

BIODIVERSITY IMPACT ASSESSMENT

LAND OFF AMBROSE STREET AND POTTERY LANE, MANCHESTER

NOVEMBER 2022



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1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Ltd was commissioned in 2022 by Beaumont Lord to carry out a Biodiversity Impact Assessment of a proposed development of land at Ambrose Street and Pottery Lane. The site is situated off north-east of the junction of Ambrose Street and Pottery Lane in Greater Manchester (O.S. grid reference: SJ 87273 97200 – see Figure 1). The proposed development site currently comprises an area of hardstanding on which stand several attached warehouse units. The units on site are occupied. The railway line marks the northern boundary, Pottery Lane and Ambrose Street mark the southern and western boundaries and an area of hardstanding lies to the east of the site. In the wider context the site is surrounded by commercial and residential developments, roads and some tree belts along the railway line and some green spaces.
- 1.2 A Biodiversity Impact Assessment is required to provide a measurement of the changes in habitat units 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 location of the site

Description of Development

- 1.3 The site will be the subject of a planning application for a new storage development.

Biodiversity in Planning

- 1.4 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

DEFRA Biodiversity Metric 3.1 Calculation

2.1 Biodiversity net gain was calculated using Biodiversity Metric 3.1 (18/05/22).

- The onsite habitat baseline calculations were measured on MapInfo using the Phase 1 Habitat map.
- The Phase 1 habitat classifications were translated to UK Habitat classifications using the translation tool in the Biodiversity Metric.
- The habitat conditions were assessed using the DEFRA metric 3.1 Habitat Condition Assessment Sheets.
- The ecological connectivity for area and linear habitats were determined using this method: medium/ low habitat distinctiveness= low connectivity; high habitat distinctiveness= medium connectivity.
- The strategic significance was determined by deciding if the habitat is desirable within the location and seeing if it is identified within a local strategy.
- The proposed habitats were assessed using information provided by Bate and Taylor Architects Ltd.

2.2 The change in biodiversity units is calculated by calculating the difference between the baseline unit values and the post-development values.

Personnel and Timing

2.3 Simon Holden MCIEEM carried out the calculations and assessment in November 2022, based on the Extended Phase 1 Habitat survey conducted on 11th August 2022 and the information provided by Bate and Taylor Architects Ltd. Simon is an experienced ecologist and fully trained in Biodiversity impact assessment.



3.0 ASSESSMENT

Baseline Assessment

- 3.1 The following calculations are based on the Phase 1 Habitat Map (see Appendix A). The baseline habitats and their condition are described below.
- 3.2 The baseline habitats comprise buildings and hardstanding. These habitats are of negligible ecological value and score zero habitat units (see Appendix B).

Post-development Assessment

- 4.1 The proposed development is predicted to provide 0.04 habitat units (see Appendix C).
- 4.2 All of the habitats on site will be lost to the development.

HABITAT CREATION

Urban - Developed; Sealed Surface

- 4.3 Much of the site will continue to be covered with hardstanding and buildings, calculated to be approximately 0.446ha. Condition assessment is N/A for this habitat, which is of very low distinctiveness and strategic significance. The developed land scores zero habitat units.

Grassland – Modified Grassland

- 4.4 Amenity grassland will cover 0.005ha. The proposed final condition of the grassland is poor, which will take 1 year to achieve and scores 0.01 habitat units.

Urban - Introduced Shrub

- 4.5 Introduced shrub beds will cover 0.015ha. Condition assessment is N/A for this habitat, which is of very low distinctiveness and strategic significance. The introduced shrub scores 0.03 habitat units.

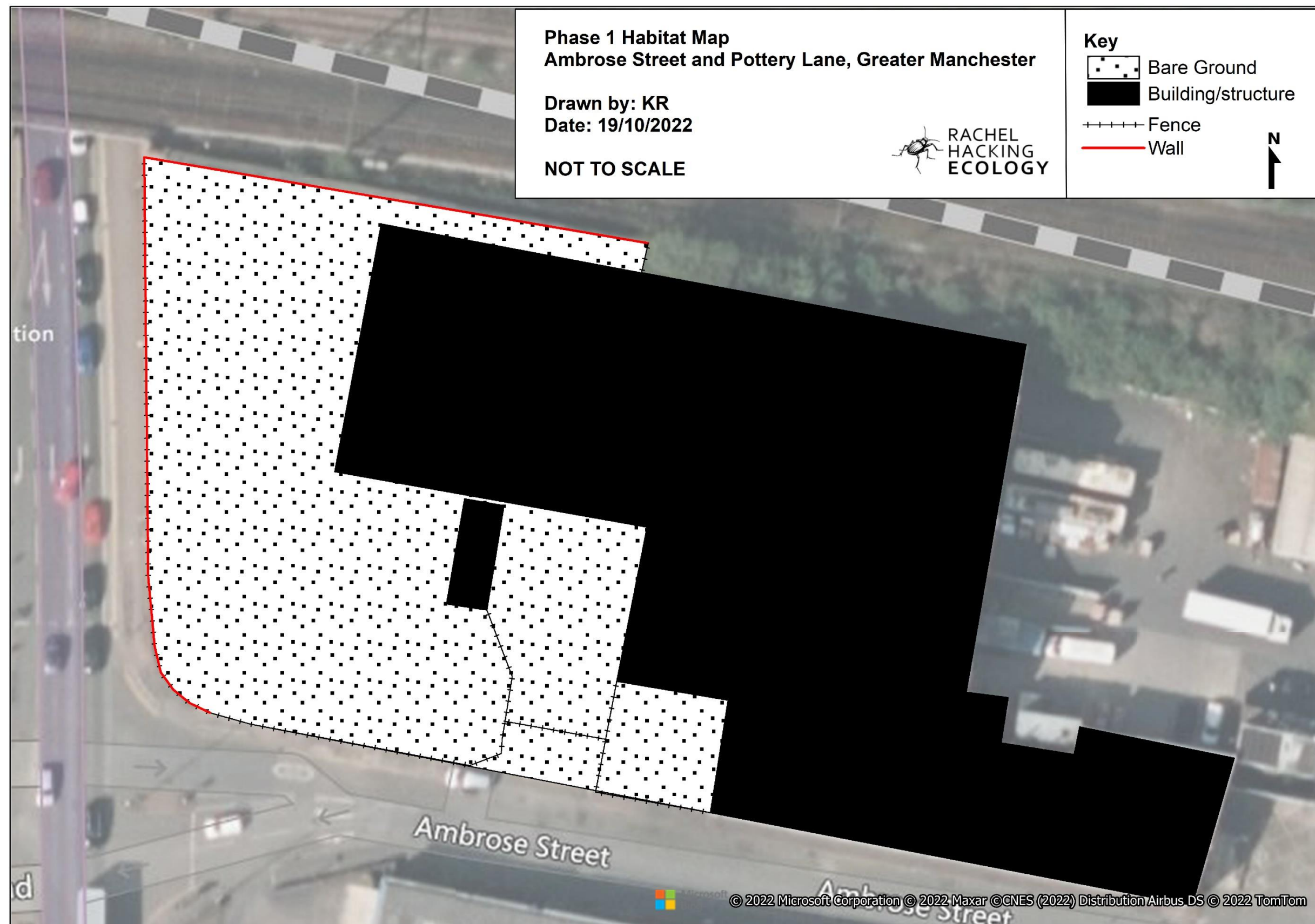


5.0 CONCLUSION

- 5.1 The baseline habitat units of the site are zero.
- 5.2 The Biodiversity Impact Assessment shows a net gain of 0.04 habitat units as a result of the proposed development.



APPENDIX A PHASE 1 HABITAT MAP



APPENDIX B *Baseline Habitat Unit Calculation*

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
Urban	Developed land; sealed surface	0.49	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 C – *Created Habitat Unit Calculation*

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance			Standard time to target condition/years	Habitat created in advance/years	Delay in starting habitat creation/years	Temporal multiplier			Difficulty multipliers				Habitat units delivered
			Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier				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	0.466	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Medium	0.67	0.00
Grassland	Modified grassland	0.005	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.01
Urban	Introduced shrub	0.015	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.03



APPENDIX D – General Arrangement Plan

