



Biodiversity Net Gain Assessment

Reliance Street, Manchester

Presented to: **Lipton Plant Architects**

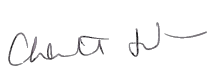
Issued: December 2022

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Report Details

Client	Lipton Plant Architects
Report Title	Biodiversity Net Gain Assessment
Site Address	Reliance Street, Manchester
Project No.	22-1496.02 / 87687.544956
Delta-Simons Contact	Craig Dickson (craig.dickson@deltasimons.com)

Quality Assurance

Issue No.	Status	Issue Date	Comments	Author	Technical Review	Authorised
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				Craig Dickson Consultant Ecologist	Jon Spencer Associate Ecologist	Charlotte Sanderson-Lewis Associate Director

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1.0 Introduction

1.1 Context and Purpose

Delta-Simons Limited ("Delta-Simons") was instructed by Lipton Plant Architects ("the Applicant") to undertake a Biodiversity Net Gain (BNG) Assessment to determine whether the EV Charging Station ("the Proposed Development") proposed on brownfield land off Reliance Street, in Newton Heath, Greater Manchester (hereafter referred to as "the Site") can achieve a net gain in biodiversity.

The revised National Planning Policy Framework (NPPF, 2021) states, "*Planning policies and decisions should contribute to and enhance the local environment by...(d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...*", it also places greater emphasis on achieving a measurable net gain in biodiversity.

Biodiversity net gain is based around 10 key principles:

- Principle 1: Apply the mitigation hierarchy;
- Principle 2: Avoid losing biodiversity that cannot be offset elsewhere;
- Principle 3: Be conclusive and equitable;
- Principle 4: Address risk;
- Principle 5: Make a measurable net gain contribution;
- Principle 6: Achieve the best outcomes for biodiversity;
- Principle 7: Be additional;
- Principle 8: Create a net gain legacy;
- Principle 9: Optimise sustainability; and
- Principle 10: Be transparent.

1.2 Proposed Development

It is understood from the drawing provided (Drawing 1 - 3) that the Proposed Development will comprise an EV charging station with associated retail unit and parking. The design will incorporate boundary planting and a green roof canopy with trees planted within using ArborSystem infrastructure.

The construction phase will comprise:

- Clearance and remediation of the previously demolished petrol station; and
- Construction of EV charging station with green roof canopy and heavy standard trees.

The operational phase will comprise:

- Use of the Site for charging EV vehicles, as well as commercial and leisure uses; and
- Management of the proposed habitats in accordance with a Landscape and Ecological Management and Monitoring Plan (LEMMP).

2.0 Methodology

2.1 Overview

The approach used to assess biodiversity impacts resulting from the proposed development is detailed below. This assessment has been based on the Small Sites Metric (JP040) (the Metric), the Landscape Proposal Plan provided by the Client in an email on 1st December 2022 and the Preliminary Ecological Appraisal (PEA) undertaken by Delta-Simons in August 2022.

2.2 Biodiversity Metric

The quantitative assessment is based on the Metric to provide a transparent and repeatable measure of biodiversity at each of the stages identified above. The biodiversity score considers a number of factors including:

- Habitat distinctiveness;
- Habitat condition;
- Temporal risk: time required to reach target condition;
- Difficulty to create/restore;
- Connectivity; and
- Spatial area of loss/gain of each habitat.

The pre-development value is compared to the proposed habitat composition post development to assess the change in biodiversity value using biodiversity units as a proxy numeric value.

The Metric only considers habitats and does not take protected and notable species or associated enhancement measures such as bird/bat boxes into account.

2.3 Habitat Distinctiveness

Distinctiveness refers to the relative scarcity of the habitat and its importance for nature conservation. Habitats are assigned to distinctiveness bands. These are based on an assessment of the distinguishing features of a habitat or linear feature, including the consideration of species richness, rarity (at local, regional, national and international scales), and the degree to which a habitat supports species rarely found in other habitats.

The distinctiveness band of each habitat is preassigned in the Metric. The bands are based upon the UK habitat classification system. Where no directly comparable Defra habitat type was available to match the vegetation recorded by Phase 1 Habitat survey, the closest approximation was selected.

The Defra habitat typologies are split into five distinctiveness bands:

- **Very High** - Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 that are highly threatened, internationally scarce, and require conservation action;
- **High** - Priority habitats as defined in Section 41 of the NERC Act requiring conservation action;
- **Medium** - Semi-natural habitats not classed as Priority Habitat;
- **Low** - Habitat of low biodiversity value; and
- **Very low** - Little or no biodiversity value.

Under the supplementary habitat calculations for linear habitats, hedgerows are assigned a distinctiveness weighting based on their physical structure and the species composition of the woody element of the

hedgerow, and their association with physical features (ditches and banks) that may enhance their ecological value by providing additional niches or enhanced capacity to provide habitat connectivity.

2.4 Habitat Condition

The condition of a habitat is defined by its particular quality. For example, a habitat is in poor condition if it fails to support the notable/protected species for which it is valued, or if it is in unfavourable condition due to degradation from external factors, such as pollution, erosion or invasive species. Condition assessment criteria is based on Common Standards Monitoring of protected sites in the UK where key attributes and positive and negative indicators are used. Habitat condition categories are as follows:

- Good;
- Moderate;
- Poor;
- N/A – Agricultural; and
- N/A – other.

For linear features, condition assessment is based on the dimensions and other physical characteristics of a hedgerow or line of trees against a set of minimum requirements for the feature to be considered in a 'favourable' condition. The condition assessment is based on the Hedgerow Survey Handbook.

2.5 Baseline Assessment

The baseline biodiversity score for the Site has been determined using the PEA of the Site undertaken by Delta Simons in August 2022. The baseline habitats are shown in Figure 1.

The baseline assessment for the Site has now been established and will not change throughout the development period. This is the baseline from which future audits can be compared.

2.6 Post Development Biodiversity Unit Calculation

Biodiversity Units and Linear Units resulting from ecological mitigation for the Scheme to compensate for potential losses are referred to as post-development Biodiversity Units / Linear Units (BUs / LUs).

To calculate the BUs which may be achieved post-development, risk factors are introduced. The aim of a risk factor is to correct for a disparity or risk, associated with the uncertainty surrounding the creation of habitats. There are three main types of risk that are accounted for within the Metric. These are categorised as follows:

- **Spatial Risk** – these reflect ecological risks deriving from the change in location of the habitat or resource. By way of example, it may be that recreating a habitat in a new location distant from the area of loss could reduce its biodiversity value, through reduced connectivity and a decrease in habitat availability for the species affected by the development;
- **Temporal Risk** – the risk associated with the time required for created habitats to reach their target suitability and for the functionality of the habitat to be restored; and
- **Delivery Risk** – the risks associated with the actual delivery of the offset due to, for instance, uncertainty in the effectiveness of habitat creation/management.

Each risk multiplier is assigned a numerical score which enables post development Biodiversity Units to be calculated.

2.7 Proposed Scheme

In order to calculate the post-intervention score, the Landscape Proposal Plans (Drawing 1), in addition to areas for the green roofs, have been used as well as assumptions for targeted habitat conditions as set out in Section 3.1.

2.8 Future Auditing

This Report sets out the predicted biodiversity impacts of the scheme based on a set of assumptions and professional judgement for target habitat conditions post-development. In order to ensure the development achieves the targets set out below, the scheme should be accompanied by an appropriate Landscape and Ecology Management and Monitoring Plan (LEMMP). The LEMMP should allow for regular monitoring of the habitat establishment and their progression to the desired condition target, allowing for changes to management regimes as necessary to achieve the targets set.

3.0 Assumptions and Application of Professional Judgement

3.1 Baseline Habitats

Professional judgement has been made in relation to the baseline habitats and their conditions based on the criteria provided within the Defra Metric Technical Supplement and User Guide.

3.2 Future Habitats

Assumptions and professional judgement have been applied in relation to the habitat target condition. These judgements are based on realistic targets according to the location and context of the development. Future management of the landscaping at the Site should be informed by an appropriate management and monitoring plan to achieve these target conditions.

4.0 Results

4.1 Baseline

Baseline habitats are shown in Figure 1 and were predominantly hardstanding, with a narrow strip of poor semi-improved grassland, scattered young trees, scrub and ruderals, in addition to areas of ephemeral vegetation. Overall, the baseline for the Site is calculated to provide 0.1545 area BUs.

Table 1, below, provides a summary of the baseline habitats, areas, and biodiversity units for the Site.

Table 1 - On-Site Area Habitat Baseline Score

Existing Habitats (Area)	Area (m ²)	Biodiversity Units
Sparsely vegetated land - Ephemeral	59	0.0236
Urban - Developed land; sealed surface	957	0.0000
Grassland - Modified grassland	182	0.0728
Heathland and shrub - Bramble scrub	40	0.0160
Sparsely vegetated land - Ruderal	60	0.0240
Urban - Urban Tree	23*	0.0181
Total	1298	0.1545

*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

4.2 Proposed Scheme

Post-development habitat compositions are shown in Drawing 1 and detailed in Table 2, below. The majority of the Site will be developed post development, however, the addition of a sedum canopy over the carparking area with signature trees, in addition to a biodiverse green roof atop the convenience store add biodiversity value to the Site. Further areas of meadow grassland, ornamental shrubs and native scrub will supplement the landscaping. Table 2, below, provides a summary of the post-development habitats, areas and baseline biodiversity units for the Site.

Table 2 - Post-Development Area Habitat Score

Proposed Habitats (Area)	Target Condition	Area (m ²) Created	Biodiversity Units Delivered
Urban - Other green roof	Moderate	155	0.0557
Urban - Other green roof	Moderate	408	0.1467
Grassland - Modified Grassland	Moderate	77	0.0515
Urban - Introduced shrub	Poor	133	0.0257

Proposed Habitats (Area)	Target Condition	Area (m ²) Created	Biodiversity Units Delivered
Urban - Developed land; sealed surface	N/A - Other	495	0.0000
Heathland and shrub - Mixed scrub	Moderate	30	0.0201
Urban - Urban Tree	Moderate	244*	0.0746
Total		1298	0.3743

* The total BU delivered includes the changes in Urban Trees On-Site, detail in Table 3 below.

Table 3 - On-Site Urban Tree Area Calculator

Tree Size (Diameter at breast height)	Number Pre-Development	Number Post-Development	Area Lost (m ²)	Area Gained (m ²)
Small - DBH ≤ 30cm	5	0	23	-
Medium - DBH > 30 to ≤ 90cm	0	6	-	244
Large - DBH > 90cm	-	-	-	-
Total			23	244

5.0 Conclusions

The above assessment results in a total net unit change of:

Area Units = +0.2198 Total net % change = +142.30%

See the attached completed Defra Metric for detailed results (Appendix A).

Based on the information currently available, this assessment indicates that the development will achieve a net gain in biodiversity over 100%. The main contributors to this are the addition of new scrub planting, additional tree planting with the green roof canopy and biodiverse green roof.

It should be noted that any habitat creation is required to be managed in perpetuity to ensure habitats meet the target conditions (which for the purposes of BNG is considered to be 30 years). Monitoring of this should be implemented through an appropriate LEMMP.

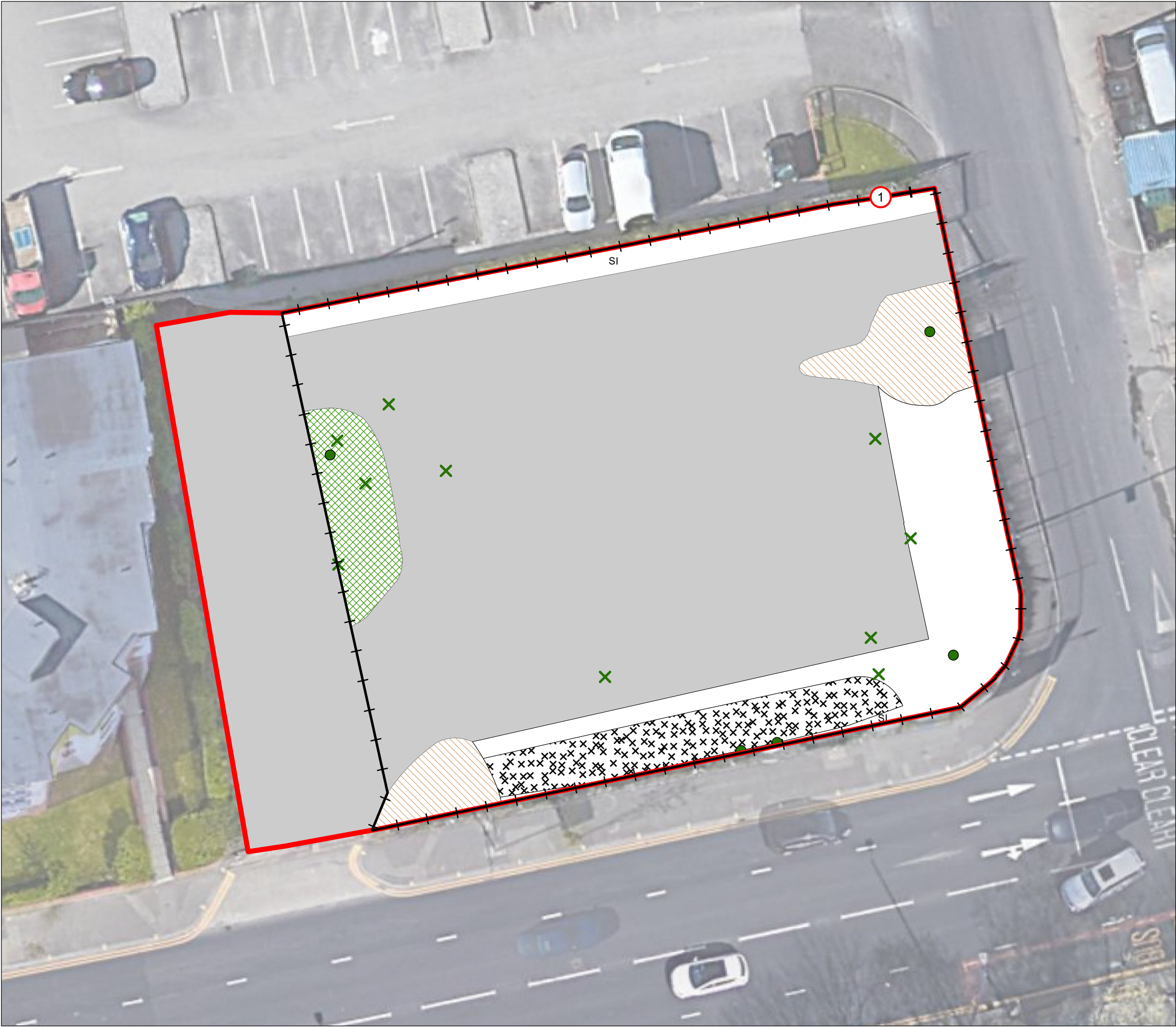
The requirement for further consideration of Biodiversity Net Gain will depend on the current approach and requirements of the LPA.

6.0 Disclaimer

The recommendations contained in this Report represent Delta-Simons' professional opinions, based upon the information referred to in Section 1.0 of this Report, exercising the duty of care required of an experienced Ecology Consultant. Delta-Simons does not warrant or guarantee that the Site is free of Bats or other protected species.

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Figure 1 - Baseline Habitats



Legend

- Site boundary
- Scrub - dense/continuous
- Poor semi-improved grassland
- Tall ruderal
- Ephemeral / short perennial
- Hardstanding
- Fence
- Target note
- Scattered broadleaved tree
- Scattered scrub

Figure	Baseline Habitats				
Job	Reliance Street, Manchester				
Client	Lipton Plant Architects				
Figure No.	1	Revision	A	Date	02/12/2022
Drawn	KH	Checked	CD	Scale	1:200 @ A3
Job No.	22-1496.02		Central GR 388068E 400732N		

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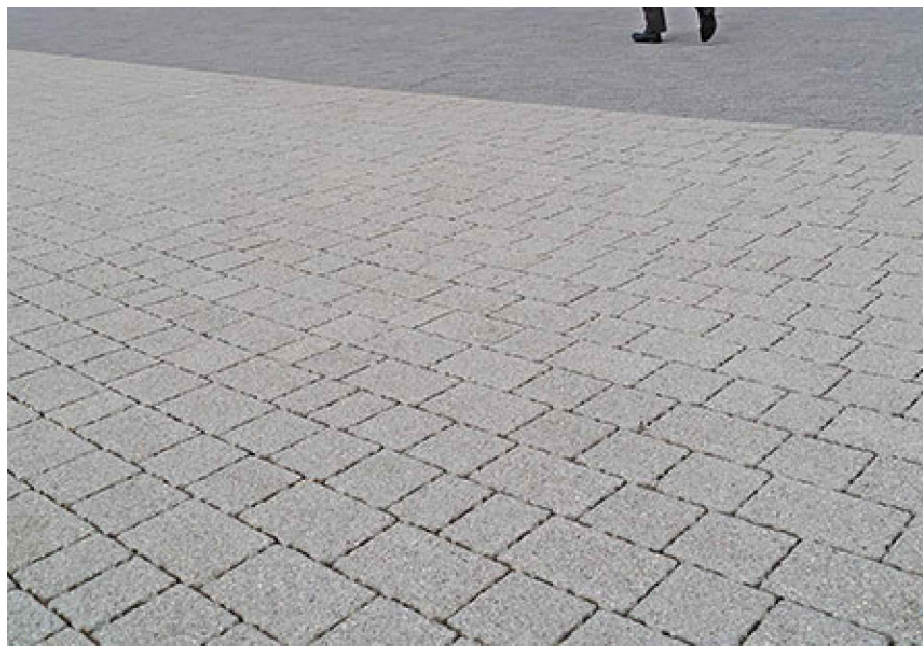
Drawing 1 - 5092.002 Landscape Layout Rev 02



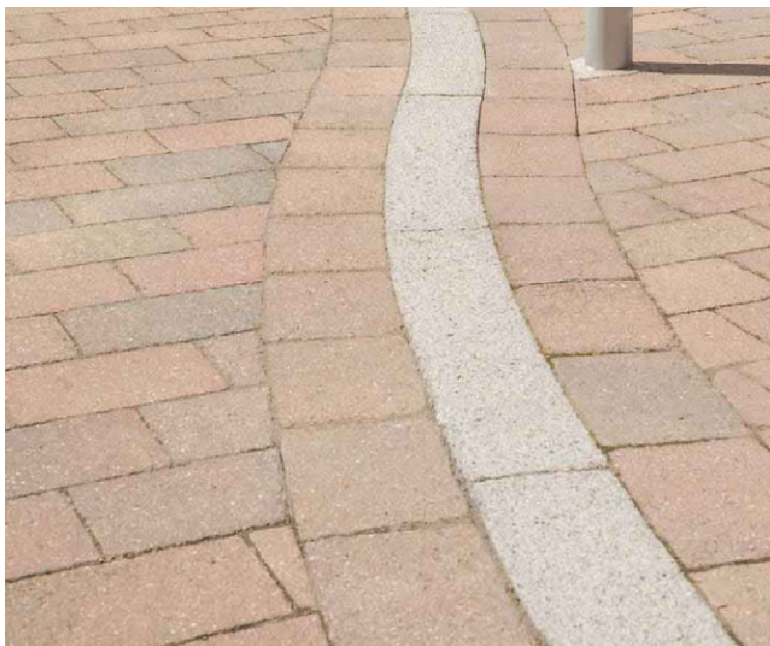
Raised Aluminium or Steel edging to boundary planters, powder coated finish



Vertical slat treated timber fence



Permeable concrete block paving with natural stone aggregate surface finish



Flush concrete conservation kerb edging

LEGEND

HARD LANDSCAPE - Surfacing & Edgings

- Tarmacadam Surface**
To tie into existing highway at entrance of site to engineer's detail
- Markings**
Road markings to client branding, accessible bays demarcated by sign posts
- Permeable Block Paving**
Marshall's Myriad Priora block paving or similar approved. 200 x 200 x 80mm. Colour to be beige / white tones. Laid in radial pattern from centre circle of roundabout
- Permeable Block Paving**
Marshall's Myriad Priora block paving or similar approved. 200 x 200 x 80mm. Colour to be dark grey / silver tones. Laid in radial pattern from centre circle of roundabout
- Raised Kerb**
Marshall's pre-cast conservation kerb, 125 x 255 x 915mm, BN. Laid with 100mm upstand.
- Flush Kerb**
Marshall's pre-cast conservation kerb, 125 x 150 x 915mm, BN. Laid flush.

HARD LANDSCAPE - Boundaries

- Raised Planters**
Raised aluminum edging 400mm height to boundary planting, powder coated finish in black.
- Proposed Timber Fence**
Vertical timber batten fence 1.8m height, planed vertical rails 45mm x 15mm treated timber fixed to timber posts

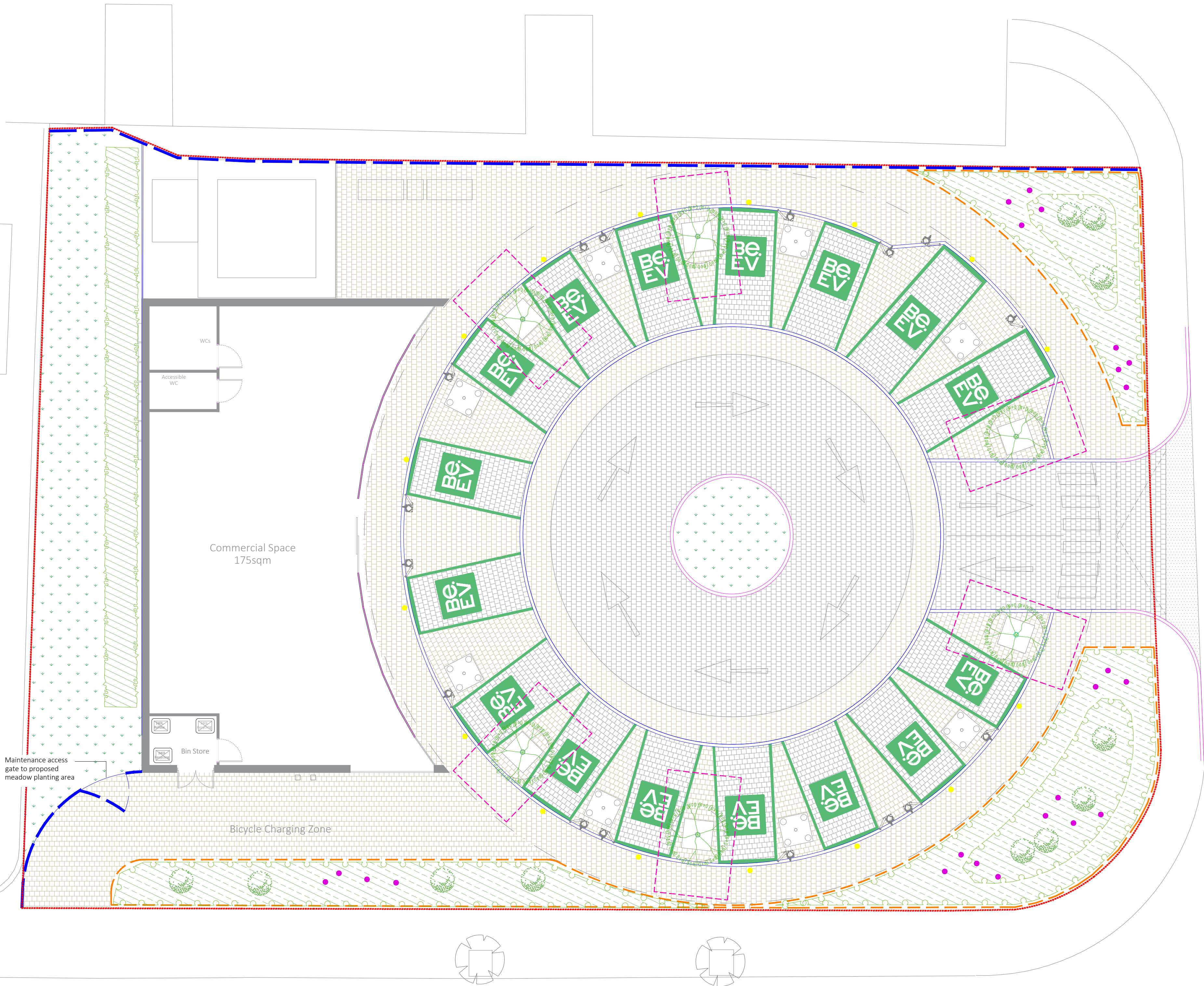
LANDSCAPE FEATURES

- Proposed Bollard**
Bollard to end of parking bays to ensure clear footpath access to perimeter

SOFT LANDSCAPE

Refer to drawing 5092.003 for further details

- Proposed Trees**
To be semi-mature specimens - selected at nursery to ensure clear stem suitable for canopy height
- Ornamental Planting**
Mixture of ornamental grasses, shrubs and herbaceous perennials
- Specimen Shrubs**
Feature specimen shrubs planted within ornamental beds
- Bulb Planting**
Individual seasonal bulb planting scattered throughout planting beds
- Meadow Grass**
Species rich flowering meadow grass seed mixture
- Native Shrub Planting**
Native shrub planting planted to western site boundary



DEP LANDSCAPE ARCHITECTURE LTD

2 COMMERCIAL STREET
MANCHESTER, M15 4RQ
T: 0161 2419878
E: info@dep.co.uk
W: www.dep.co.uk

Client

Be.EV

Project

Reliance Street

Description

Hard Landscape Layout

Status

PLANNING

Scale

1:100 @ A1

Drawn

AH

Job number

5092

Drawing number

002

Date

30.11.22

Revision

02

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Drawing 2 - 5092.003 Planting Plan Rev 02

PLANTING NOTES:

1. Plant handling at the nursery, and during transit up to delivery, shall be in accordance with 'Plant Handling', the booklet published by the Committee for Plant Supply and Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association, 19 High Street, Theale, Reading, Berks RG7 5H) which refers to the receipt, unloading and temporary storage of plants.
2. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 Parts 1-4 'Specification of Nursery Stock').

3. All planting is to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces).'
4. Establishment of meadow grass areas for soil preparation through repeated cultivation and treatment, and the specific ongoing maintenance during first year onwards to follow suppliers strict instructions for best chance of success
5. Ornamental planting beds to have a min depth of 400mm good quality topsoil, beds should be cultivated prior to planting and be free from weeds or any stones/ rubble material greater than 50mm.

6. All trees are to be staked and secured as follows:
- i) 20-25 SM trees are to be underground guyed and installed with irrigation / aeration tube, as per specialist supplier recommendations

7. Trees shall be planted in tree pits of the following minimum sizes (or large enough to comfortably accommodate the root ball, whichever is the largest) and the backfill material should be mixed with a peat free compost and slow release tree fertiliser to aid establishment;

20-25cm 1500 x 1500 x 1500mm deep

8. The contractor must ascertain for himself/herself the exact location of underground services and maintenance points.

9. All areas of ornamental planting within the car park and native hedges are to be mulched to a depth of 75mm with medium grade amenity bark.

10. Water all plants and trees on the same day of planting and there after as necessary (min once a week in periods of drought) to ensure the establishment of the plants during the 12months defects period.

11. Bulbs to be planted at two to three times their depth at approximately 10-15cm, placing bulbs in the hole with their shoots facing upward. Plant bulbs in late summer to mid autumn.

Planting Schedule						
Trees						
Abb	Species	Specification	Height	Girth	Total	
B pe	Betula pendula	3c Semi-Mature 'Clear Stem min. 200 .RB	500-600cm	20-25cm	6	
Ornamental Mix A						
Abb	Species	Specification	Mix %	Height	Mix Species Density	Total
AT	Achilles 'Terracotta'	Full Pot	10%		4/m²	16
C 'A' P'	Choisya 'Aztec Pearl'	Bushy 5 brks :C	20%	30-40cm	3/m²	24
H 'M' W'	Hebe 'Mrs Winder'	Bushy 5 brks :C	15%	30-40cm	4/m²	24
RfsG	Rudbeckia fulgida sullivanii 'Goldsturm'	Full Pot	12.5%		4/m²	21
Sco	Sarcococca confusa	Bushy 6 brks :C	20%	20-30cm	4/m²	32
Sgi	Stipa gigantea	Full Pot	7.5%		3/m²	9
StPT	Stipa tenuissima 'Pony Tails'	Full Pot	15%		5/m²	30
Ornamental Mix B						
Abb	Species	Specification	Mix %	Height	Mix Species Density	Total
C 'A' P'	Choisya 'Aztec Pearl'	Bushy 5 brks :C	20%	30-40cm	3/m²	64
E pu 'M'	Echinacea purpurea 'Magnus'	Full Pot	5%		4/m²	23
EfEG	Euonymus fortunei 'Emerald Gaiety'	Bushy 7 brks :C	15%	20-30cm	3/m²	49
GjsB	Geranium 'Johnson's Blue'	Full Pot	10%		4/m²	44
HmAu	Hakonechloa macro 'Aureola'	Full Pot	10%		5/m²	54
ScKG	Stemodia confusa 'Kew Green'	Bushy 3 brks :C	25%	30-40cm	4/m²	107
StPT	Stipa tenuissima 'Pony Tails'	Full Pot	15%		5/m²	80
Native Shrub Mix						
Abb	Species	Specification	Pot	Height	Mix %	Total
CsMF	Cornus sanguinea 'Midwinter Fire'	I+1 Branched :3 brks :BR		40-60cm	10%	4
C av	Corylus avellana	I+2 Branched :3 brks :BR		60-80cm	20%	7
Cmo	Crataegus monogyna	I+1 Transplant :BR		60-80cm	30%	11
la	Ilex aquifolium	Leader with laterals	5-7.5L	60-80cm	10%	4
MALSY	Malus sylvestris	I+1 Transplant :BR		60-80cm	10%	4
Ppa	Prunus padus	I+1 Transplant :BR		60-80cm	10%	4
R can	Rosa canina	I+1 Branched :3 brks :BR		60-80cm	10%	4
Specimens						
Abb	Species	Specification	Pot	Height	Density	Total
F j	Fatsia japonica	Leader :C	10-15L	60-80cm	Counted	5
PmMo	Pinus mugo 'Mops'	Bushy :C	10-15L	60-80cm	Counted	6
Bulbs						
Abb	Species	Specification	Pot	Height	Density	Total
Alg	Allium giganteum	Grade 18/30			Counted	15
F me	Fritillaria meleagris	Grade 6/+ Topsiz			Counted	8

LEGEND

SOFT LANDSCAPE

Proposed Trees
To be semi-mature specimens 20-25cm girth 500-600cm height minimum. Trees to be selected at nursery to ensure clear stem suitable for canopy height.

Ornamental Planting
Mixture of ornamental grasses, shrubs and herbaceous perennials planted as 3L containerised stock at 3-5 per sqm

Specimen Shrubs
Feature specimen shrubs planted within ornamental beds as 10-15L containerised stock at density shown on plan

Bulb Planting
Individual seasonal bulb planting scattered throughout planting beds

Meadow Grass
Special general purpose meadow mixture sown at a rate of 4g per sqm, soil preparation and ongoing maintenance to adhere to supplier instructions.

Extent Of Tree Pit
To specialist supplier design.

Native Shrub Planting
Shrub planting consisting of native species such as Hawthorn, Dogwood, Common Holly, Crab Apple, Hazel etc. Planted at 1.0m centres, 40-60cm height BR specimens

- NOTE:
- Planting within ornamental mixes to be planted in same species groupings of 3-5 in a natural pattern.
 - Herbaceous species (AT, RfsG, E pu M and GjsB) to be planted centrally within the planting bed and not to front borders.

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**2 COMMERCIAL STREET
MANCHESTER, M15 4RQ**

T: 0161 2419878

E: info@dep.co.uk

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Client
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Project
Reliance Street

Description
Planting Plan

Status
PLANNING

Scale
1:100 @ A1

Drawn
AH

Job number
5092

Drawing number
003

Date
30.11.22

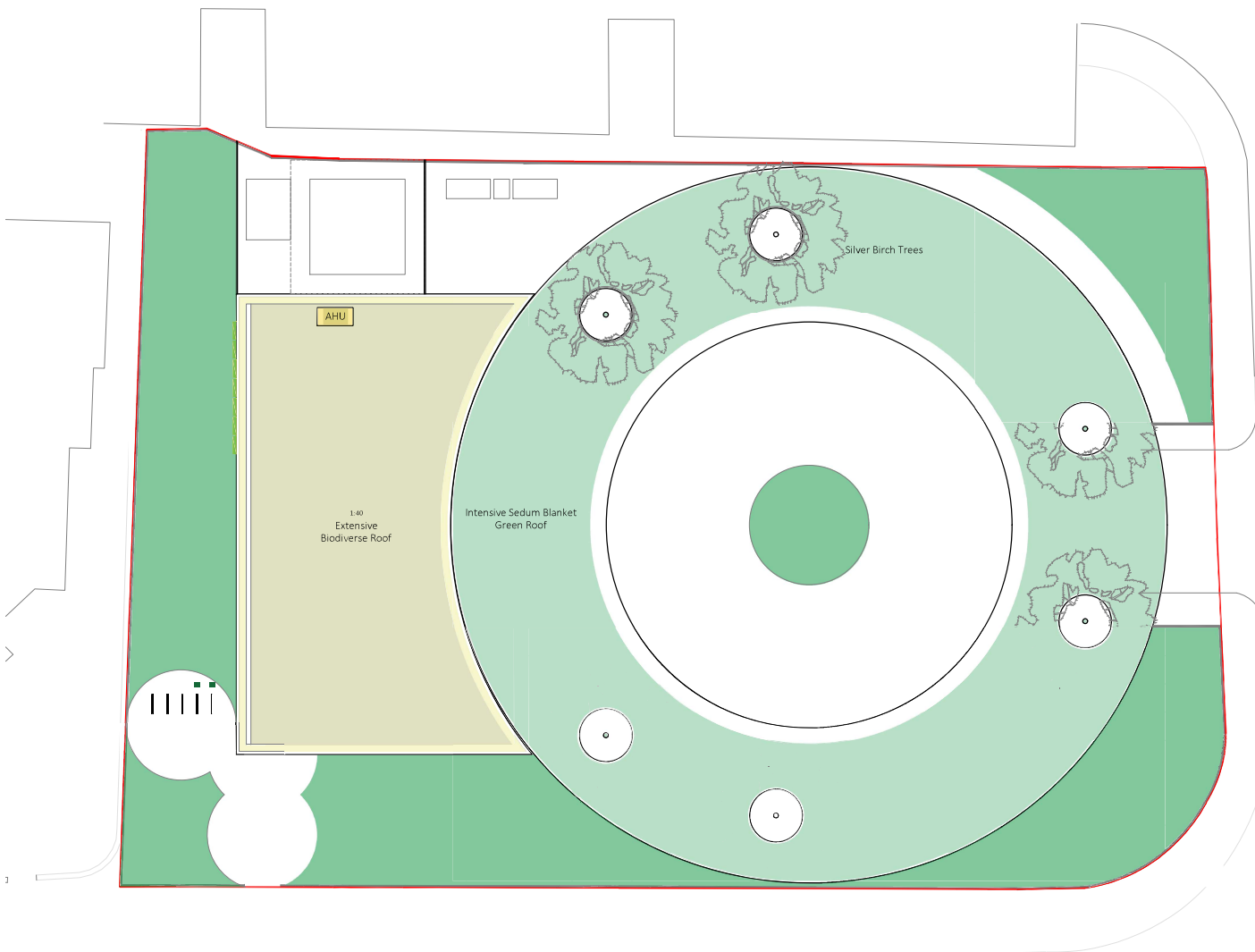
Revision
02

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Drawing 3 - P1 3.1002 Proposed Roof Plan



Key:

Commercial Space

Structural:

Structure

Foundations

Canopy Overhead

Landscape:

Soft landscaping/rain gardens

Green roof

Brown Roof

Tree

Tree grate

Tree root space

Attenuation Tank

Site Slope 1:60 towards

Slot Drain

Electrical:

Satellite Charger Dual CCS/CHAdemo

Single CSS

Sub station, Meter Power Units
(1XCPU C501/C801, 2XCPU C503/C803)

800mm cable duct

50mm cabling between power unit and satellite

Charging Spaces

Energy/Sustainability:

Battery Storage

Air Handling Unit

Lighting:

Details to be included

Security:

Awaiting any info to incorporate

Ecology:

Awaiting any info to incorporate

Ground Contamination:

Awaiting site investigation to
understand below ground conditions

Planning Consultant:

Awaiting information on separation
distances

rev	date	description	revised by	audited by
stage	PLANNING	drawing title PROPOSED Roof Plan	drawn by EL	audited by XX
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 LIPTON PLANT ARCHITECTS		University House 53-55 East Road London N1 6AH Client Be.EV	T +44 (0)20 7288 1333 F +44 (0)20 7288 0333 E mail@lptonarchitects.co.uk W www.lptonarchitects.co.uk	
			Project Reliance Street Oldham	
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scale	revision by	originator	zone	level
1:100@A1 1:200@A3	LL	596 - LPA	ZZ	GR
	EL		DR	
			P1 - 3.1002	
				revision

Appendix A - Defra Metric 3.1 Calculation Tool (Issued Separately)