

BIODIVERSITY IMPACT ASSESSMENT

NEW VICTORIA OFFICE,
CORPORATION STREET,
GREATER MANCHESTER

REV A

JUNE 2023



**RACHEL
HACKING
ECOLOGY**

Bowden Hall,
Bowden Lane,
Marple, Stockport
SK6 6ND
0161 465 8971

www.rachelhackingecology.co.uk
mail@rachelhackingecology.co.uk



CONTENTS

1.0 INTRODUCTION	3
2.0 METHODOLOGY	5
3.0 RESULTS.....	6
EXISTING HABITATS.....	6
PROPOSED POST DEVELOPMENT HABITATS	7
4.0 ADSESSMENT.....	8
5.0 SUMMARY	9
APPENDIX A - <i>PROPOSED LANDSCAPING AND PLANTING PLAN COURTESY OF BECK HOMES</i>	
APPENDIX B – <i>PHASE 1 HABITAT SURVEY MAP</i>	
APPENDIX C – <i>BASELINE HABITAT UNIT CALCULATION</i>	
APPENDIX D – <i>CREATED HABITAT UNIT CALCULATION</i>	
APPENDIX E – <i>CREATED HEDGEROW UNIT CALCULATION</i>	

1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2022 by Toriview Ltd. to carry out a Biodiversity Impact Assessment at New Victoria Office. The site is situated on Corporation Street, Manchester (O.S. grid reference: SJ8408298980 – see Figure 1). The Site is bounded by Manchester Victoria Train Station to the east, the Metrolink tramlines to the south west, Corporation Street to the west and the Phase 1 New Victoria: residential development to the north. The site primarily comprises hardstanding, a small number of temporary cabins are present on the site, supporting Phase 1 of New Victoria. The Site is currently partially fenced off restricting access, as it is located within the boundary of the construction compound for New Victoria Phase 1: residential development and currently accommodates site access, parking and storage facilities. The site benefits from close proximity to a range of amenities including Victoria Train Station. The site has historically been used as a car park.
- 1.2 A Biodiversity Impact Assessment is required to provide a measurement of the changes in biodiversity and demonstrate if the site will be in net gain or net loss as a result of the proposed development on site.

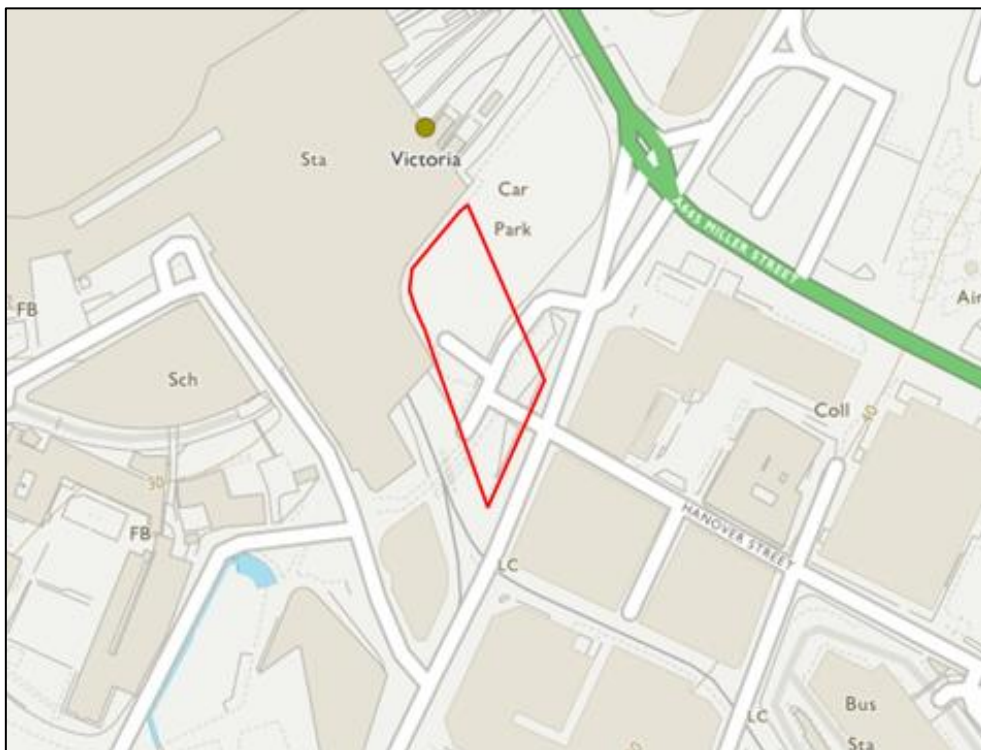


Figure 1 showing the redline boundary of the site

Description of Development

- 1.3 The site will be the subject of a planning application for the construction of a 12 Storey office building plus basement, comprising office accommodation, ground floor commercial units, roof terrace, plant, cycle parking, hard and soft landscaping, access and servicing and other associated works.

- 1.4 The Site benefits from a fully implemented, extant planning consent comprising a wider regeneration project adjacent to Victoria Station, known as 'New Victoria' (the 'Extant Consent'). The office element benefits from the extant implemented consent, which remains in perpetuity. This was approved 29 September 2016 (LPA Ref: 111777/FO/2016/C1), Covers site bounded by Manchester Victoria Train Station, Corporation Street and Cheetham Hill Road (A665). Phase 1 of this development is currently under construction, and comprises two residential buildings, along with ground floor commercial space, parking and other associated works. Phase 2 covers this Site, and the consented proposals comprise an 8 storey commercial office development, providing 11,647 sq. m office floorspace. The office building originally proposed as part of the New Victoria development will now be delivered under this separate application, reflecting changes to the design of the office building in order to better address current market requirements.

Biodiversity in Planning

- 1.5 Biodiversity is a material consideration, and Local Planning Authorities (LPAs) have a requirement to consider biodiversity and protected species when determining planning applications. Section 15 of the National Planning Policy Framework (July 2021) gives specific reference to minimising the impacts of development on biodiversity. Local and Neighbourhood plans also provide guidance towards protecting and enhancing biodiversity, including priority habitats and notable species.

2.0 METHODOLOGY

Phase 1 Habitat Survey

- 2.1 A Phase 1 Habitat survey was undertaken to JNCC standards (JNCC, 2010). The site was walked, and each habitat was assigned a Phase 1 habitat category. Species lists were taken at locations of botanical interest. All botanical nomenclature follows Stace, 2019. The preliminary survey was carried out on the 15th March 2022 by Kate Reed (Senior Ecologist) and Jess Rogers (Student Ecologist).
- 2.2 There were no constraints to the survey of the site. All habitats were accessible and all plants identifiable.

DEFRA Biodiversity Metric 3.1 Calculation

- 2.3 Biodiversity net gain was calculated using Biodiversity Metric 3.1 Auditing and accounting for biodiversity Calculation tool.
 - The onsite habitat baseline calculations are measured on MapInfo GIS software using the Phase 1 Habitat map.
 - The Phase 1 habitat classifications are translated to UK Habitat Regulations using the translation tool in the Biodiversity Metric.
 - All habitat conditions are based on the condition assessments listed in the habitat condition sheets excel document.
 - The strategic significance is determined by deciding if the habitat is desirable within the location and seeing if it is identified within a local strategy.
 - The areas to be retained or enhanced habitats are calculated using the Proposed Landscaping Masterplan.
 - The site proposed habitats and associated scores are calculated using measurements and habitat information provided by DEP Landscape Architecture Ltd, as well as over-laying site plans onto the MapInfo GIS software and taking area measurements.
- 2.4 The change in biodiversity is calculated by subtracting the baseline unit values from the post-development values of the broad habitat types. This is combined with any off-site gains or losses to give a final Biodiversity Unit Value for the scheme.

Personnel and Timing

- 2.5 Kate Reed carried out the initial calculations and assessment in May 2022, based on the results of the aforementioned Phase 1 Habitat Surveys and the proposed landscape plans on the roof terraces on level 8 and 10 provided by Piercy & Company (Drawing Numbers 13599-A-08-03-108A and 13599-A-10-03-110A). The updated landscaping plans (Drawing Numbers: XX-00-DWG-L-3000 Rev 4, XX-11-DWG-L-3000 Rev 3 and XX-12-DWG-L-3000 Rev 3) figures being carried out on the 9th June 2023. Kate is an experienced ecologist and trained in biodiversity impact assessment.

3.0 RESULTS

- 3.1 The following calculations are based on the landscape proposals and the Phase 1 Habitat map, located at Appendix A and B. The baseline habitats and their condition assessments are based on the Extended Phase 1 Habitat Survey of the site.

Existing Habitats

- 3.2 The current Baseline habitat units on site provide 0.0 Habitat units. See below for the condition assessment of each habitat and Appendix C for the full results of the Baseline Habitat units.

Baseline Habitat units

Bare Ground and Buildings

- 3.3 The site is currently composed of an area of bare ground with temporary buildings access track and former garden centre building cover and area of 0.2ha. Both these habitats fall under Urban - Developed land; sealed surface in the UK Habitat Regulations. This is a habitat with no strategic importance or distinctiveness, and the condition is assessed as N/A within the spreadsheet. This habitat provides 0.0 habitat units to the site.

Baseline Hedgerow Units

- 3.4 No hedgerows exist on the site, therefore there are no linear hedgerow units.

Baseline River Units

- 3.5 There are no aquatic habitats on site, therefore no river units exist.

Proposed Post Development Habitats

Retained and Enhanced Habitats

- 3.6 None of the habitat on site will be retained as part of the proposed development.

Habitat Unit Creation

- 3.7 The proposed landscape plans for the site provide 0.15 Habitat units (including the retained habitats). See below for a description and proposed final condition of each habitat and Appendix D for the full results of the Baseline Habitat units.

Urban - Developed; Sealed Surface

- 3.8 The site will be covered entirely in hardstanding and building, calculated to be approximately 0.2ha which is Urban - Developed land; sealed surface in the UK Habitat Regulations. This is a habitat has a poor condition (pre-set within the calculator) and has no strategic importance or distinctiveness. The development land brings 0.0 habitat units to the site.

Urban – Introduced Shrub

- 3.9 Three roof terraces are proposed as part of the proposed scheme which includes raised planters filled with Introduced shrubs and decorative grasses covering an area of 0.057ha. This habitat is Urban – Introduced Shrub in the UK Habitat Regulations. The proposed final condition is N/A, as automatically input by the calculator, and will take 1 year to achieve, providing 0.11 habitat units.

Urban – Introduced Shrub

- 3.10 28 scattered trees are proposed within the landscaping of the site. The trees are small which gives an area of 0.0127ha (calculated using the street tree helper tool). The proposed final condition is poor which will take 10 years to achieve, providing 0.04 habitat units.

Habitat Unit Creation

- 3.11 Two small hedgerows are proposed within the landscaping site which are 0.01km in length. The hedgerows are ornamental with a proposed final condition of poor, this will take 1 year to achieve and would provide 0.01 hedgerow units.

4.0 ASSESSMENT

HABITAT UNITS

- 4.1 The baseline habitat units of the site are calculated to be 0.0. No habitats are proposed to be retained or enhanced within the scheme.
- 4.2 The proposed landscaping plans are calculated to provide 0.15 habitat units. The Biodiversity Impact Assessment shows a gain of +0.15 Habitat units as a result of delivering the proposed landscaping which is 100% biodiversity net gain.

HEDGEROW UNITS

- 4.3 Two small hedgerows are proposed within the landscaping site which are 0.01km in length. The hedgerows are ornamental with a proposed final condition of poor, this will take 1 year to achieve and would provide 0.01 hedgerow units.
- 4.4 The baseline hedgerow units of the site are calculated to be 0.0.
- 4.5 The proposed landscaping plans are calculated to provide 0.01 hedgerow units. The Biodiversity Impact Assessment shows a gain of +0.01 Hedgerow units as a result of delivering the proposed landscaping which is 100% biodiversity net gain.

RIVER UNITS

- 4.6 No habitats categorised under the River Units within the DEFRA 3.1 Metric are located on the existing site, or form part of the sites proposals/mitigation.

5.0 SUMMARY

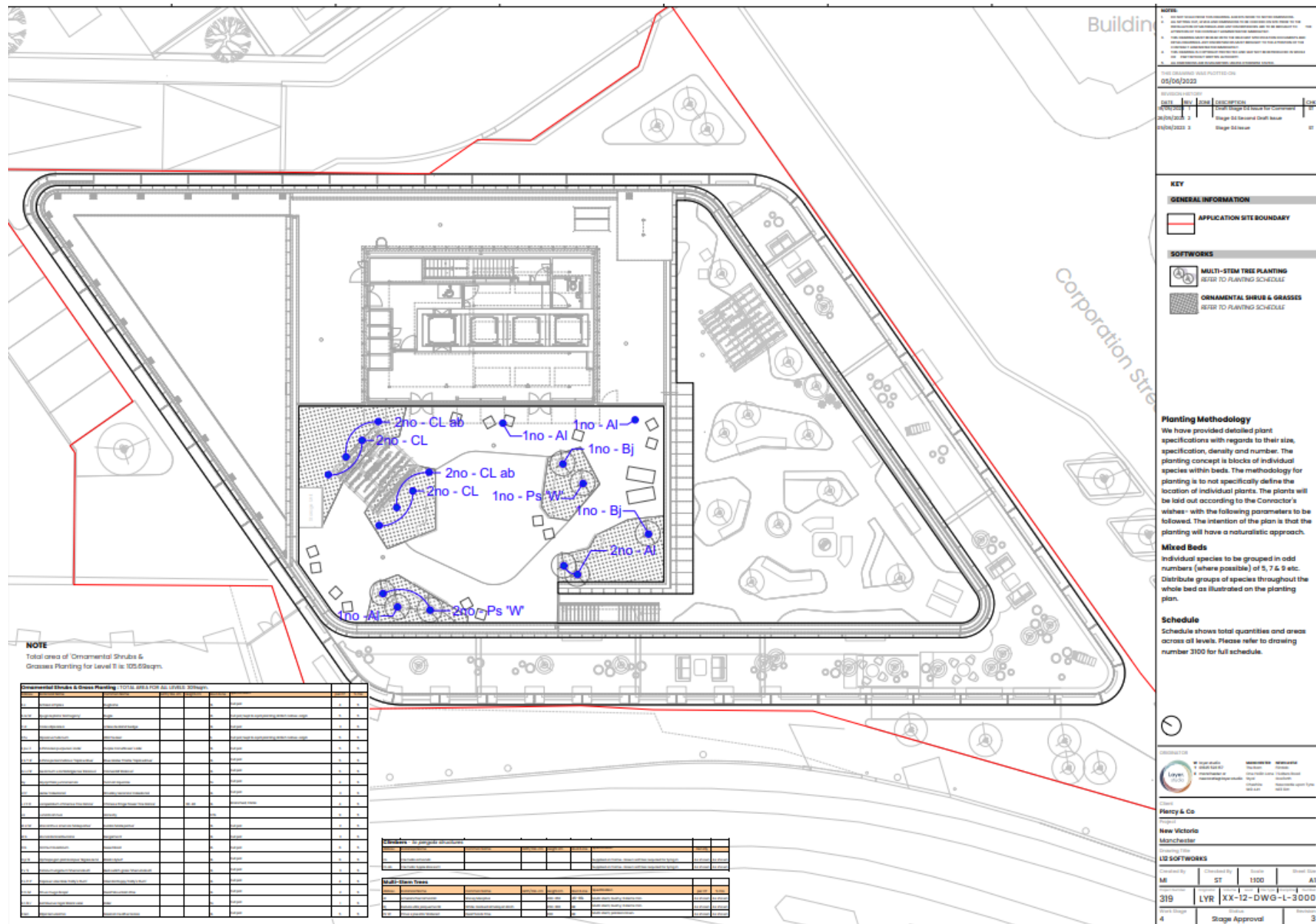
HABITAT UNITS

- 5.1 The proposed development at New Victoria Office in its current site layout and delivering the proposed mitigation, will provide a gain of +0.15 habitat units and 0.01 hedgerow units which equates to +100% biodiversity net gain for both the habitat and hedgerow units.
- 5.2 The development scheme is in Biodiversity Net gain for the habitat units and the hedgerow units.
- 5.3 No additional requirements will be required to bring the site into net gain for the habitat units.
- 5.4 Further ecological enhancements, not quantified within the DEFRA Metric 3.0, are recommended to be included on the site such as bat boxes, bird boxes and insect hotels.

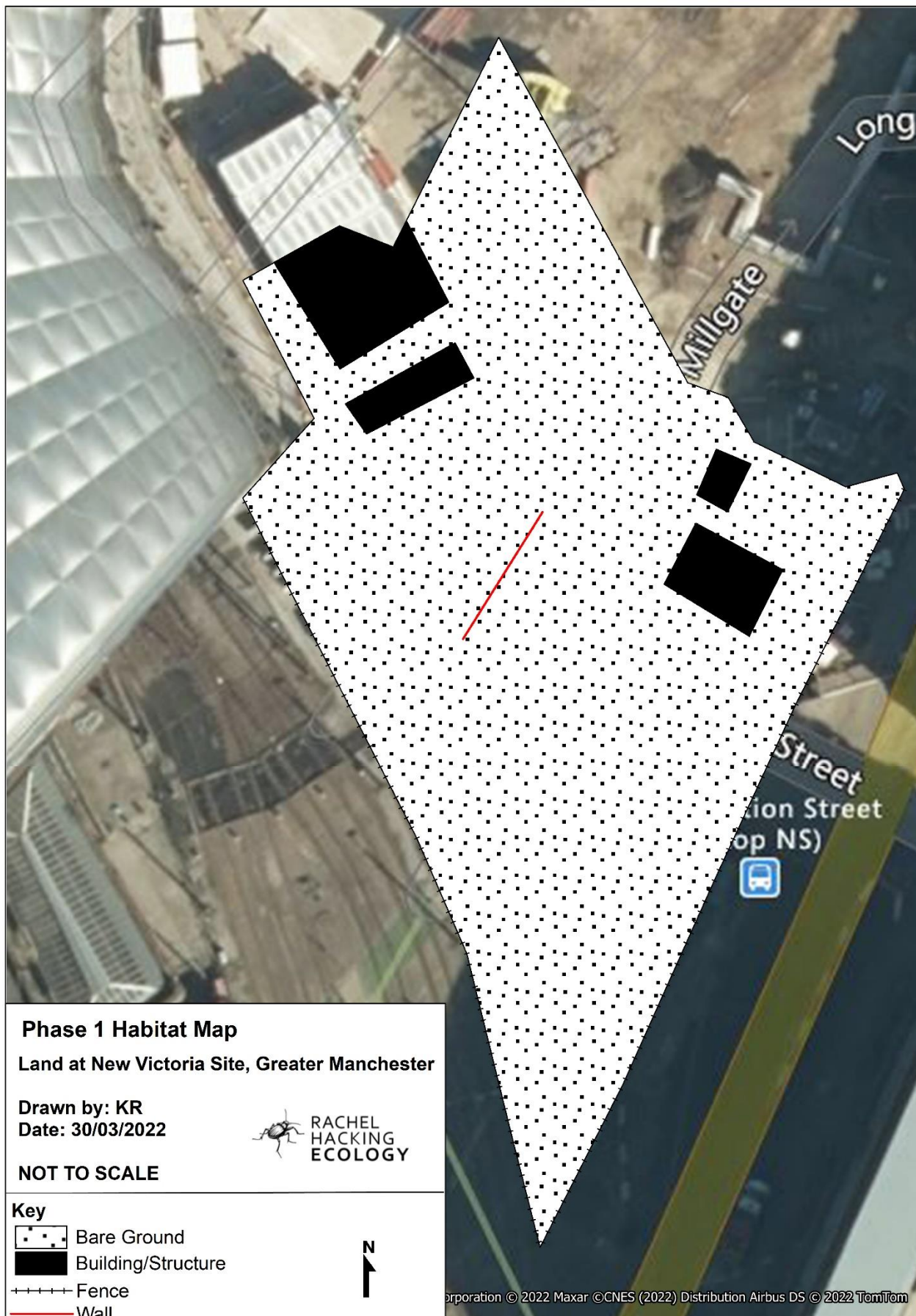
Biodiversity Impact Assessment - New Victoria Site, Corporation Street - 2022 - REV A







APPENDIX B – Phase 1 Habitat Survey Map



APPENDIX C – Baseline Habitat Unit Calculation

Ref	Habitats and areas			Distinctiveness		Condition		Strategic significance			Suggested action to address habitat losses	Ecological baseline
	Broad habitat	Habitat type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier		Total habitat units
1	Urban	Developed land; sealed surface	0.2	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00

APPENDIX D – Created Habitat Unit Calculation

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty multipliers				Habitat units delivered
			Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier	Standard time to target condition/years	Habitat created in advance/years	Delay in starting habitat creation/years	Standard or adjusted time to target condition	Final time to target condition/years	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	
Urban	Developed land; sealed surface	0.2	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Medium	0.67	0.00
Urban	Introduced shrub	0.057	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.11
Urban	Urban Tree	0.0127	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10	0	0	Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	0.04

APPENDIX E – Created Hedgerow Unit Calculation

Baseline ref	New hedge number	Proposed habitats		Habitat distinctiveness		Habitat condition		Strategic significance			Temporal multiplier						Difficulty risk multipliers				Hedge units delivered
		Habitat type	Length km	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier	Standard Time to target condition/years	Habitat created in advance/years	Delay in starting habitat creation/years	Standard or adjusted time to target condition	Final time to target condition/years	Final Time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	
1	1	Hedge Ornamental Non Native	0.01	V.Low	1	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.01