



Land Parkmount Road,
Harpurhey, Manchester

Biodiversity Net Gain Assessment

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1 Introduction

1.1 Background

Kingdom Ecology have undertaken a Biodiversity Net Gain Assessment for the proposed development of an approximately 0.8ha area of amenity grassland and scattered, ornamental trees located at Parkmount Road, Harpurhey, Manchester, M9 8AL (National Grid Reference SD 8601 0213).

Development proposals are to redevelop the site with new housing with associated landscaping, parking and road infrastructure (see Figure 1-3 in the Appendix for existing habitats and development proposals). The works will result in the loss of amenity grassland and mature urban trees.

A Biodiversity Metric Assessment for the site pre- and post-development has been carried out to determine the level of any off-site habitat compensation required.

On-site habitat improvements have been designed into the landscape plan where possible based around the latest site layout. This has included extensive tree and hedgerow planting, plus inclusion of small areas of wildflower planting.

An ecological walkover survey was originally carried out on 27th January 2022. The findings of the site surveys and a desk study have been used to assess habitats and to calculate the biodiversity units of pre-construction habitats.

The relative biodiversity units of the proposed development have also been calculated in order to measure any net change in biodiversity units.

The original survey and the net gain assessment have been completed by Richard Roe (BSc, MSc, MIEEM, CEnv). Richard has extensive experience of undertaking habitat and protected species surveys as a professional ecological consultant with over twenty years' experience.

2 Habitats

2.1 Existing Habitats

An Ecological Walkover of the site was undertaken on the on the on 27th January 2022 (see Kingdom Ecology Report *'Parkmount RoadHapurhey, Manchester- Preliminary Ecological Appraisal dated 9th February 2022*).

The study site comprises of an approximate 0.8ha in area and comprises of an area of mown amenity grassland located on a shallow slope adjacent to the A664 Rochdale Road.

The site comprises of an area of frequently mown grassland with three groups of broadleaved trees.

The grassland species comprise of abundant perennial rye-grass and occasional Yorkshire fog. Herbs include occasional common mouse ear, ribwort plantain, daisy, dandelion and cat's ear. Two hardstanding paths run through the areas of grassland.

The areas of mown grassland are considered to be species-poor and typical of areas of amenity grassland and playing fields throughout the UK.

The three groups of trees comprise of three semi-mature lime trees and a hawthorn shrub; four mature London plane trees; and six mature common lime trees.

Habitats within the study site are considered to be of limited botanical value in their own right. However, the trees are considered to be of minor conservation value as they offer suitable foraging and refuge habitat to various common wildlife including common invertebrates and birds. All trees would be removed as part of the development proposals.

2.2 Proposals

The interior of the site will be cleared as part of the development proposals with new housing and an apartment block constructed along with associated areas of vegetated garden, road, parking, paths and public open space.

In order to maximise the biodiversity value of the development, 31 new trees will be planted, along with areas of wildflower grassland, native hedge and ornamental shrubbery.

The trees have been largely selected for their aesthetic value and will comprise of non-native species, including ornamental maples and hornbeam.

Additional lengths of hedgerow will be provided at the site including extensive lengths of native ornamental hedge (340m), which will comprise of a combination of hawthorn, hornbeam and holly.

The locations of proposed tree planting and hedgerows are shown on the associated landscaping plan in the Appendix.

In addition, the development will include areas of wildflower planting in public areas. The land will be seeded with wildflower seed mix (Emorsgate EM1 General Purpose Meadow Mix) and will be managed as a wildflower rich, neutral grassland habitat.

Full details of planting regimes and seed mixes can be found within the associated Landscaping plan for the site.

Post development, the remainder of the site will comprise of areas of hardstanding, buildings, and vegetated gardens.

3 Biodiversity Metric Calculation

3.1.1 Biodiversity Metric Calculation Results

Based upon the on-site and off-site development proposals, the relative biodiversity units at the site before and after the development proposals have been calculated following methodologies and using tools provided within the Natural England Biodiversity Metric Calculator Version 4.0.

Summary tables of these calculations are provided in the Appendix. The full Biodiversity Metric Calculation Tool Spreadsheet for the site has also been submitted to the Council.

The baseline biodiversity units (i.e. the site's pre-development condition) has been calculated at 2.01 Habitat Units and Zero Hedgerow Units.

The on-site biodiversity units after the completion of development has been calculated at 0.98 habitat units and 1.25 Hedgerow Units.

The development will therefore result in a net loss of -1.02 habitat units representing a net percentage biodiversity loss of 50.97% in habitat units and a net gain of 1.25 hedgerow units.

Therefore, in order to achieve a net gain of 10% an additional 1.23 Biodiversity Units would need to be provided on land off-site.

In addition, it is recommended that further biodiversity enhancements are provided at the site including the incorporation of bat and bird boxes into the proposed new buildings for the site.

4 Appendix

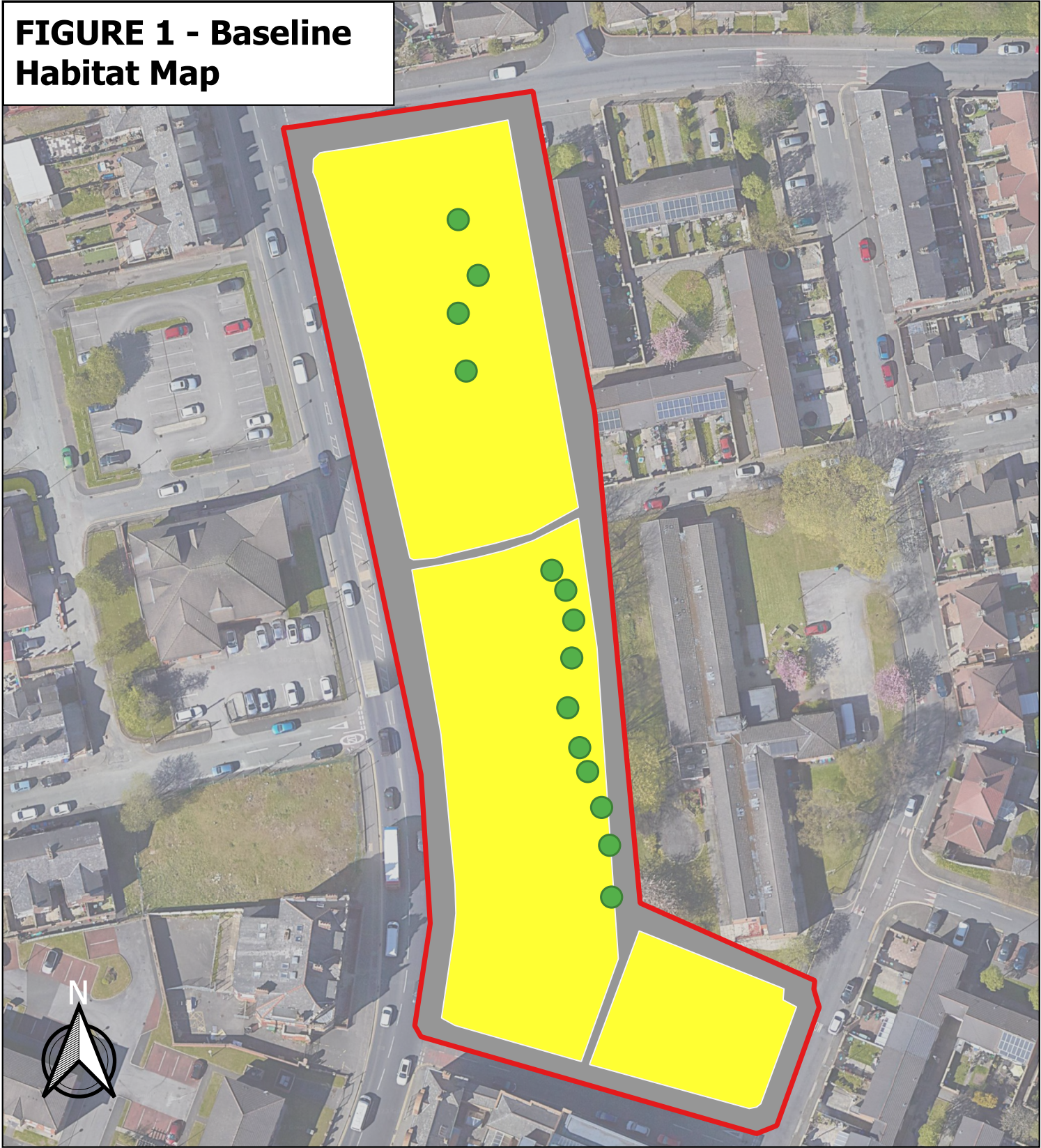
Parkmount Road
Biodiversity Net Gain Assessment



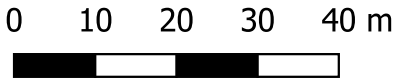
Biodiversity Net Gain Summary Results Table

On-site baseline	Habitat units	2.01		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (including habitat retention, creation & enhancement)	Habitat units	0.98		
	Hedgerow units	1.25		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-1.02	-50.97%	On-site net gain is less than target set A Zero baseline units - % cannot be calculated
	Hedgerow units	1.25	N/A	
	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	-1.02		
	Hedgerow units	1.25		
	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	-1.02		
	Hedgerow units	1.25		
	Watercourse units	0.00		
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-50.97%		Total net gain achieved is less than target set A 0 baseline units - % cannot be calculated
	Hedgerow units	N/A		
	Watercourse units	0.00%		

**FIGURE 1 - Baseline
Habitat Map**



KEY



Study Site



Built sealed Surface

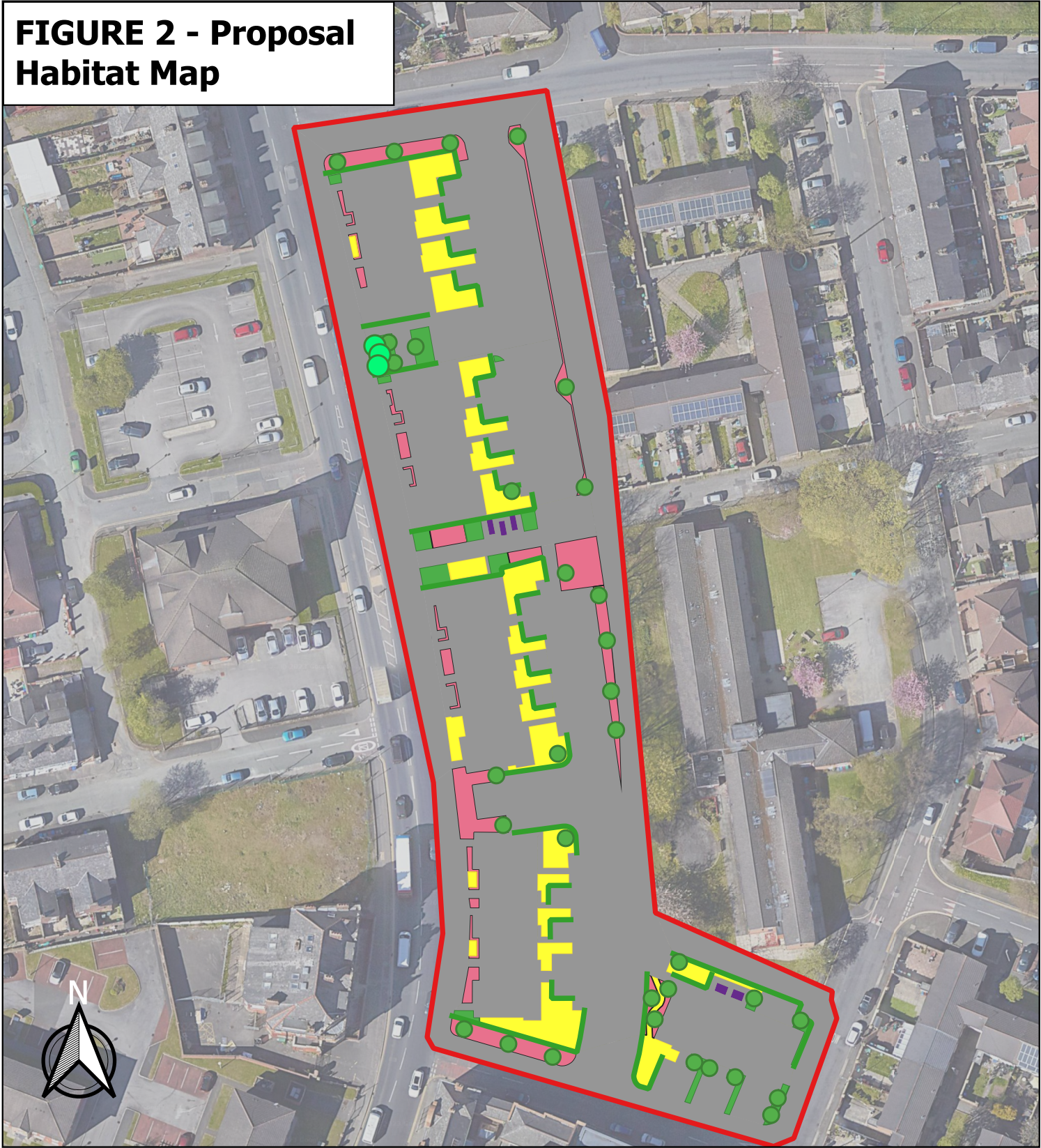


Existing trees

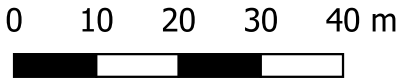


Amenity lawn

**FIGURE 2 - Proposal
Habitat Map**



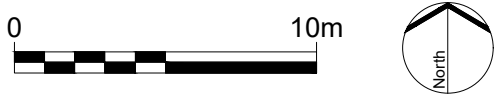
KEY



- | | |
|---|---|
|  Study Site |  Allotment |
|  Built sealed Surface |  Scattered broadleaved trees |
|  Amenity lawn |  Scattered conifer |
|  Ornamental Shrubberty |  Hedge |
|  Wildflower Grassland | |



- EXISTING LANDSCAPE**
 - EXISTING TARMAC
 - EXISTING TREE
 - EXISTING BUS STOP
- PROPOSED HARD LANDSCAPE**
SURFACE TYPES
 - COLOURED ASPHALT
E.G. NATRATX COTSWOLD IN SILVER GREY
 - COLOURED ASPHALT
E.G. NATRATX COTSWOLD IN BUFF COLOUR
 - BUFF COLOUR PAVING SETTS
E.G., TEGULA – GOLDEN BY TOBERMORE 200X100MM
 - BUFF COLOUR PAVING SETTS
E.G. SIENA-SANDSTONE COLOUR BY TOBERMORE 100X100MM
 - COMPACTED GRAVEL
E.G., GOLDEN AMBER GRAVEL BY BREEDON
- PROPOSED LANDSCAPE FURNITURE**
 - TIMBER BENCH
 - TIMBER NATURAL PLAY EQUIPMENT
 - INDIVIDUAL TIMBER SEATS
 - LOOSE FURNITURE (SHOWN INDICATIVELY)
 - STEEL FENCE
 - GATE
 - BUG HOTEL
 - TIMBER FENCE
- PROPOSED SOFT LANDSCAPE**
 - AMENITY LAWN
 - ALLOTMENT PLANTING
 - ORNAMENTAL SHRUB AND HERBACEOUS PLANTING
 - PROPOSED MIXED NATIVE HEDGEROW
TO BE MAINTAINED 1M HEIGHT
 - WILDFLOWER MEADOW PLANTING
 - LONG GRASSY ORNAMENTAL PLANTING
 - PROPOSED TREE
 - PROPOSED FRUITING TREE



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