extended UKHab Habitat Survey Drawing (Drawing number GM12676-002 Rev P01) and habitat condition was assessed using habitat condition sheets within the Defra Biodiversity Metric 4.0.

2.2 Mitigation Hierarchy

2.2.1 Throughout the BNG and Impact Assessment process, the mitigation hierarchy has been followed. Wherever possible, ecological receptors of importance have been avoided. If avoidance has not been possible, measures to minimise or mitigate significant impacts have been taken. Compensatory habitat has been provided where avoidance and mitigation has not been considered sufficient and enhancement measures included where possible and appropriate.

2.3 Quality Assurance & Environmental Management

2.3.1 The calculation and the report have been overseen, checked and verified by a member of CIEEM, who is bound by its code of professional conduct. All surveys and assessments have been undertaken with reference to the recommendations given in British Standard BS 8683:2021 (2021) Process for Designing and Implementing Biodiversity Net Gain and as stated within specialist guidance, as appropriate and referenced separately.

2.3.2 Arc GIS software was used to obtain all baseline and predicted final development and offsetting areas. Any alterations to the final area results must be completed using the same software.

2.4 Limitations and Caveat

- 2.4.1 2315-CWS-XX-XX-PP-L-1000_P03 - Old Mill Street Planting Strategy Document dated November 2023 provided by CW Studio Landscape Architects has been used to inform details of the extent, type and likely condition of habitats following completion. Any subsequent revisions will require further updates to this assessment presented in this report. Old Mill Street, Manchester
- 2.4.2 Any habitat that remains unaltered in the Old Mill Street Planting Strategy Document has been assumed by the assessor to be retained.

2.5 Planning Policy

- 2.5.1 The Site is covered within the Manchester Local Plan¹ the relevant policies in which are *Strategic Objective 6: Environment, Policy EN 9: Green Infrastructure, Policy EN 10: Safeguarding Open Space, Sport and Recreation Facilities, Policy EN 13: Green Belt, Policy EN 15: Biodiversity and Geological Conservation*. Further details of these policies can be found in Appendix 1.
- 2.5.2 The National Planning Policy Framework 2023², para 174d states that planning decisions “*should contribute to and enhance the natural and local environment by... ..minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*”.

3 RESULTS

3.1 Desk Study

- 3.1.1 As reported in the PEA (Wardell Armstrong, 2023) Rochdale Canal (SSSI/SAC) is located approximately 4.30km north east, is designated due to it containing important habitats for submerged aquatic plants and emergent vegetation.
- 3.1.2 As also reported in the PEA (Wardell Armstrong, 2023), there are no non-statutory designated sites within 2km of the Site.

¹ [Core Strategy | Manchester City Council](#)

² [National Planning Policy Framework \(publishing.service.gov.uk\)](#)

3.1.3 Given the distance from the site to nearby designated sites and the lack of existing nearby habitat connections, it is not considered that biodiversity gain on site will contribute to ecological connectivity to these sites.

3.2 Habitat baseline and Condition

3.2.1 The Site is approximately 0.15 hectares (ha) in extent and consists primarily of developed land; sealed surface which has been used as a car park and access road and a small building, with encroaching ruderal/ephemeral vegetation and a small parcel of introduced shrub (Wardell Armstrong, 2023).

3.2.2 Based on the Biodiversity Metric 4.0 Technical Supplement³, condition assessment for the types of habitat found on site is considered to be not applicable (see Table 1 below).

Table 1 Habitat Descriptions and Condition Assessment		
Habitat	Condition Assessment Criteria Met	Condition Assessment Result
Developed land, sealed surface (u1b)	Negligible by default	N/A
Buildings (u1b5)	Negligible by default	N/A
Linear habitat	Condition Assessment Criteria Met	Condition Assessment Result
Built linear features	Negligible by default	N/A

³ <http://publications.naturalengland.org.uk/publication/6049804846366720>

The baseline habitat value is assessed at 0.00 habitat units for area-based habitats (see Table 3 below for detailed baseline scores).

Table 3. Baseline biodiversity scores			
Area based Habitats	Area (ha)	Distinctiveness	Habitat units
Developed land; sealed surface (u1b)	0.15	Very low	0.00
Buildings (u1b5)	0.001	Very low	0.00
Total	0.15		0.00

Proposed Habitat Retention

Under current development plans none of the existing habitats are to be retained.

Proposed Habitat Enhancement

Under current development plans none of the existing habitats are to be enhanced.

Proposed Habitat Creation

The proposed habitats are summarised in Table 3.

Table 3. Proposed landscaping areas			
Habitat	Area (ha)	Proposed condition score	Notes
Other green roof	0.034	Condition assessment 'N/A'	The proposed species mix is composed entirely of species that are of native provenance, and which provide a nectar and pollen rich habitat for invertebrates. The selected species include yarrow <i>Achillea millefolium</i> , common knapweed <i>Centaurea nigra</i> , kidney vetch <i>Anthyllis vulneraria</i> , red clover <i>Trifolium pratense</i> , common vetch <i>Vicia sativa</i> , cowslip <i>Primula veris</i> , birds' foot trefoil <i>Lotus corniculatus</i> and Lady's bedstraw <i>Galium verum</i> .
Total Biodiversity Units	0.08		

Predicted Biodiversity Net Gain

The proposed habitats are predicted to result in a net gain of +0.08 habitat units (100%). The metric is provided in a separate excel document.

The trading rules for the habitats lost and habitats proposed for creation have been satisfied. This is due to the Site having a baseline of 0 habitat units, and therefore a gain of 0.08 habitat units, is achieved through the implementation of a green roof. The green roof has been assigned the strategic significance of 'Formally identified within the local strategy' given its function as green infrastructure which is looked upon favourably within 'Policy EN 9: Green Infrastructure' in the Manchester local plan. With the exception of the area assigned to the green roof, the rest of the Site will be utilised for the building development.

Figure 1 – Headline Results

On-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.08	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.08	N/A
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.08	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.08	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	100.00%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Discussion

According to current guidance, as the site has a baseline biodiversity value of 0.00 habitat units, Manchester City Council may stipulate a target number of habitat units to be achieved as opposed to achieving a 10% gain.

The Site currently consists entirely of habitats with poor biodiversity value and very low distinctiveness. No irreplaceable habitats are impacted by the proposed development.

Recommendations

To achieve higher net gain, the green roof could be designed as a biodiverse green roof, which if managed in good condition would enable the site to achieve an extra 0.14 biodiversity units.

A biodiverse roof in good condition would require:

- A depth of substrate (not including a blanket or turf) that varies between 80-150mm with at least 50% of the roof at 150mm;
- 60:40 ratio wildflower to sedum;
- At least 25 dry grassland wildflower species;
- No invasive non-native species on Schedule 9 of the Wildlife and Countryside Act present;
- Sand piles, stones or logs present.

Opportunities to further enhance the scheme for biodiversity, but which would not increase biodiversity units, include:

- Incorporating bird boxes.
- Incorporating invertebrate boxes for wild bees.

Conclusion

The Site proposals as currently designed are predicted to result in a **net gain of 0.08 habitat units**, with 0.22 habitat units potentially achievable if the green roof was designed to be a biodiverse green roof in good condition.

Technical Note



Enclosed:

Appendix 1: Local Policy

Appendix 2: GM12676-002 Rev P03 UKHab Baseline Habitat Survey Results

Appendix 3: 2315-CWS-XX-XX-PP-L-1000_P03 - Old Mill Street Planting Strategy

Appendix 1

Local Policy

Manchester's Local Development Framework Core Strategy Development Plan Document (Adopted 11th July 2012), Manchester City Council contains the following policies:

- *Strategic Objective 6: Environment*
- *Policy EN 9: Green Infrastructure*
- *Policy EN 10: Safeguarding Open Space, Sport and Recreation Facilities*
- *Policy EN 13: Green Belt*
- *Policy EN 15: Biodiversity and Geological Conservation*

Strategic Objective 6 Environment

- *SO6. Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.*
- *A high quality environment is at the core of everything the Council hopes to achieve up to 2027. The economic growth of the City depends upon attracting and retaining the best businesses and workers, and it is increasingly apparent that decisions on where to live and work hinge on the quality of environment available. Manchester has opportunities to bring forward significant development over the next 15 years, but this development will define the City for many years beyond this period. The future success of the City depends not on the level of development it fosters but on the quality of place that emerges as a result.*
- *There is also a growing understanding of the threat of climate change and the City's responsibility to face this challenge effectively, which has added a further dimension to the concept of environmental quality. A successful city will be one which has minimised its detrimental impact on the local and global environment. Not only is this the right thing for Manchester to do, it is also an important issue for people and businesses. Their choices over where to live and work will reflect areas' commitment to environmental responsibility.*
- *These issues are already recognised by the Council, in its Sustainable Community Strategy, its Strategic Regeneration Frameworks and the Climate Change Action Plan (Manchester: A Certain Future). The Local Development Framework has an important role in complementing the Council's broader priorities.*

- *Consequently, the Core Strategy includes a range of policies which promote the enhancement of the built and natural environment, and incorporate local and global environmental protection in all planning activity.*

Policy EN 9: Green Infrastructure

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.

Key features of Manchester's green infrastructure will include:

- *The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.*
- *The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, for example the River Irk, River Medlock, Chorlton Platt Gore, Gatley Brook, Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity.*
- *The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme*
- *The encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas.*

New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management.

Policy EN 10: Safeguarding Open Space, Sport and Recreation Facilities

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. Proposals will be supported that:

- *improve the quality and quantity of accessible open space, sport and recreation in the local area*
- *provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity*
- *improve access to open space for disabled people*

Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- *Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area;*

or

- *The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and*
- *it could not fulfil other unsatisfied open space, sport or recreation needs, and*
- *a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area;*

or

- *The development will be ancillary to the open space, sport or recreation facility and complement the use or character.*

Policy EN 13: Green Belt

- *The extent of Green Belt in Manchester will be amended in the vicinity of Manchester Airport, in accordance with policy MA1. Otherwise, there are no amendments to the Green Belt boundary to be effected through the Core Strategy. This does not preclude further consideration of sites currently within the Green Belt through subsequent Development Plan Documents.*
- *There are limited tracts of Manchester which are within the Green Belt. The most significant component of Manchester's Green Belt includes Manchester Airport and land around it. The Core Strategy's approach to the growth of Manchester Airport amends the Green Belt boundary to accommodate this growth. Beyond this issue, the Council believes that the delivery of its vision and objectives can be achieved without further amendment to the*

Green Belt. However, the Core Strategy considers development in a broad sense. This framework, along with other national policy, should inform subsequent policies within the Local Development Framework and decisions on planning applications, but it should not be taken that developments not specifically mentioned are inappropriate.

Policy EN 15 Biodiversity and Geological Conservation.

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. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham);*
- other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs);*
- Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals) and 7 LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);*
- protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);*
- sites that are recognised for their geological importance;*
- the 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.*

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, with reference to:

- the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks;*
- the Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook*

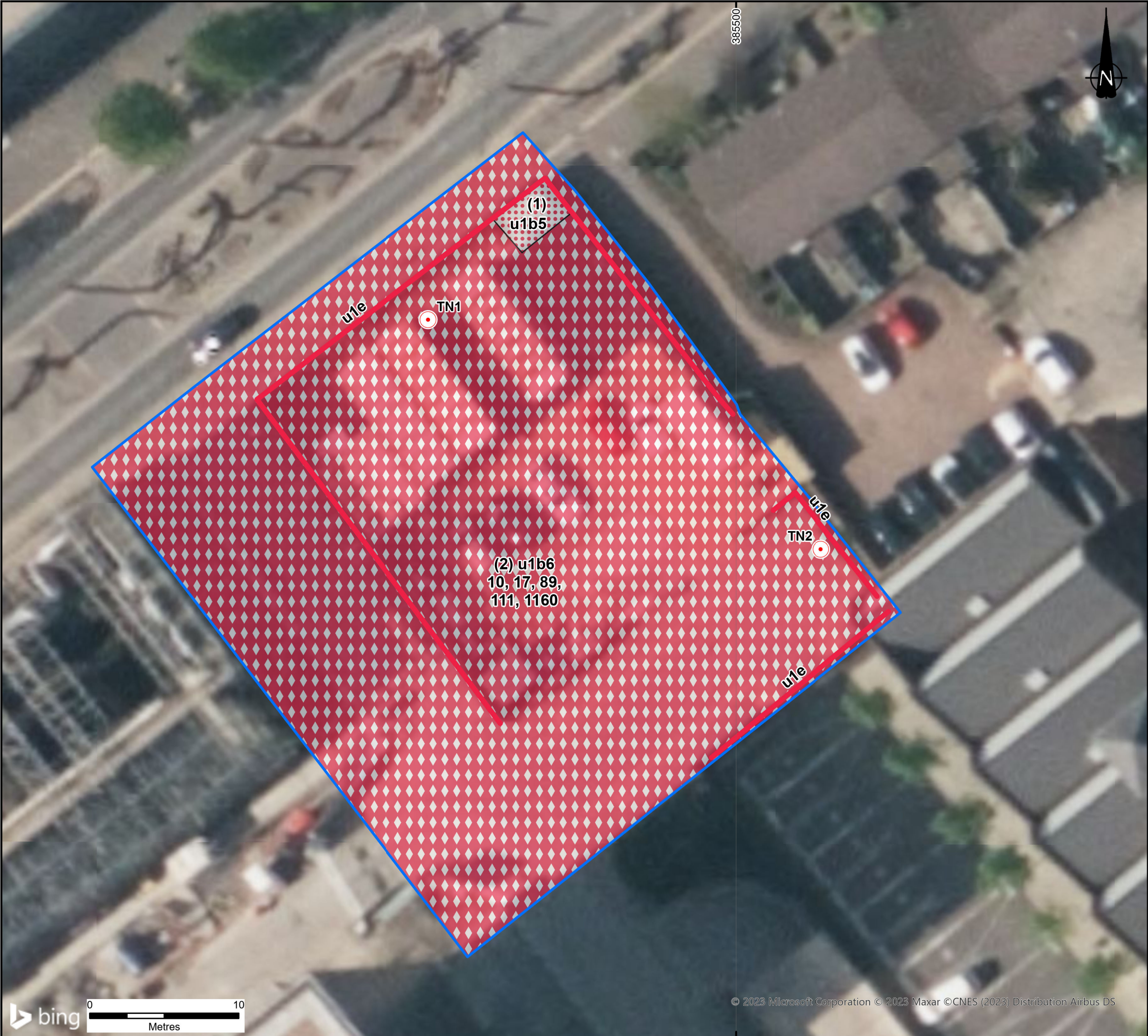
Corridor and Nutsford Vale;

- *the Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages;*
- *Manchester's Climate Change Action Plan;*
- *the Strategic Flood Risk Assessment (SFRA) for Manchester;*
- *the Habitats Regulations Assessment (HRA) for Manchester, which gives detailed consideration to Special Areas of Conservation (SACs), including the Rochdale Canal SAC just outside the district boundary; the River Basin Management Plan for the North West;*
- *the Manchester Tree Strategy. 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*

Development should wherever possible seek to maintain, enhance or restore existing geology.

Appendix 2

GM12676-002 Rev P04 UKHab Baseline Habitat Survey Results



KEY

- Site Boundary
- u1b5 - buildings
- u1b6 - other developed land
- u1e - built linear feature
- Target note

Notes:

Boundaries are indicative. Aerial imagery shown for context purposes only.

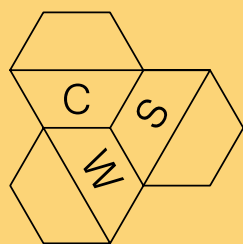
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PROJECT	OLD MILL ROAD MANCHESTER RESIDENTIAL DEVELOPMENT				
DRAWING TITLE	UK HAB BASELINE HABITAT SURVEY				
DRG No.	GM12676-002				REV P04
DRG SIZE A3	SCALE 1:250		DATE 23/11/2023		
DRAWN BY EK	CHECKED BY --		APPROVED BY --		



Appendix 3

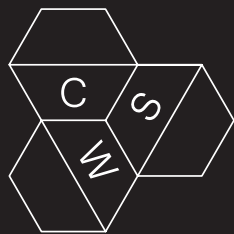
2315-CWS-XX-XX-PP-L-1000_P03 - Old Mill Street Planting Strategy

Old Mill Street, Manchester
Planting Strategy Document
2315-CWS-XX-XX-PP-L-1000_P03
-
November 2023



CW Studio
Landscape Architects

Contents

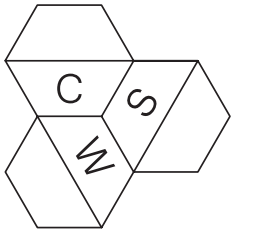


- 01 Introduction
- 02 Planting Strategy
- 03 Ground Floor
- 04 Upper Floors L01- L04
- 05 Top Floor L05
- 06 Roof
- 07 Maintenance

Document Control:

Project	Old Mill Street, Manchester	Prepared by	AM
Client	Urban Splash	Checked by	LM
Document Title	Planting Strategy	Approved by	LM
Document Number	2315-CWS-XX-XX-PP-L-1000	Revision	P03
		Date	24/11/2023

01 Introduction



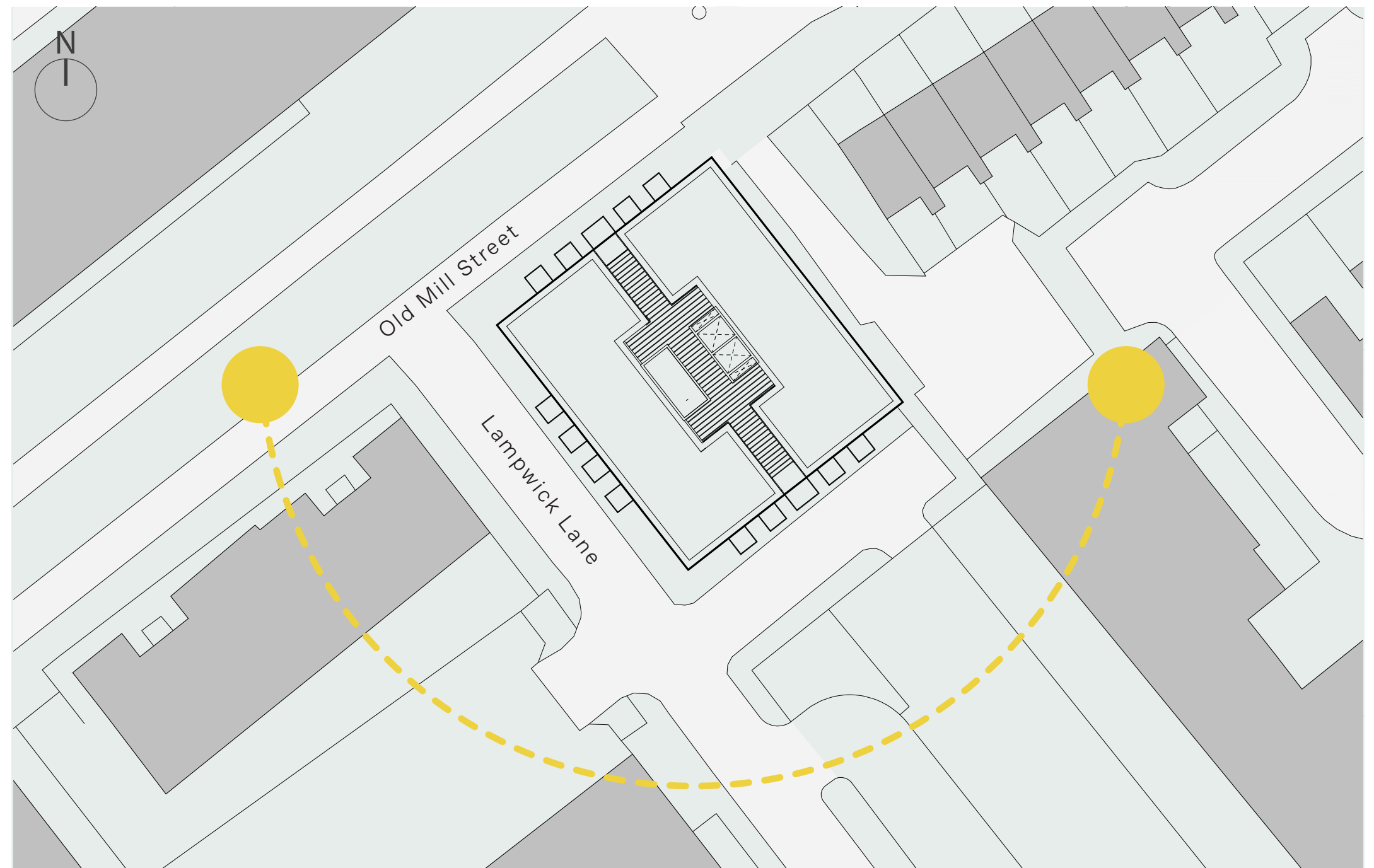
The Planting Strategy has been prepared by CW Studio to support the detailed planning application for Land at Old Mill Street, Ancoats, Manchester for the construction of a new residential building for the corner of Old Mill Street and Lampwick Lane (Upper Kirby Street) in New Islington, Manchester.

The Planting Strategy provides an indicative approach to incorporating green infrastructure across the proposals from the ground floor to the roof.

As space on the ground floor presents limited potential for green infrastructure, an alternative opportunity is to explore the introduction of planting within the communal deck. The goal is to cultivate a sense of community responsibility by encouraging residents to actively participate in the care and customisation of these planted areas as they grow.

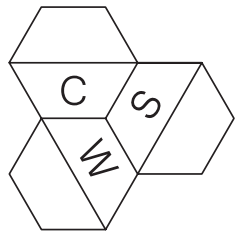
A key consideration in the development of the strategy is the restricted natural light conditions especially to the communal decks and ground floor. Additional consideration is given to the communal decks function for cross ventilation resulting in windy conditions.

To introduce more native biodiversity to the project a green roof is proposed to the roof space.



01 Sunpath to proposal

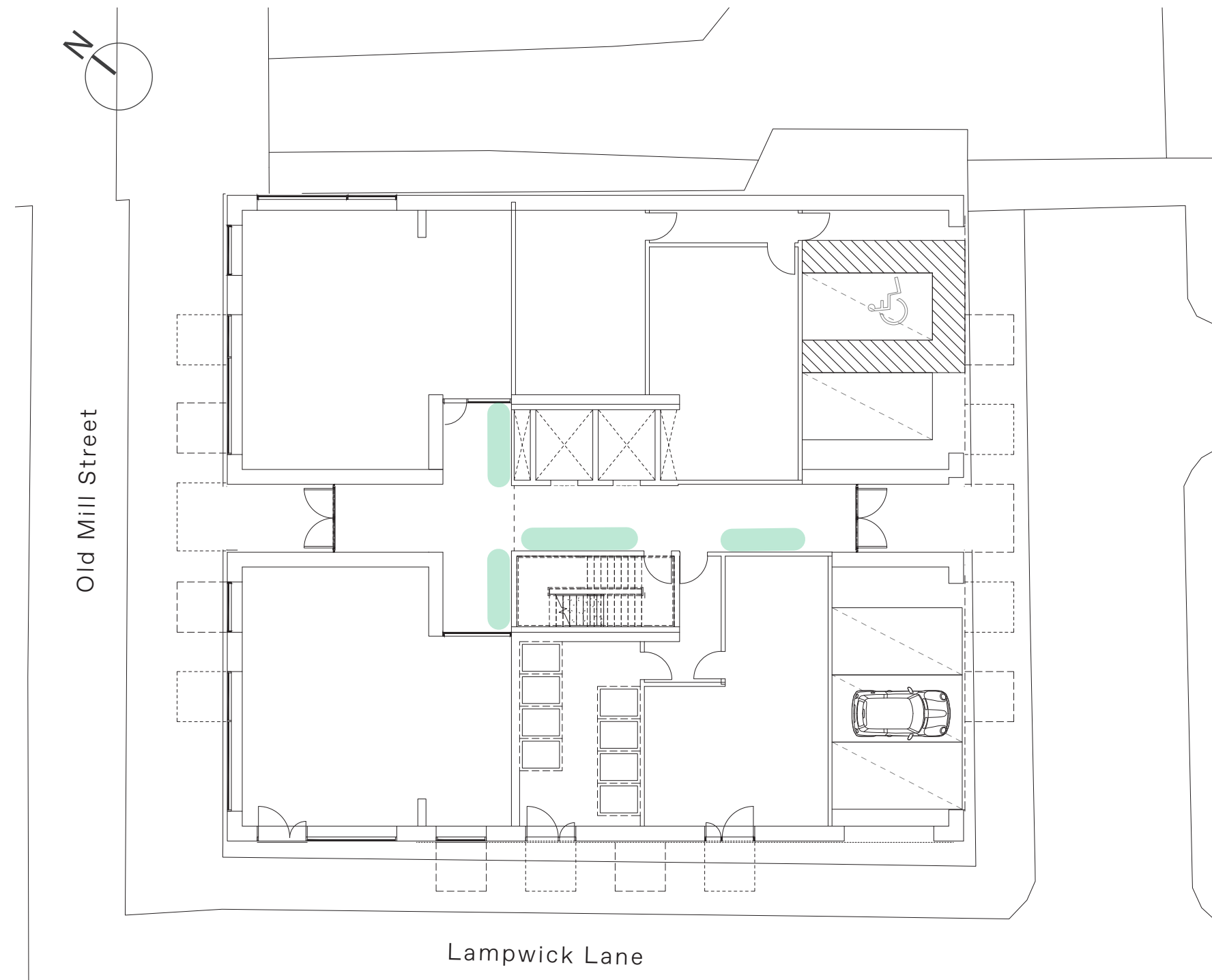
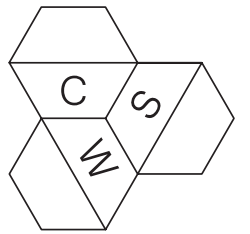
02 Planting Strategy



Section through communal decks courtesy of Howells

- A** Ground floor: Natural light is negligible and planting palette is limited to species of house plants that need less natural light, these plants also need to be tolerant of cooler temperatures.
- B** Upper Floors - L01 to L04: Natural light is limited to the communal decks of floors 1 - 4. Plant species need to be able to cope with heavy shade as well as cooler temperatures and drafts due to the cross-flow ventilation.
- C** Top Floor - L05: Greater amounts of natural light from the glazed roof increases the variety of plant species that can be grown on the top floor deck including the opportunity to grow herbs and fruiting species.
- D** Roof: The roof area facilitates the opportunity for a green roof including a range of native pollinators and aiding water attenuation. Photovoltaic panels are also proposed in combination with the green roof.

03 Ground Floor



The ground floor circulation space has limited natural light so planting species are those more typically used as house plants. These plants are adapted to thrive in conditions where sunlight may be limited or inconsistent.



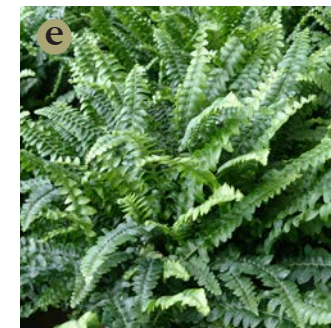
Aspidistra elatior



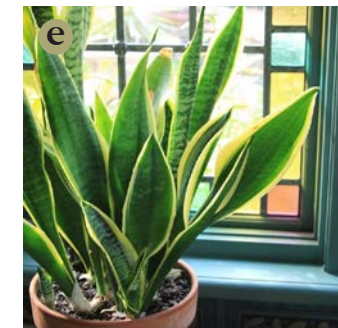
Dracaena marginata



Zamioculcas zamiifolia



Nephrolepis exaltata



Sansevieria trifasciata



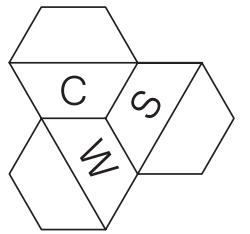
Rhipsalis micrantha

p = pollinator

e = evergreen

n = native

04 Upper Floors L01 - L04



For the communal decks on levels 01 to 04, species need to be tolerant of heavy shade, limited natural light and cooler drafts. The proposed mix incorporates native ferns and ornamental grasses with the majority of species providing year round green foliage.



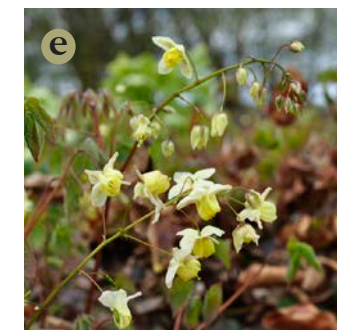
Anemanthele lessoniana



Asplenium scolopendrium



Dryopteris erythrosora



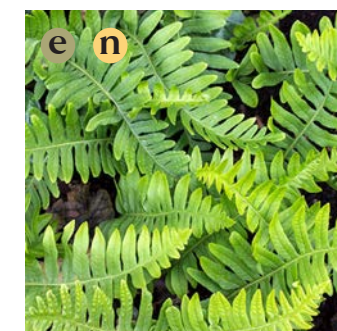
Epimedium x versicolour 'Sulphureum'



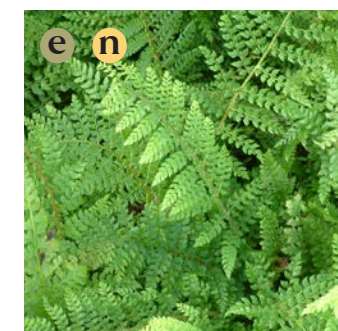
Hedera helix 'Green Ripple'



Luzula nivea



Polypodium vulgare

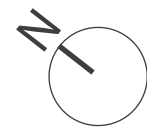


Polystichum setiferum

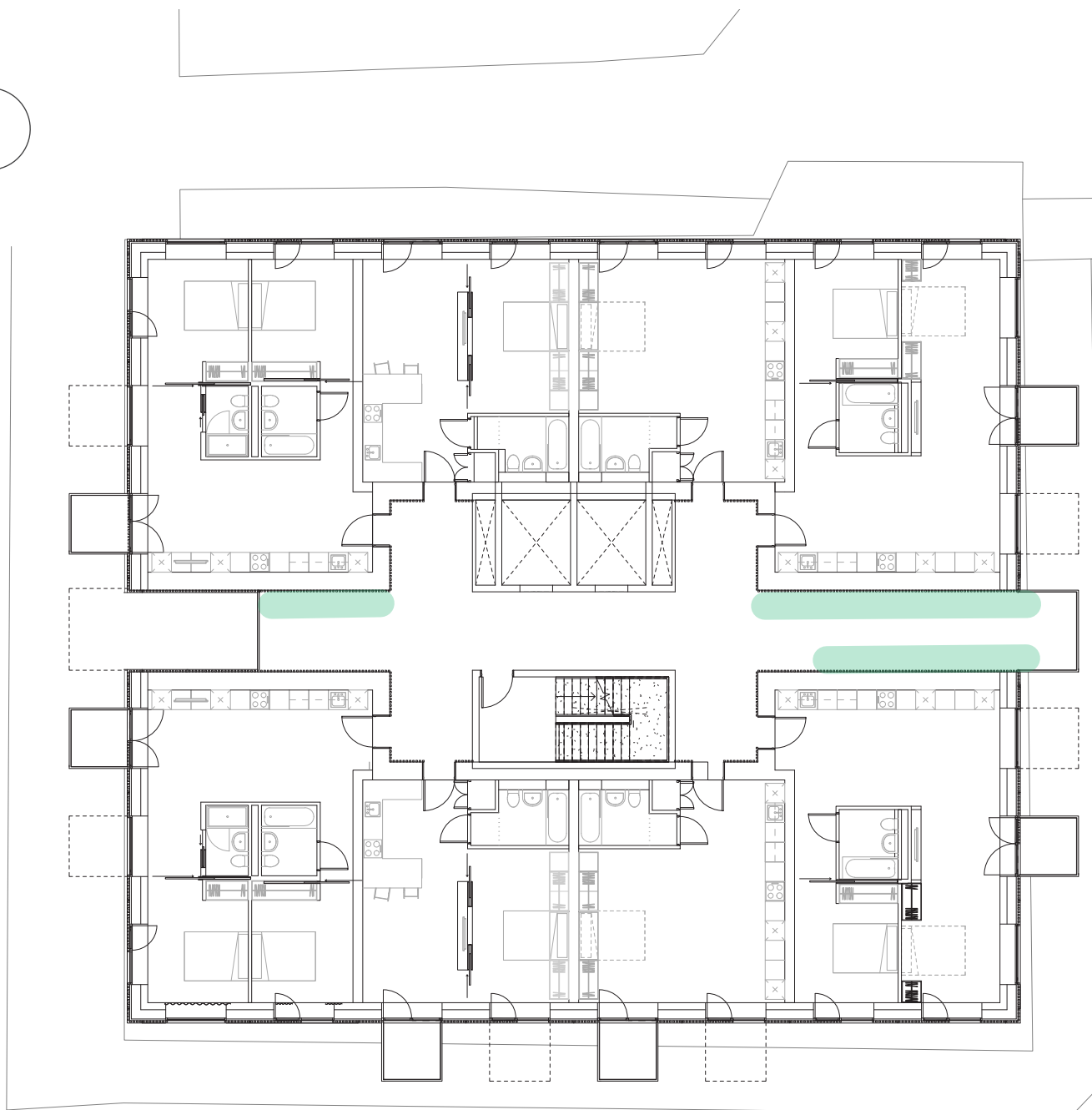
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e = evergreen

n = native

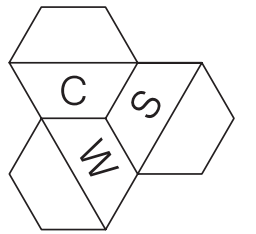


Old Mill Street



Lampwick Lane

05 Top Floor L05



Natural light is more abundant on the top floor due to the glazed roof. This enables a more diverse planting selection including herbs and edibles. Evergreen species are also included to provide year round interest.



Fragaria vesca



Melissa officinalis



Mentha arvensis



Mentha spicata



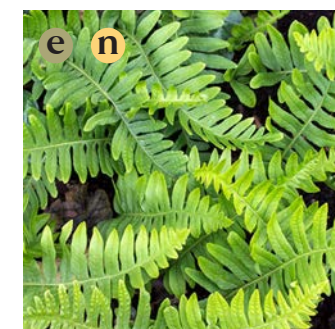
Origanum vulgare



Thymus vulgaris



Allium schoenoprasum

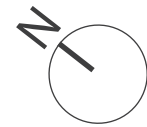


Polypodium vulgare

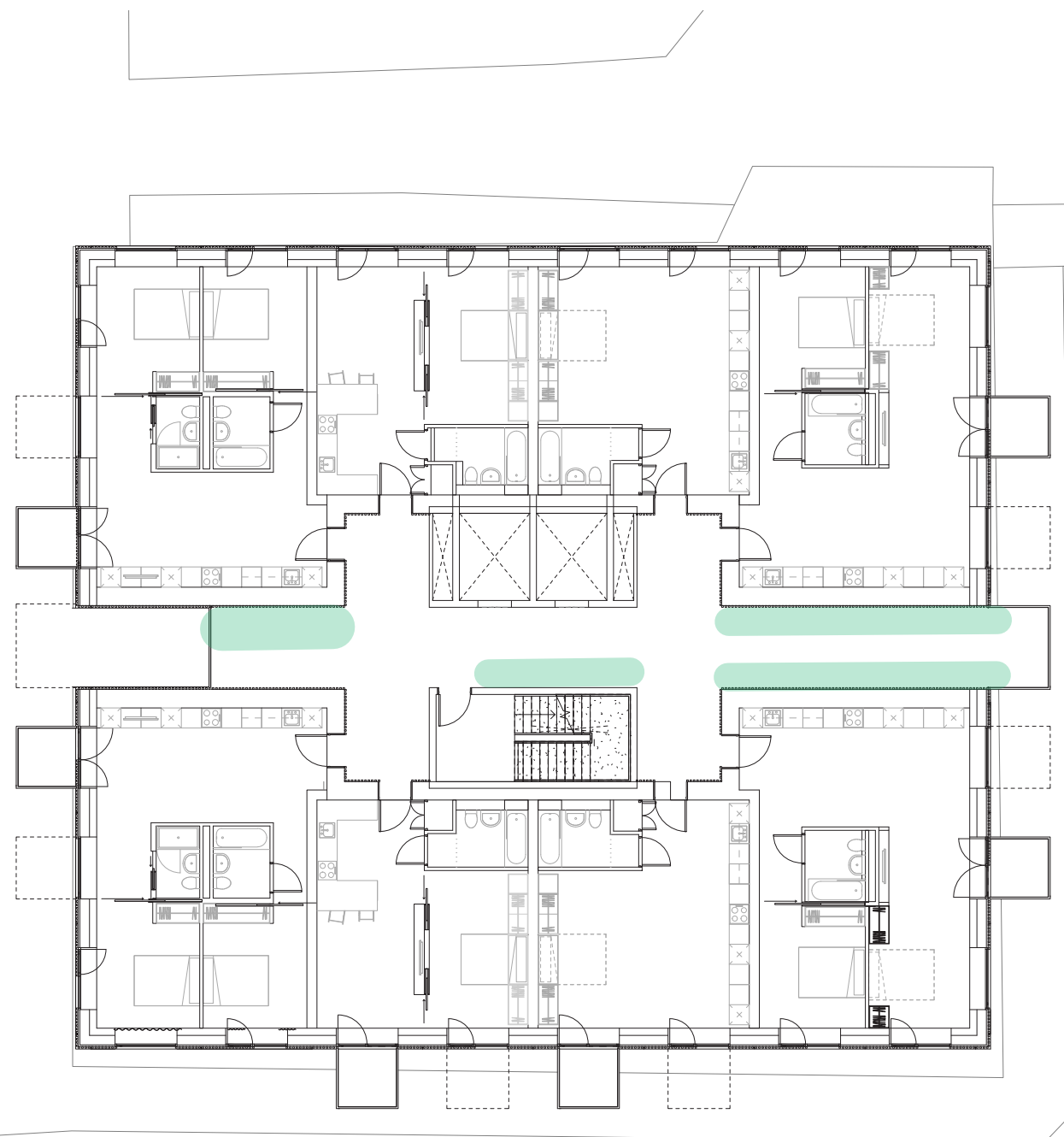


Polystichum setiferum

p = pollinator **e** = evergreen **n** = native

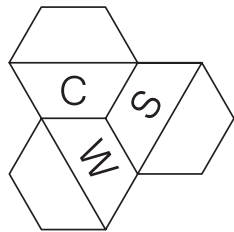


Old Mill Street



Lampwick Lane

06 Roof



Areas of the roof identified as being suitable for a green roof could support a broad range of native wildflowers providing nectar and pollen rich habitat for priority pollinator, larval food plants for butterflies and seed sources for birds.



Achillea millefolium



Centaurea nigra



Anthyllis vulneraria



Trifolium pratense



Vicia satvia



Primula veris

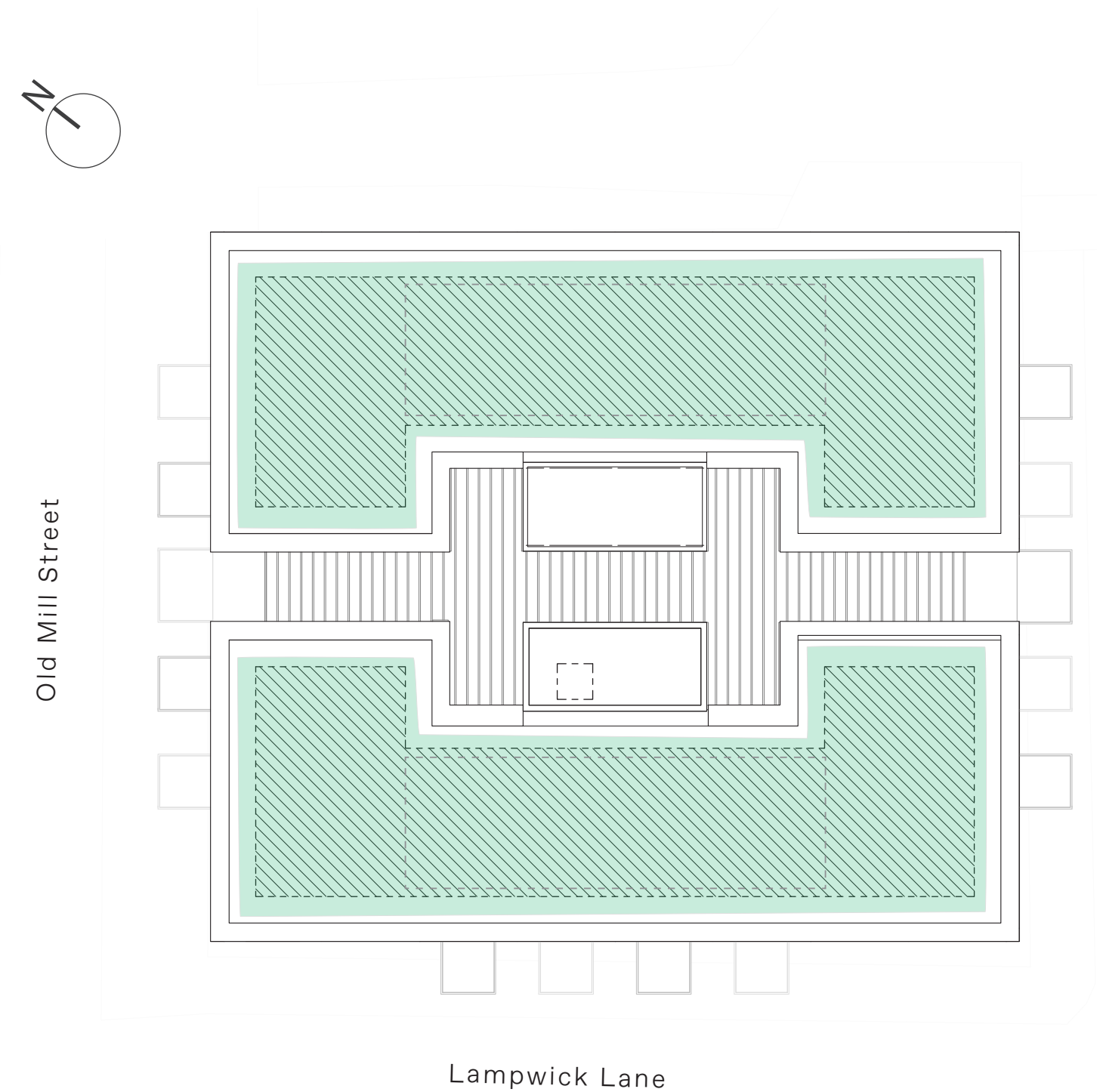


Lotus corniculatus

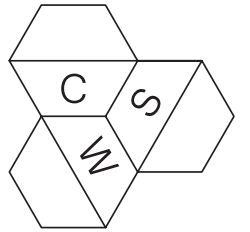


Galium verum

p = pollinator **e** = evergreen **n** = native



07 Maintenance



The works shall be maintained by the responsible Landscape Contractor from practical completion for the Defects liability as follows;

- All Planting - 12 months from practical completion

General Actions:

- Leave the works in a clean tidy condition at completion and after any maintenance operations;
- Keep all beds clear of litter and rubbish;
- All leaves to be collected and composted off or on site;
- Manual weeding techniques should be employed and non-toxic solutions to pest control should be considered;
- For any plants that have failed to thrive replace to match size of adjacent or nearby plants of same species or match original specification, whichever is the greater;
- Timing of making good: unless otherwise instructed they must be replaced in the next appropriate planting season;

Ground Floor:

- Avoid over watering, lower light levels reduce plants need for water;
- Periodic rotation of plants and cleaning of leaves to keep them dust free;
- Remove dead leaves

Upper Floors:

- In spring cut back stalk/flower heads from last years growth and remove dead leaves/ old foliage prior to new growth;
- Evenly spread slow release fertiliser, carefully incorporating below mulch materials; and
- Top up mulch to full depth 30mm in areas where it is depleted, strictly no peat.

Top Floor:

- In spring cut back stalk/flower heads from last years growth and remove dead leaves/ old foliage prior to new growth;
- Evenly spread slow release fertiliser, carefully incorporating below mulch materials; and
- Top up mulch to full depth 30mm in areas where it is depleted, strictly no peat.

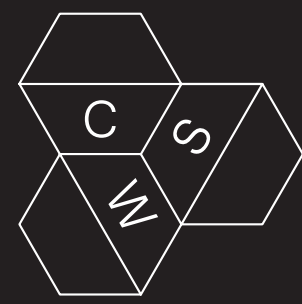
Roof:

- Areas should be disturbed as little as possible during maintenance to minimise the upset of any micro-habitats that may have colonised.
- In late Autumn vegetation should be strimmed back to height of 50-70mm and all arisings raked up and removed;
- Removal leaf litter, wind blown saplings and invasive weeds.

Note: Above descriptions are indicative and subject to change based on planting plans developed.

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