



Phoenix Ironworks

Jersey Street, Manchester

Biodiversity Net Gain Assessment

Prepared For: Manchester Life Development Company 3 Ltd.

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Version 1.0

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The content of this document has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Code of Professional Conduct and is compliant with British Standard BS42020:2013 Biodiversity Code of Practice for Planning and Development.

The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

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Executive Summary

Background	The Environment Partnership (TEP) was commissioned by Manchester Life Development Company 3 Ltd. to undertake a Biodiversity Net Gain (BNG) design stage assessment of the proposals for Phoenix Ironworks, Jersey Street, Manchester, hereafter referred to as the site.
Surveys undertaken	Habitat surveys and condition assessments were undertaken in April 2023 to inform this assessment. There are not considered to be any constraints to the surveys or condition assessments.
Planning	This report has been prepared in order to inform a full planning application for the development of apartments, townhouses, maker spaces and hard and soft landscaping at the site.
Policy	The development proposals within the Softworks Plan (3059-PLA-00-GF-DR-L-0004, P-05) have been used to inform this assessment, and the Biodiversity Metric 4.0 has been used as the tool to calculate the net gain output. The Manchester City Council's Local Development Framework Core Strategy Development Plan Policy EN15 states a requirement to 'enhance biodiversity' on site. In addition, it is known that GMEU, the statutory consultee for the area has a requirement for a minimum of 10% net gain in biodiversity in line with the forthcoming mandated Environment Act 2021.
Results – Units	The proposals of the Softworks Plan (3059-PLA-00-GF-DR-L-0004, P-05) would result in an overall net gain of 1.12 habitat biodiversity units (+559,032.64%) and 0.40 in hedgerow units (+200,738.89%). Aquatic linear biodiversity units would remain at 0.
Results – Trading Rules	The metric trading rules are satisfied for habitats provided post-development, relative to pre-development.
Conclusion	A 30-year Landscape and Habitat Management Plan (LHMP) should be produced to ensure that target conditions for each habitat can be achieved. This is required as detailed in the GMCA Biodiversity Net Gain Guidance for Greater Manchester. The plan should also include the methods and reporting process for monitoring the success of the scheme against predicted targets.

This Executive Summary is not a substitute for the full report. Refer to the full text of this report for further detail.

1.0 Introduction

Background

- 1.1 The Environment Partnership (TEP) was commissioned by Manchester Life Development Company 3 Ltd. in January 2023 to undertake a Biodiversity Net Gain (BNG) assessment to inform an Application for Full Planning Permission for demolition of existing structures and the erection of a part 5, part 10 storey building comprising residential apartments and townhouses, residents amenity space (Use Class C3), ground floor commercial (Use Class E), cycle and car parking, landscaping, access and servicing, and other associated works. This application relates to Phoenix Ironworks, Jersey Street, Manchester (hereafter referred to as 'the site').

Site Description

- 1.2 The site is located between Jersey Street, Poland Street, Naval Street and Radium Street in Ancoats, Manchester. The location of the site is depicted by the red line shown in Figure 1 below. The approximate central grid reference of the site is SJ 85139 98766. The site comprises a mixture of industrial buildings and associated hardstanding infrastructure and is surrounded by industrial and commercial buildings and associated infrastructure on all sides.
- 1.3 The wider area comprises buildings and infrastructure comprising Manchester city centre. This includes new and renovated residential and commercial buildings.

Proposed Development

- 1.4 The proposals include demolition of the existing industrial buildings and construction of residential and commercial development comprising apartments, townhouses, maker spaces and hard and soft landscaping. A full planning application for the site is proposed to be submitted in 2023. The softworks plan¹ for the site can be seen in Appendix B and it is this that was used as the basis to calculate the Biodiversity Metric 4.0 output.

¹ Planit I.E. Limited (2023), Phoenix Ironworks: Softworks. Drawing Reference: 3059-PLA-00-GF-DR-L-0004, P-05.



Figure 1: Site location

Relevant Policy and Legislation

National Policies

- 1.5 Paragraph 174(d) of the revised National Planning Policy Framework (NPPF) (2021) states that *"Planning policies and decisions should contribute to and enhance the natural and local environment by [...] minimising impacts on and providing net gains for biodiversity [...]"* The Government 25-year Environment Plan states that government will *"[...] embed environmental net gain principle for development"*.
- 1.6 In July 2019, the government issued revised planning practice guidance (NPPG) with details on how planners can implement "net environmental gain" requirements when assessing development proposals, including new advice on protecting wildlife.
- 1.7 Revised guidance recently published by the government says that net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both BNG and wider environmental net gain. It states: *"Planning conditions or obligations can, in appropriate circumstances, be used to require that a planning permission provides for works that will measurably increase biodiversity"*.
- 1.8 In terms of measuring net gain, the guidance states that using a metric is a pragmatic way to calculate the impact of a development and the net gain that can be achieved. It goes on to state that *"[...] tools such as the Defra biodiversity metric can be used to assess whether a biodiversity net gain outcome is expected to be achieved"*.

- 1.9 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are. In order to inform the BNG assessment, the Biodiversity Metric 4.0 metric has been used.
- 1.10 The Environment Act 2021 received Royal Assent on 9th November 2021 and includes a mandatory 10% BNG on all Town and Country Planning Act 1990 developments. The 10% requirement will not become mandated across England until statutory instruments and regulations have been agreed and the Town and Country Planning Act 1990 has been amended. Mandatory 10% net gain is currently anticipated to become law in Autumn 2023.

Local Policies

- 1.11 The following policies within Manchester City Council's Local Development Framework Core Strategy Development Plan² are of relevance to ecology and biodiversity:
- Policy EN9 relates to 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; and
 - Policy EN15 relates to Biodiversity and Geological Conservation: 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.
- 1.12 Although the strategy above includes the requirement to 'implement reasonable opportunities to enhance biodiversity' no formal quantity is provided. However, the statutory consultee for the Manchester City Council, Greater Manchester Ecology Unit (GMEU) are already mandating a 10% net gain requirement in line with the forthcoming application of the Environment Bill.

Aims of this Report

- 1.13 The aims of this report are to:
- Set out the methods used to assess the habitat baseline of the site;
 - Set out the methods and assumptions used to assess the post-development habitat scoring of the site;
 - Assess the BNG that is delivered as a result of the site design and offsetting required; and
 - Demonstrate how the BNG good practice principals for development have been addressed.

² Manchester City Council (2012) *Manchester's Local Development Framework: Core Strategy Development Plan Document*, Adopted 11th July 2012. Available at: [Core_Strategy \(1\).pdf](#) .

- 1.14 A Landscape and Habitat Management Plan (LHMP) may also be required to support planning applications unless the Local Planning Authority has indicated that this document can be conditioned.

2.0 Methods

2.1 The existing habitat and background information was gathered for the site by TEP in 2013. Full details are provided within the following technical reports:

- Ecological Appraisal (TEP Ref: 9803.001);
- Target Note Report (TEP Ref: 9803.002); and
- Ecological Desk Study (TEP Ref: 9803.003).

Survey Methods

Desk Study

2.2 A search of existing information relating to protected species, habitats of conservation priority and designated sites was undertaken in April 2023. Sources included GMEU, Natural England and MAGIC Map websites. The search extended 2km from the site boundary for non-statutory designated sites, protected species and priority species and habitats. Information regarding statutory protected sites within the wider area (up to 10km) was also collected. Relevant local planning policies were also identified to inform the assessment.

Phase 1 Habitat Survey

2.3 A Phase 1 habitat survey was undertaken by TEP ecologist Rosie Langley (FISC Level 4) in March 2023. The survey was carried out in accordance with the Phase 1 habitat survey assessment methods (JNCC, 2010)³ and the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017)⁴. Habitat types were mapped, and dominant vegetation species noted. Any invasive species were also recorded.

UK Habitat Classification Conversion

2.4 Phase 1 habitats were converted to UK Habitat Classification code with reference to the UKHab conversions provided in the 'Technical Data' button in the calculation tool of the Biodiversity Metric 4.0, the UK Habitat Classification – Habitat Definitions⁵ and the UK Habitat Classification Field Key⁶.

Condition Assessment

2.5 Condition assessment surveys of the area-based habitats present pre-development were undertaken by a suitably qualified ecologist, Rosie Langley (as detailed above),

³ JNCC 2010. Handbook for Phase 1 Habitat Survey: A technique for environmental audit.

⁴ CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

⁵ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). The UK Habitat Classification – Habitat Definitions V1.1 at <http://www.ukhab.org/>

⁶ UK Hab Field Key V2.1 September 2020.

in April 2023. The condition assessments were undertaken using guidance presented in the Biodiversity Metric 4.0 – Technical Supplement⁷.

BNG Assessment

- 2.6 The site has been assessed using the Biodiversity Metric 4.0 in line with the user guide⁸ and technical supplement provided. This was undertaken by TEP ecologist Tom West MCIEEM in June 2023.
- 2.7 Biodiversity Metric 4.0 is a tool designed to enable developers to measure the change in biodiversity across their site. It determines if there will be net gain, net loss or no net loss of biodiversity following completion of their development and any subsequent management regime.
- 2.8 To calculate the change in biodiversity across the site, a site survey is undertaken by a suitably qualified ecologist to determine the habitats present on site, their location, size, and condition. This information is then digitised, and the resulting information is fed into the Biodiversity Metric 4.0.
- 2.9 The principles of BNG as set out in the Biodiversity Net Gain Good Practice Guidelines⁹ have been considered throughout this process as discussed in 7.0.

Determining Strategic Significance

- 2.10 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation. The desk-based assessment provides full details of local policy and legislation covering the site. This includes biodiversity policies and policies map within the Manchester City Council's Local Development Framework Core Strategy Development Plan.
- 2.11 The site does not fall within any land allocated under biodiversity focussed policies or designations. Therefore, the habitats on site are not assigned to 'high' strategic significance.
- 2.12 The site is located in central Manchester, in a highly urbanised / industrial environment, with the wider area comprised predominantly of urban development and infrastructure. Therefore, the site is not considered to be in an 'ecologically desirable' location, and all habitats default to a 'low' strategic significance.

⁷ STEPHEN PANKS A, NICK WHITE A, AMANDA NEWSOME A, JACK POTTER A, MATT HEYDON A, EDWARD MAYHEW A, MARIA ALVAREZ A, TRUDY RUSSELL A, SARAH J. SCOTT B, MAX HEAVER C, SARAH H. SCOTT C, JO TREWEEK D, BILL BUTCHER E and DAVE STONE A 2021. Biodiversity metric 4.0: Auditing and accounting for biodiversity – Technical Supplement. Natural England.

⁸ STEPHEN PANKS A, NICK WHITE A, AMANDA NEWSOME A, JACK POTTER A, MATT HEYDON A, EDWARD MAYHEW A, MARIA ALVAREZ A, TRUDY RUSSELL A, SARAH J. SCOTT B, MAX HEAVER C, SARAH H. SCOTT C, JO TREWEEK D, BILL BUTCHER E and DAVE STONE A 2021. Biodiversity metric 4.0 Auditing and accounting for biodiversity – User Guide. Natural England.

⁹ CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide

Post-development Calculations

- 2.13 Post-development calculations have been based on the site softworks plan (3059-PLA-00-GF-DR-L-0004, P-05). Habitats proposed have been converted into UKHab codes to fit the metric, with note to the 'Technical Data' button in the calculation tool of the Biodiversity Metric 4.0, the UK Habitat Classification – Habitat Definitions¹⁰ and the UK Habitat Classification Field Key¹¹.
- 2.14 The extent of habitats to be lost is considered to be all habitats on site, with instatement of new habitats as part of development works. This is not considered a limitation as large proportions of the pre-development habitats are of either low ecological value, or are of artificial nature and do not provide biodiversity units.

Limitations

- 2.15 The condition assessment was undertaken within the optimal season for habitat assessment. In any scenario where a condition assessment could not be confidently undertaken, the habitat was awarded a higher condition on a precautionary basis.

¹⁰ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). The UK Habitat Classification – Habitat Definitions V1.1 at <http://www.ukhab.org/>

¹¹ UK Hab Field Key V2.1 September 2020

3.0 Baseline conditions

Important Ecological Features

- 3.1 No statutory or non-statutory designated sites are located within the site boundary.
- 3.2 There is one internationally important statutory designated site within 10km of the site, namely the Rochdale Canal Special Area of Conservation (SAC), located 4.4km northeast of the site. This is primarily designated for significant populations of Annex II species, floating water-plantain *Luronium natans*.
- 3.3 There is one nationally important statutory designated site within 5km of the site, namely the Rochdale Canal Site of Special Scientific Interest (SSSI), located 4.4km northeast of the site. This SSSI underpins the SAC designation mentioned above and designation is due to important habitats for submerged aquatic plants and emergent vegetation as well as the extensive colonies of floating water-plantain.
- 3.4 There are no regional or locally important statutory designated sites within 2km of the site.
- 3.5 There are two non-statutory designated sites within 2km of the site, both of which are Sites of Biological Interest (SBI). The closest of these is the Rochdale Canal: Stott's Lane to Ducie Street basin SBI, located 0.3km east of the site.
- 3.6 There are no priority habitats of principal importance as listed under S41 of the NERC Act 2006 located within the site.
- 3.7 No irreplaceable habitats are present within or adjacent to the site.
- 3.8 In the absence of any designated sites or ecological conservation areas within the site, strategic significance has been assessed as "low" for all baseline habitats within the site.

On-site Baseline

- 3.9 The site comprises hardstanding infrastructure and buildings, with a small area of loose artificial surface, with sparse and scattered ephemeral herbs that do not constitute a continuous area of habitat.
- 3.10 Full details of the conversion from Phase 1 to UK Habitat Classification along with the results of the condition assessment are provided in the Assessor Comments column within the completed Biodiversity Metric 4.0 along with a summary of the condition assessment scores (Appendix A). The following drawings are provided in Appendix B:
 - Phase 1 Habitat Survey Results (G9803.007);
 - UK Habitat Classification Baseline (G9803.008); and
 - Habitat Condition and Strategic Significance (G9803.010).

- 3.11 Nominal quantities of both Modified Grassland (low distinctiveness, poor condition), 0.0001ha and Native Hedgerow (low distinctiveness, poor condition), 0.0001km have been included in the metric. Neither of these habitats were found on site, but were added to prevent errors within the Metric 4.0 calculator. These habitats do not significantly alter results, with biodiversity units generated on site remaining the same if removed from the metric. Their inclusion does allow for a percentage change to be displayed, rather than an error message.

4.0 Post-development Habitats

On-Site Proposed Design

- 4.1 Details regarding post-development habitats are provided in the following documents, along with client team discussions and are displayed and included in Appendix B:
- Softworks Plan, Planit I.E. Limited, document ref: 3059-PLA-00-GF-DR-L-0004, P-05.
- 4.2 The post-development habitats provide a significant increase in green infrastructure on the site, relative to the baseline which was heavily urbanised / hard infrastructure based. For the purposes of this assessment all habitats pre-development were considered to be lost.
- 4.3 The habitats to be created have been considered within an urban context with conservative target conditions provided in keeping with a more intensively managed environment.
- 4.4 There is a total of 17 new urban trees within proposals, which have been assessed as small (for standard trees) or medium in size (for multi-stem trees). Target condition has been treated precautionarily at a ratio of 75% poor condition and 25% moderate condition. This has factored in the urban environment in which the trees will be situated and the successful establishment of trees (which is dependent on various factors).
- 4.5 Full details of the conversion from Softworks Plan to the UK Habitat Classification along with the target condition are provided in the assessor comments within the completed Biodiversity Metric 4.0 (Appendix A). The following drawings are provided in Appendix B:
- Habitat Impacts Plan (G9803.012);
 - UK Habitat Classification Proposed Development Layout (G9803.009); and
 - Target Condition and Strategic Significance Plan (G9803.011).

5.0 BNG Metric

- 5.1 A biodiversity assessment has been undertaken, using the Biodiversity Metric 4.0 calculator to quantify the change in biodiversity units for the site between the pre-development baseline and post-development retained, enhanced, and created habitats, to inform a planning application.

On-Site Proposed Design

- 5.2 Detailed results of the assessment are provided in Biodiversity Metric 4.0 in Appendix A. The headline results taken from the metric are provided in Figure 2.

On-site baseline	Baseline	0.00	
	Biodiversity units	0.00	
	Weighted units	0.00	
On-site proposed design (including retained and enhanced habitats)	Baseline	0.00	
	Biodiversity units	0.40	
	Weighted units	0.00	
On-site net change (including retained and enhanced)	Baseline	0.00	0.00% 0.00% 0.00%
	Biodiversity units	0.40	
	Weighted units	0.00	
Off-site baseline	Baseline	0.00	
	Biodiversity units	0.00	
	Weighted units	0.00	
Off-site proposed design (including retained and enhanced)	Baseline	0.00	
	Biodiversity units	0.00	
	Weighted units	0.00	
Off-site net change (including retained and enhanced)	Baseline	0.00	0.00% 0.00% 0.00%
	Biodiversity units	0.00	
	Weighted units	0.00	
On-site proposed design (including retained and enhanced)	Baseline	0.00	
	Biodiversity units	0.40	
	Weighted units	0.00	
Off-site proposed design (including retained and enhanced)	Baseline	0.00	
	Biodiversity units	0.00	
	Weighted units	0.00	
FINAL RESULTS			
Total net unit change (including on-site and off-site retained and enhanced)	Baseline	0.00	
	Biodiversity units	0.40	
	Weighted units	0.00	
Total net % change (including on-site and off-site retained and enhanced)	Baseline	0.00%	0.00% 0.00% 0.00% 0.00% 0.00%
	Biodiversity units	0.00%	
	Weighted units	0.00%	
Trading rules satisfied?	Yes		

Figure 2. Headline Results from the Biodiversity Metric 4.0.

- 5.3 Based on the details available and a precautionary approach taken, the results indicate a net gain of **1.12 biodiversity units (BU)** or 559,032.64% for area-based habitats, and a net gain of **0.40 BU** or 200,738.89% for hedgerow linear features. Please note that biodiversity units should be the primary figure considered, as these high percentage scores are due to the site being devoid of naturalised vegetation pre-development. There were no aquatic linear features present on or adjacent to site. Trading rules within the metric have been fully satisfied.

6.0 Implementation, Management and Monitoring

- 6.1 This BNG assessment has been undertaken for a full planning application and as discussed in the previous sections, the specific details of the landscape design have been provided.
- 6.2 This BNG assessment requires a separate LHMP to be produced to set out the implementation and long-term management, and monitoring of created, retained or enhanced habitats within the site for a minimum period of 30 years. This is in line with requirements set out by the Greater Manchester Combined Authority (GMCA) 'Biodiversity Net Gain Guidance for Greater Manchester'¹².
- 6.3 The LHMP will include specific management prescriptions which aim to achieve the specific target condition for each habitat, based on the Biodiversity Metric 4.0 condition criteria. The plan should include the methods and reporting processes to be used for monitoring the success of habitat enhancement and creation along with options for remedial intervention where needed if a habitat is not achieving its targeted condition. Roles and responsibilities, along with financial and legal requirements should also be included.
- 6.4 The responsibility for implementing the LHMP lies with Manchester Life Development Company, and a managing organisation should be appointed once planning has been determined.
- 6.5 The managing organisation will require the necessary experience and certificates of competence to undertake landscape management operations on site. Where required, contractors with experience in biodiversity management should be sought. The managing organisation will ensure that management complies with the requirements of the LHMP.
- 6.6 Progress against the LHMP will be monitored on an annual basis by Manchester Life Development Company 3 Ltd. and the managing organisation with a five-yearly review conducted by a qualified landscape consultant and qualified ecologist.

¹² GMCA (2021) *GMCA Biodiversity Net Gain Guidance for Greater Manchester* [online] Available at: gmca-bng-guidance-update_250221-final-edited.pdf (greatermanchester-ca.gov.uk)

7.0 BNG Good Practice Principles for Development

7.1 An appraisal of the scheme against the ten good practice principles is set out in Table 1 below.

Table 1. Appraisal against Good Practice Principles

Good Practice Principle	Commentary
1. Apply the mitigation hierarchy	The existing habitats on site are either artificial sealed or unsealed surface infrastructure. Neither of these habitats are irreplaceable and both are of very low distinctiveness. Losses of these habitats cannot be avoided as part of proposals, however compensation for these habitats and significant enhancement is achieved on site.
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	There are no irreplaceable habitats within the habitat baseline.
3. Be inclusive and equitable	Discussion has been had between TEP and the client design team throughout the assessment process. However, given the 'zero' value of the site baseline, no feasibility studies were deemed necessary. There has been no discussion between TEP and the LPA Ecologist regarding BNG at this site.
4. Address risks	The habitat pre-development is of relatively very low ecological value and is being replaced by those with similar or higher distinctiveness and condition. The new habitats to be created have been given due consideration to appropriateness within the local area and their likelihood of successful establishment. Target conditions have considered the urban area for which they are to be situated and the likely intensive management practices that will be applied.
5. Make a measurable Net Gain contribution	The proposed development will result in a gain of 1.12 biodiversity units (BU) or 559,032.64% for area-based habitats, and a net gain of 0.40 BU or 200,738.89% for hedgerow linear features.
6. Achieve the best outcomes for biodiversity	Habitats due to be lost will be replaced with either similar broad habitat types, or those of the same distinctiveness (satisfying trading rules), at a higher quantity and of better condition. Created habitats on site will be subject to a management regime and the nature of this has been considered when undertaking the assessment. Ultimately the created habitats will benefit those species that may utilise the site, such as bats, birds, invertebrates and hedgehog.
7. Be additional	The Environment Bill will require 10% net gain when it becomes law in 2023. The Manchester City Council's Development Framework Core Strategy Development Plan Policy EN15 includes a commitment to developers

Good Practice Principle	Commentary
	enhancing biodiversity and it is known that the GMEU require a minimum 10% net gain in line with the forthcoming mandated Environment Act 2021. The National Planning Policy Framework only states there is a requirement for net gain to be achieved. The proposals make a considerably large net gain in both area and linear based habitats on site, far beyond the upcoming 10% requirement.
8. Create a Net Gain Legacy	Discussions have been held between TEP and the client regarding BNG, and regular communications have been held with the wider design team. The habitat quantity and types selected are proportionate to the proposed works and the quality of existing habitats on site.
9. Optimise sustainability	BNG has influenced the landscape design for the site, with consideration to improving the biodiversity value of the site during the selection of species and planting mixes. One such consideration has been the use of native species in planting and being sympathetic to the local area when selecting species mixes.
10. Be transparent	Discussions with the client and design team with regards to BNG have been held throughout the design process including the dissemination and consideration of previous ecological surveys and reports.

Appendix A

Biodiversity Metric 4.0

Appendix B

Biodiversity Metric 4.0

Phase 1 Habitat Survey Results (G9803.007)

UK Habitat Classification Baseline (G9803.008)

Habitat Condition and Strategic Significance (G9803.010)

Planit I.E. Softworks Plan: 3059-PLA-00-GF-DR-L-0004, P-05

Habitat Impacts Plan (G9803.012)

UK Habitat Classification Proposed Development Layout (G9803.009)

Target Condition and Strategic Significance Plan (G9803.011)



KEY

- Site boundary
- Target note
- Fence
- Wall
- Ephemeral vegetation
- Building
- Hardstanding

Note:
The locations of habitats and habitat features are indicative.

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Site Map

1:20,000

Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

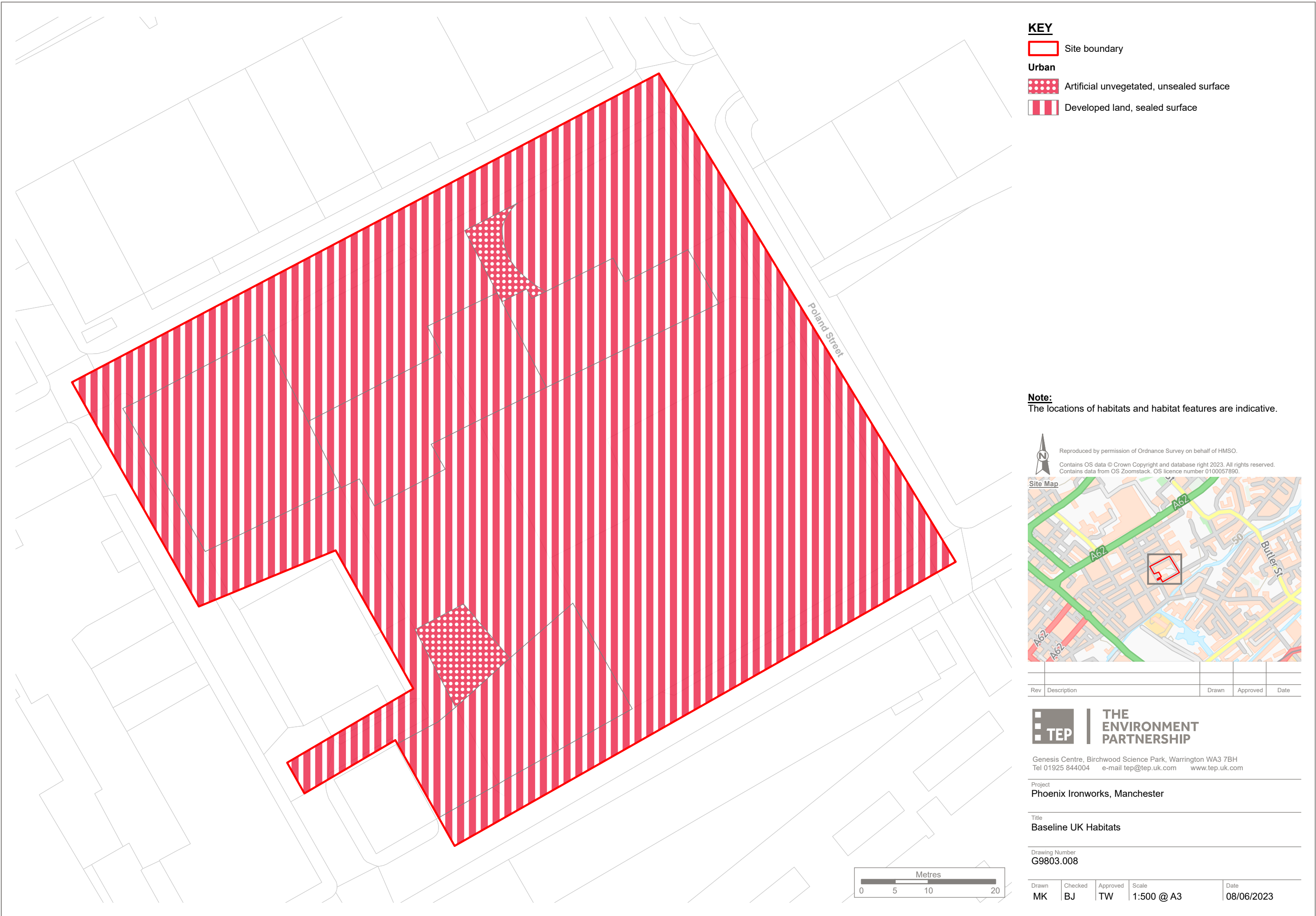
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Phoenix Ironworks, Manchester

Title
Phase 1 Habitat Survey

Drawing Number
G9803.007

Drawn AR	Checked MK	Approved RL	Scale 1:500 @ A3	Date 14/06/2023
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THE ENVIRONMENT PARTNERSHIP

Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
 Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project

Phoenix Ironworks, Manchester

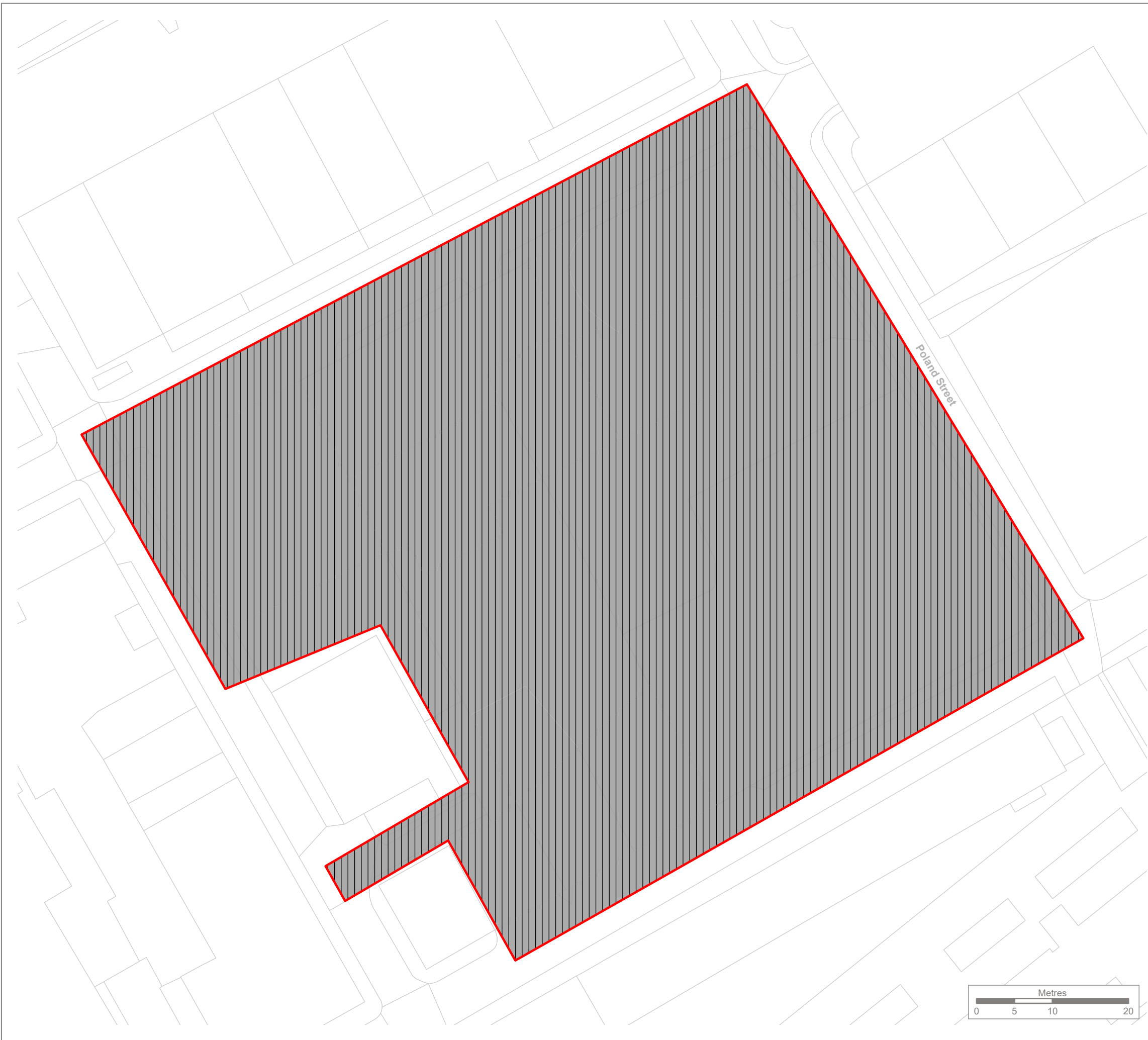
Title

Baseline UK Habitats

Drawing Number

G9803.008

Drawn	Checked	Approved	Scale	Date
MK	BJ	TW	1:500 @ A3	08/06/2023



KEY

Site boundary

Habitat Condition

Condition assessment not applicable

Strategic Significance

Area/compensation not in local strategy/no local strategy

Note:
The locations of habitats and habitat features are indicative.



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Site Map



Rev	Description	Drawn	Approved	Date



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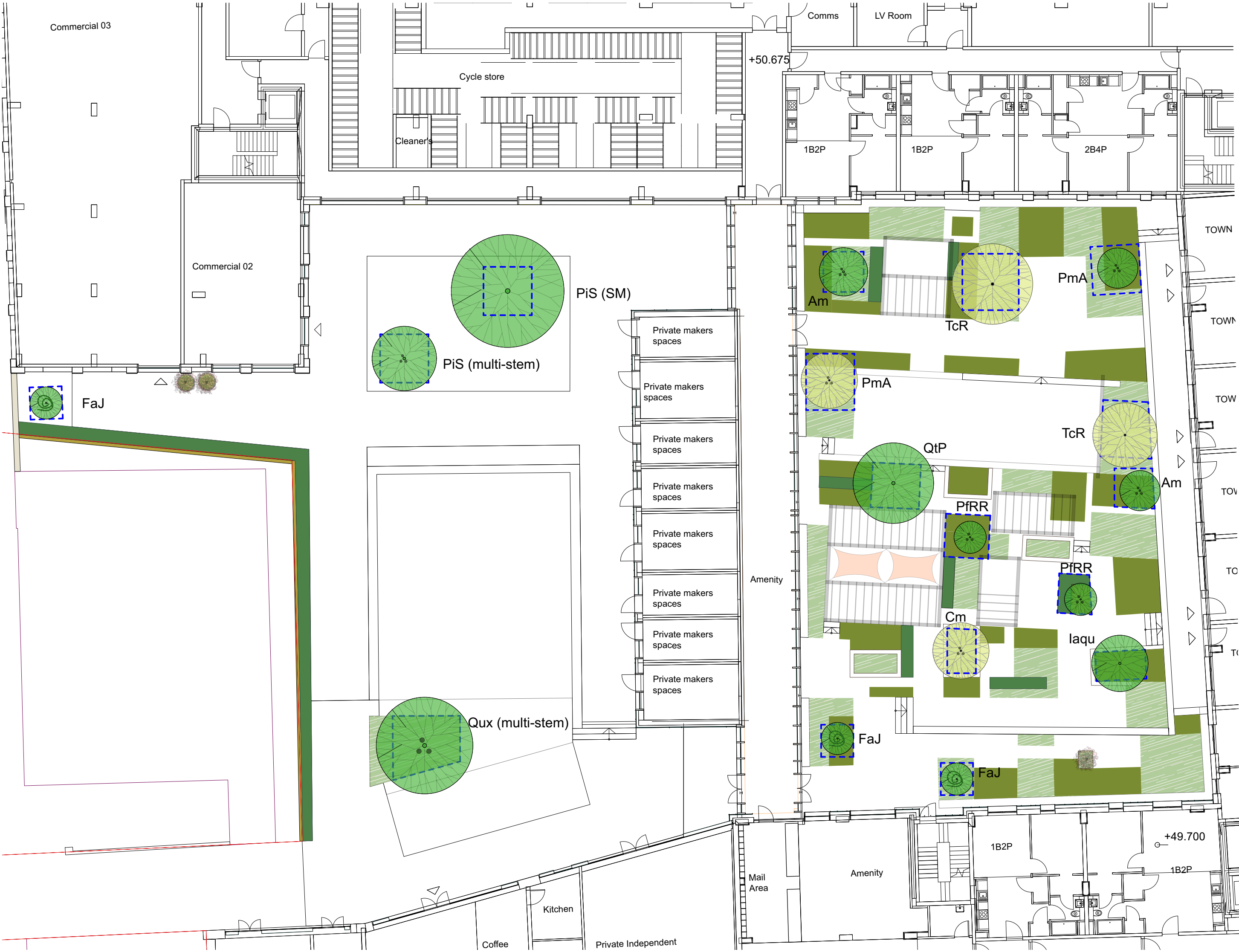
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Phoenix Ironworks, Manchester

Title
Baseline Habitat Condition and Strategic Significance

Drawing Number
G9803.010

Drawn	Checked	Approved	Scale	Date
MK	BJ	TW	1:500 @ A3	08/06/2023



MARKET YARD TREES				
Abr.	Species	Size	Height	Quantity
CLEAR STEM TREES				
PIS (SM)	Pinus sylvestris (semi-mature)	4 - 6 m	10-18 m	1
MULTI STEM TREES				
PIS	Pinus sylvestris	3 - 5 m	5-7 m	1
QuX	Quercus ilex	5 - 7 m	10-12 m	1
SOLITAIRE SHRUB				
FaJ	Fatsia japonica	3-10 m	8 - 18 m	1

RESIDENTIAL GARDEN TREES				
Abr.	Species	Size	Height	Quantity
CLEAR STEM TREES				
QtP	Quercus turneri 'Pseudoturneri'	4-6 m	8-10 m	1
TcR	Tilia cordata 'Rancho'	3-7 m	12-17 m	2
IaQu	Ilex aquifolium	3-5 m	5-10 m	1
MULTI STEM TREES				
Am	Amelanchier lamarckii	3 - 6 m	5-9 m	2
PfRR	Photinia x fraseri 'Red Robin'	1 - 2.5 m	2.5-3 m	2
SOLITAIRE SHRUB				
Cm	Cornus mas 'Variegata'	2.5m	3 - 5m	1
PmA	Prunus mackii 'Amber Beauty'	3 - 6 m	6 - 10 m	2
SOLITAIRE SHRUB				
FaJ	Fatsia japonica	3-10 m	8 - 18 m	2



Pinus sylvestris



Quercus ilex multi-stem



Amelanchier lamarckii



Prunus mackii 'Amber Beauty'



Cornus mas 'Variegata'



Tilia cordata 'Rancho'

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NOTES:

1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

Softworks

- Deciduous Tree - Proposed Standard
- Size: 20/25
- Deciduous Tree - Proposed Multistem
- Size: 4000
- Evergreen Tree - Proposed Standard
- Size: 20/25
- Evergreen Tree - Proposed Multistem
- Size: 4000
- Evergreen Solitaire Shrub - Proposed
- Size: 4000
- Mixed Planting
- 60 mm Mulch
- 450 mm Topsoil
- 5 L Pots
- 7 Plants / m²
- Monocultural Planting - Evergreen
- 60 mm Mulch
- 450 mm Topsoil
- 5 L Pots
- 7 Plants / m²
- Hedge Planting - Evergreen
- 60 mm Mulch
- 450 mm Topsoil
- 5 L Pots
- 7 Plants / m²
- Pots with Plants
- Tree Pit

P-04	02/06/23	S4 - Layout amendments	VS	RM
P-03	18/04/23	S4 - Species reviewed.	VS	RM
P-02	24/02/23	S4 - Tree species added	VS	RM
P-01	24/02/23	S3 - First issue	VS	RM

Revision	Date	Description	Drawn	Appr'd.

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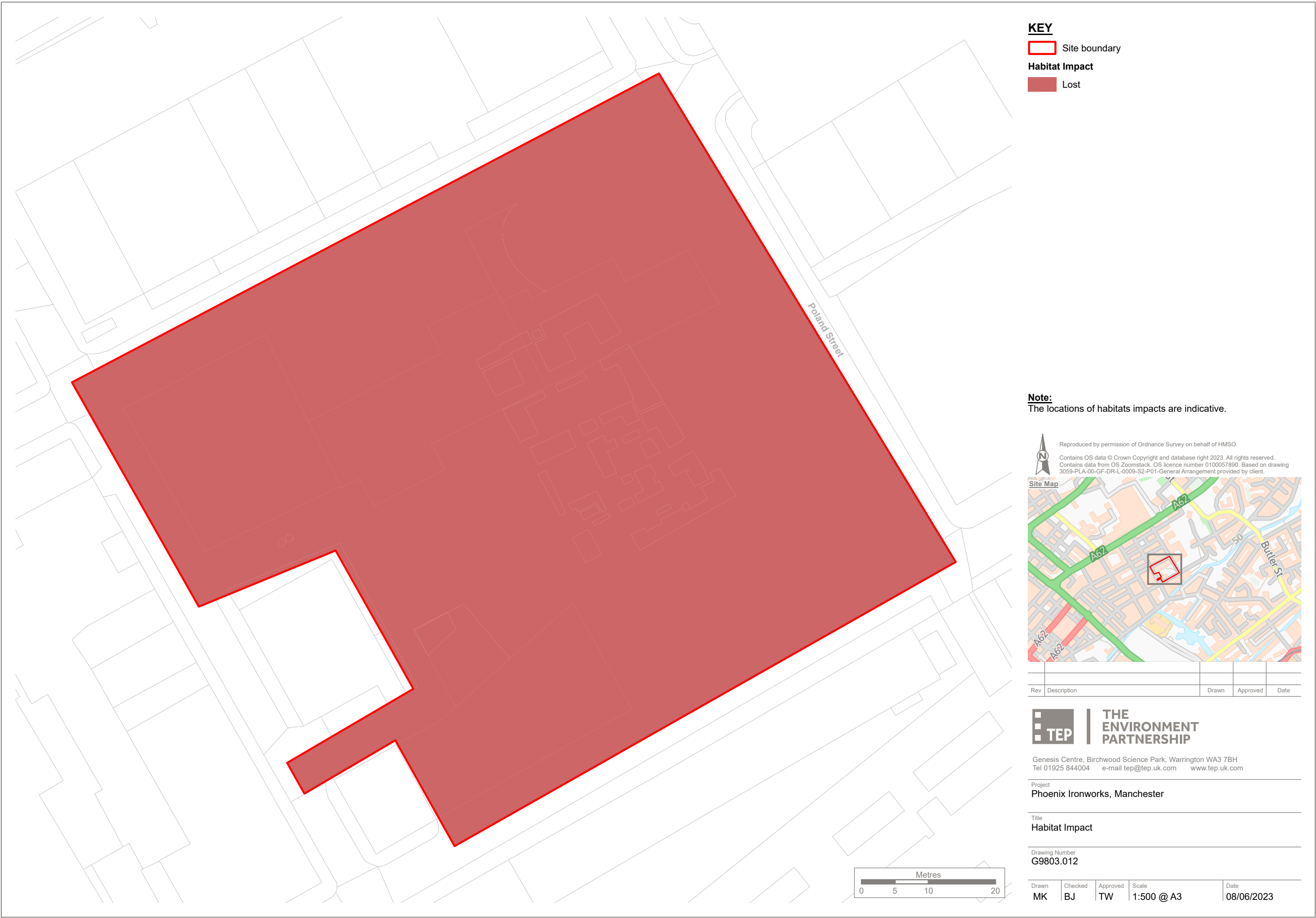
Drq Title Softworks
A2 Landscape

Created on 01/06/23 **Created by** VS **Approved by** RM

Scale 1:200 **Size** A2 **Workstage** Stage 3 **Status** Stage Approval

Drq No. 3059-PLA-00-GR-DR-L-0004 **Suitability** S4 **Revision** P-04

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KEY

Site boundary

Habitat Impact

Lost

Note:
The locations of habitats impacts are indicative.

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Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

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Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Phoenix Ironworks, Manchester

Title
Habitat Impact

Drawing Number
G9803.012

Drawn	Checked	Approved	Scale	Date
MK	BJ	TW	1:500 @ A3	08/06/2023



KEY

 Site boundary

Urban Trees

 Proposed multistem

 Proposed standard

Hedgerows

 Species-rich native hedgerow

Urban

 Developed land, sealed surface

 Introduced shrub

 Vegetated garden

Note:

The locations of habitats and habitat features are indicative.

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Rev	Description	Drawn	Approved	Date



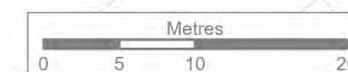
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Project
Phoenix Ironworks, Manchester

Title
Proposed UK Habitats

Drawing Number
G9803.009

Drawn	Checked	Approved	Scale	Date
MK	BJ	TW	1:500 @ A3	12/06/2023





KEY

Site boundary

Urban Tree Condition

● Moderate

● Poor

Hedgerow Condition

Moderate

Habitat Condition

Poor

Condition assessment not applicable

Strategic Significance

Area/compensation not in local strategy/no local strategy

Note:
The locations of habitats and habitat features are indicative.



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Site Map



Rev	Description	Drawn	Approved	Date



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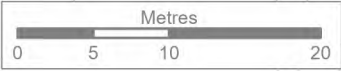
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Project
Phoenix Ironworks, Manchester

Title
Proposed Habitat Condition and Strategic Significance

Drawing Number
G9803.011

Drawn	Checked	Approved	Scale	Date
MK	BJ	TW	1:500 @ A3	12/06/2023





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