

Ecological Impact Assessment



Land off Wilbraham Road, Chorlton

24th November 2022



**Tyler
Grange**

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Summary

- S.1. This Ecological Impact Assessment report has been prepared by Tyler Grange Group Ltd. on behalf of Anwyl Homes ('the Applicant') in support of a full planning application at land off Wilbraham Road, Chorlton, Manchester ('the site').
- S.2. The description of development is as follows: "Full planning application proposing the erection of a residential development (Use Class C3a), with associated infrastructure, including landscaping, ecological mitigation, drainage, car parking, access from Wilbraham Road, demolition of garage to the rear of 354 Wilbraham Road and other associated works."
- S.3. The site is owned by The Greater Manchester Trust for Recreation (working name "The Greater Manchester Youth Federation (GMYF)") and previously known as Boys' and Girls' clubs of Greater Manchester). GMYF, is a registered charity, whose origin dates to the mid 1800's. GMYF has been operating in an extremely challenging environment owing to a long period of sustained funding cuts and the impacts of the Covid-19 pandemic. Following a strategic review, the charity is disposing of redundant land that it owns, including the application site, with the aim of reinvesting in several critical areas of the charity, such as safeguarding, governance and a new team of youth workers, to ensure that the 125 year old charity is able to support its affiliated clubs, volunteers and young people across Greater Manchester. GMYF has selected Anwyl Homes as the preferred developer for the application site.
- S.4. The application site extends to approximately 2.22 hectares (ha) and comprises an irregular shaped parcel of land within the administrative boundary of Manchester City Council (Grid Reference – E 382643 / N 394254). The application site comprises two distinct parcels of land, as described below.
- S.5. The part of the site identified for the proposed housing development comprises a roughly rectangular shaped parcel of land, which extends to 2 ha. 354 Wilbraham Road and its associated garage are the only existing buildings/structures within the site boundary. Access to the site is obtained from Wilbraham Road. The housing site is privately owned by GMYF and is secured on all boundaries by fencing and gates aside from 354 Wilbraham Road which is an occupied dwelling.
- S.6. The part of the site identified for ecological enhancement comprises 0.22 ha. The ecological enhancement area is owned by the St Margaret's Centre
- S.7. The proposed scheme is not considered to result in any residual adverse ecological impacts if the recommended procedures and mitigation measures outlined below are followed in relation to protected species and habitats. The table below summarises each ecological receptor considered, the potential impacts, and mitigation.

Ecological Receptor	Potential Impact	Mitigation
Protected Sites	Protected sites are considered to be sufficiently distant from the site.	None required.
Ecological Receptor	Potential Impact	Mitigation
Habitats (on-site)	Habitats within the site are all of negligible importance, with the exception of the scattered broadleaved trees, which are considered to provide local ecological importance.	Inclusion of 87 trees throughout the site are included as part of the detailed landscape scheme (see Appendix 4 for landscape details).



Bats	Low potential for roosting bats on trees has been identified for the site. Disturbance/removal of potential commuting/foraging areas.	Low potential for roosting bats in several of the trees proposed for removal. These will be soft felled under the supervision of a suitably qualified Ecological Clerk of Works (ECoW). Provision of 10 bat boxes and sensitive landscaping.
Birds	Loss of habitat, risk of encountering nests during site clearance activities.	The proposals replace any lost nesting habitat with the addition of 10 bird boxes for a variety of bird species (Swift, House Sparrow and Starling) within the site. Inclusion of native landscaping, along with sensitively timed site clearance works and/or check for nests by an ecologist.
Hedgehog	Negligible potential for hedgehog presence	Precautionary working methods during construction and implementation of hedgehog highways will maintain habitat links to adjacent land and limit impacts to individuals that may use the site. Hedgehog highways and brash piles will ensure the site provides enhancement for this species.
Amphibians, badger, reptiles, water vole, otter	Negligible potential for these species to utilise this site	No further action is required.
Biodiversity	The site must ensure a net gain in biodiversity and enhancements for wildlife.	BNG assessment has calculated that the site will achieve a measurable biodiversity net gain of 8.32%. This includes a provision of net c. 87 trees, and enhancement to the ecological mitigation area. In addition to mitigation for birds, bats and hedgehog, further enhancements will be added to the scheme to benefit local wildlife: • Underground bee shelters (within ecology area); • Insect Shelters.

S.8. In conclusion, it is considered that development within the site of the scale proposed would be in conformity with both Local and National legislation relating to biodiversity. All potential effects on protected/ notable protected species would also be avoided or adequately mitigated.



Section 1: Introduction, Context and Purpose

Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd. It sets out the findings of an Ecological Impact Assessment (EcIA) to inform a planning application for proposals at land off Wilbraham Road, (hereafter referred to as 'the site'), to accompany a full planning application proposing the erection of a residential development (Use Class C3a), with associated infrastructure, including landscaping, ecological mitigation, drainage, car parking, access from Wilbraham Road, demolition of garage to the rear of 354 Wilbraham Road and other associated works.
- 1.2. The application site extends to approximately 2.22 hectares (ha) and comprises an irregular shaped parcel of land within the administrative boundary of Manchester City Council (Grid Reference – E 382643 / N 394254). The application site comprises two distinct parcels of land, as described below.
- 1.3. The part of the site identified for the proposed housing development comprises a roughly rectangular shaped parcel of land, which extends to 2 ha. 354 Wilbraham Road and its associated garage are the only existing buildings/structures within the site boundary. Access to the site is obtained from Wilbraham Road. The housing site is privately owned by GMYF and is secured on all boundaries by fencing and gates aside from 354 Wilbraham Road which is an occupied dwelling.
- 1.4. The part of the site identified for ecological enhancement comprises 0.22 ha. The ecological enhancement area is owned by the St Margaret's Centre.
- 1.5. The site is shown at **Appendix 3: Proposed Site Plan** at the end of this report.

Purpose

- 1.6. This report:
 - Uses available background data and results of field survey to describe and evaluate the ecological features present within the likely 'zone of influence'¹ of the proposed development;
 - Describes the actual or potential ecological issues and opportunities that may arise as a result of the sites' future development;
 - Where appropriate, makes recommendations for mitigation of adverse effects and ecological enhancement, to ensure conformity with policy and legislation listed in **Appendix 1**; and
 - Where necessary, identifies further work required to inform a future planning application if relevant.
- 1.7. This assessment and the terminology used are consistent with the 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2019)², and 'Guidelines for Preliminary Ecological Appraisal (CIEEM, 2019)³.

¹ Defined as the area over which ecological features may be subject to significant effects as a result of activities associated with a project and associated activities (CIEEM 2016)

² Chartered Institute of Ecology and Environmental Management (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester. <https://cieem.net/wp-content/uploads/2019/02/Combined-EcIA-guidelines-2018-compressed.pdf>.

³ Chartered Institute of Ecology and Environmental Management (2017) Guidelines for Preliminary Ecological Appraisal <https://cieem.net/wp-content/uploads/2019/02/Guidelines-for-Preliminary-Ecological-Appraisal-Jan2018-1.pdf>



Section 2: Methodology

Data Search

- 2.1 The aim of the data search is to collate existing ecological records for the site as a whole, and the surrounding area. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.
- 2.2 The data search has been undertaken for a 10km radius around the site for European statutory sites, 2km radius around site for national statutory sites and non-statutory sites, and a 2km search radius was utilised for protected and priority⁴ species records.
- 2.3 The Greater Manchester Local Records Centre (GMLRC) was contacted for details of protected and priority species and non-statutory sites. The information from GMLRC was requested on 1st April 2022 and received on 14th April 2022. Where relevant records were identified, the information provided has been incorporated into the report with due acknowledgement.
- 2.4 The Multi-Agency Geographic Information for the Countryside website⁵ was accessed for information on the location of statutory designated nature conservation sites within a 10km radius (for sites of European designation) and 2km (for sites of national designation) of site.
- 2.5 Manchester City Council website⁶ was consulted for details of relevant local planning policies and supplementary planning guidance.
- 2.6 The Greater Manchester Biodiversity Action Plan (GM BAP)⁷ was consulted for priority habitats and species subject to conservation action, to assist with the evaluation of ecological features and to inform site enhancement strategies.

Extended Phase I Habitat Survey

- 2.7 An 'extended' Phase I habitat survey was undertaken on 31st March 2022, and 7th July 2022 by Miss Leanne Deighton, and Miss Bethany Phythian respectively; both are experienced field ecologists and members of the Chartered Institute of Ecology and Environmental Management (CIEEM)). The technique was based upon Phase I survey methodology (JNCC, 2010)⁸. As the standard Phase I Habitat survey methodology is largely concerned with vegetation communities only, the survey was 'extended' in accordance with the *Guidelines for Baseline Ecological Assessment* (IEA 1995)⁹ to include:
- Preliminary searches for evidence of protected or conservation-notable species/ species-groups (including bats; great crested newts; badger; water vole; reptiles; and otter), and for habitats or features likely to support them if direct evidence is absent; and

⁴ UK priority species and habitats are those subject to conservation action and referred to as Species of Principal Importance (SoPIs) or Habitats of Principal Importance (HoPIs). They are listed at Section 41 [42 in Wales] of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act states that local planning authorities must have regard for the conservation of both SoPIs and HoPIs.

⁵ <https://magic.defra.gov.uk/>

⁶ www.manchester.gov.uk

⁷ [GMLRC Projects - Greater Manchester Biodiversity Action Plan \(gmwildlife.org.uk\)](http://gmwildlife.org.uk)

⁸ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough. <http://data.jncc.gov.uk/data/9578d07b-e018-4c66-9c1b-47110f14df2a/Handbook-Phase1-HabitatSurvey-Revised-2016>.

⁹ Guidelines for Baseline Ecological Assessment (IEA 1995); Taylor & Francis; 1st edition (10 Aug. 1995)



- The identification of other constraints (e.g. non-native invasive plant species) or opportunities (e.g. opportunities for micro-siting or enhancement) that may be present at the site.

2.8 Note was taken of the more conspicuous fauna and any evidence of, or the potential for, the presence of protected notable flora and fauna. A basic inventory of the habitats and a representative species list for the site was produced. Where access allowed, adjacent habitats were also considered in order to assess the site within the immediate landscape and to provide information with which to assess possible impacts within the immediate landscape surrounding the site.

2.9 The weather conditions for the survey were clear with a light wind and a temperature of 7°C.

Preliminary Roost Assessment and Endoscope Survey

2.10 A Preliminary Roost Assessment (PRA) of all trees and any structures suitable for roosting bats within the site boundary was carried out on 23rd August 2022 by Mr David Paton. Mr Paton is an experienced field ecologist, a member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

2.11 All were inspected from the ground using binoculars for evidence of usage by roosting bats, or potential roosting features (PRFs) as identified within the BCT Good Practice Guidelines¹⁰. Evidence which may indicate the presence of roosting bats includes droppings, urine splashes and staining. Features on trees which could be used by roosting bats include woodpecker holes, frost cracks, deadwood, knot holes and limb wounds.

2.12 Two buildings were present within the red line boundary, B01 and B02. B01 was not inspected due to no works being done on this building, and was scoped out of further assessment. Externally, the garage (B02) was inspected from ground level and the inspection focussed on identifying features suitable for roosting bats to gain access to potentially suitable roosting areas. This included gaps behind soffits / fascias, under lifted lead flashing, under lifted roof tiles, around windows and within masonry

2.13 Trees identified during the PRA to hold higher than Low bat roosting potential were subject to further survey in order to assess the PRF's in closer detail and to identify if nocturnal surveys were needed. This survey enabled more accurate BRP assessments of all trees within the site. An endoscope survey was carried out on 6th October 2022, by Dale Mortiboys BSc ACIEEM (Natural England Bat Survey Class Licence CL18). The survey followed standard methodologies set out in the Bat Mitigation Guidelines¹¹, the Bat Workers Manual¹² and BCT Guidelines¹³.

2.14 The potential of the trees and/or structures to support roosting bats was categorised using the criteria given in **Table 2.1** below.

Table 2.1: Categorising Potential Bat Roosts

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on-site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter,

¹⁰ Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition. The Bat Conservation Trust, London.

¹¹ Mitchell-Jones, A. J. (2004) Bat Mitigation Guidelines. English Nature.

¹² Mitchell-Jones, A.J. and McLeish, A.P. (2004) Bat Workers Manual. English Nature.

¹³ Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition. The Bat Conservation Trust, London.



	protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection conditions and surrounding habitat.

Limitations

- 2.15 There was no internal access to B01 and B02 during survey, however due to B01 not being affected by the proposals, and due to the negligible potential of B02, this was not seen as a constraint.
- 2.16 The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since the report was written, advice should be sought to determine whether update work is required. The findings of the report should not be relied upon without this advice.
- 2.17 This report is also partly based on 3rd party data held by the Local Record Centre, which Tyler Grange Group Ltd. cannot guarantee the accuracy of.

Evaluation

- 2.18 The evaluation of habitats and species is defined in accordance with published guidance (CIEEM, 2019). The level of importance of specific ecological feature is assigned using a geographic frame of reference, with international being the most important, then national, regional, county, district, local and lastly, within the site boundary only.
- 2.19 Evaluation is based on various characteristics that can be used to identify ecological features likely to be important in terms of biodiversity. These include site designations (such as SSSI's), or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological feature. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages. In the case of the evaluation of the value of fauna at the site, an assumed valuation of each ecological feature has been given based on the habitats observed at the Site during the initial survey. Where further surveys are required, the valuation may be subject to variation following the interpretation of survey results.

Quality Control

- 2.20 All ecologist at Tyler Grange Group Ltd are members of CIEEM or are working towards membership and act under the direction of members and abide by the Institute's Code of Professional Conduct.



Section 3: Ecological Features and Evaluation

Site Context

- 3.1. The site is bounded by existing housing to the north, fronting Brantingham Road, beyond which is further residential development. To the east of the site is St Margaret's Sports Fields and Maine Road Football Club, adjacent to which is Withington Road. To the south of the site is housing, which fronts the A6010 Wilbraham Road. Further residential development is located to the west of the site, adjacent to which is Morville Road.

Protected Sites

Statutory Designated Sites

- 3.2. There is one site of European designation within 10km of the site; Rochdale Canal SAC, situated 9.3km to the northeast. This site is designated for its population of floating water-plantain *Luronium natans* and botanically diverse water plant community including a wide range of pondweeds *Potamogeton* species.
- 3.3. There are no sites of national designation within 2km of the site.
- 3.4. The site lies within a SSSI Impact Risk Zone of Hollinwood Branch Canal SSSI, which lies 9.5km to the northeast of the site. The canal is the best example of a mesotrophic standing water system in Greater Manchester and Merseyside. The main habitats are open water, swamp and tall fen. The development type however is not within any of the risk categories which will require consultation from Natural England, therefore this site is not assessed further.

Non-Statutory (Local) Designated Sites

- 3.5. The data search returned six non-statutory designated sites within 2km of the site. They are described in **Table 3.1** below:



Table 3.1: Non-statutory (local) designated Sites within 2km of the site

Name	Distance from Site	Designation	Feature(s)
Alexandra Park	0.77km Northeast	LNR	Wooded valley with a brook and other habitat features such as ponds and marsh
Chorlton Park	0.80km Southwest	LNR	Open meadow areas, broadleaf woodland along Middlebrook Valley, with ponds and wetlands associated with Middlebrook river.
Tressure Wood	1.64km Southwest	LNR	Open meadow areas, broadleaf woodland with ponds and wetland associated with Bradshaw Brook.
Longford Park	1.63km West	SBI	Woodland
Seymour Park	1.60km Northwest	SBI	Heathland & Bog; Birds
Hullard Park	1.70km North Northwest	SBI	Woodland; Amphibians

Habitats and Flora

- 3.6. A review of the Multi Agency Geographic Information for the Countryside (MAGIC) system identified no priority habitat within 2km of the site.
- 3.7. The majority of the site is composed of poor semi-improved grassland (**Plan 1: Habitat Features Plan**), with the remaining area made up of dense brambles, nettles and ivy cover. The adjoining parcel of land to the southeast is predominantly tall ruderal habitat with amenity grassland.
- 3.8. The habitats present across the site are summarised below, along with a description of the composition of the main plant species present and an assessment of their importance:
- Amenity grassland
 - Built form
 - Dense Scrub
 - Other habitat - garden
 - Poor semi-improved grassland
 - Scattered Broadleaved Trees
 - Tall Ruderal

Amenity grassland

- 3.9. Amenity grassland was present within the south-eastern parcel of land, the 'ecological enhancement area', which comprised closely mown species poor short sward. Species identified were *Agrostis sp.*, Yorkshire fog *Holcus lanatus* creeping buttercup *Ranunculus repens* and perennial ryegrass *Lolium perenne*. This habitat was highly managed and provided very little value to flora and fauna, therefore is considered to be of **negligible ecological importance**.





P1: Amenity grassland (south eastern parcel)

Built form

- 3.10. A dwelling and associate garage were present within the main site boundary. These provide no intrinsic habitat value and so these were assessed as having **negligible ecological importance**, however value to faunal groups is assessed in further sections.

Dense Scrub

- 3.11. Bordering the main site were areas of dense bramble *Rubus agg.* scrub. Some areas had higher cover of nettle *Urtica dioica*, and ivy *Hedera helix* cover with patches of bare ground. This habitat provides potential habitat to a variety of fauna but is species poor, and small in size, therefore is of **negligible ecological importance**.

P2: Dense bramble scrub



Poor semi-improved grassland



- 3.12. Poor semi-improved grassland comprised the majority of the main site. The field was dominated by cock's-foot *Dactylus glomerata* and creeping buttercup *Ranunculus repens*, with occasional yarrow *Achillea millefolium* and rarer patches of ragwort *Jacobaea vulgaris*. This habitat was also present within the residential garden to the site, shown as 'other habitat' on the features plan. This habitat was highly managed and provided very little value to flora and fauna, therefore is considered to be of **negligible ecological importance**.



P3: Poor semi-improved grassland

Tall Ruderal

- 3.13. Ephemeral habitat was located along the boundary was made up of several different species of plants, such as dock *Rumex sp.*, creeping buttercup, Rosebay willowherb *Chamaenerion angustifolium* and sedge *Carex sp.*
- 3.14. This habitat was also located to the south-eastern parcel of the site, in the 'ecological enhancement area' and was predominantly dock and Yorkshire fog.
- 3.15. Both instances of this habitat provided very little value to flora and fauna, therefore is considered to be of **negligible ecological importance**.





P4: Tall ruderal (within the south eastern parcel)

Scattered Broadleaved Trees

- 3.16. Scattered broadleaved trees were located around the boundary of the site, within both areas. Species included: sycamore *Acer pseudoplatanus*, cherry *Prunus avium*, hawthorn *Crataegus monogyna*, elder *Sambucus nigra*. This habitat has mature trees present and provides value to a variety of fauna therefore holds **local ecological importance**.



P5: Scattered trees (around the boundary of the main field)

- 3.17. Young trees of approx. 10-15 years (still with plastic tree guards attached) were present within the south-eastern parcel of land, of species such as cherry, apple *Malus sp.* and ash *Fraxinus excelsior*. At the current stage of growth these trees provide very little value to flora and fauna, therefore are considered to be of **negligible ecological importance**.





P6: Scattered trees (within the south eastern parcel)

Habitats Adjacent to Site

- 3.18. Roads and houses border the site to the North, South and West, with more amenity grassland associated with St. Bede's college to the East. The site is in a predominantly urban setting.

Protected and Priority Fauna

Amphibians

- 3.19. GMLRC provided no GCN records within a 2km radius of the site. There are 3 records of common toad *Bufo bufo*, with the closest record 1.38km northwest of the site.
- 3.20. The site provides limited suitable habitat for GCN, which is restricted to scrub habitat and closely mown amenity grassland. There are no waterbodies present on or adjacent to site, and all waterbodies in the surrounding area are separated by significant physical barriers including roads and built up areas. There are no suitable habitats on site and therefore no impacts are expected to this species as a result of development proposals. The site is of **negligible importance** to this species group and they are therefore considered no further in this report.

Birds

- 3.21. GMLRC returned 863 bird records for a 2km radius of the site. Two of which, kingfisher *Alcedo atthis* and peregrine falcon *Falco peregrinus*, are Schedule 1 (Wildlife and Countryside Act 1981) species. Several species present were also red listed, including species: Starling *Sturnus vulgaris*, Tree Sparrow *Passer montanus*, Spotted Flycatcher *Muscicapa striata*, Song Thrush *Turdus philomelos*.
- 3.22. The scrub, woodland and trees on site provide limited foraging and nesting habitat for a range of common bird species, however the presence of a variety of these habitats on site is not extensive. The site is considered unsuitable for ground nesting birds due to its enclosed nature and urban surroundings. The trees may provide suitable nesting opportunities for some common woodland birds.
- 3.23. The site is considered to be of **local ecological importance** to this species group in terms of supporting local populations.



Mammals

Bats

- 3.24. GMLRC provided 205 records of bats within 2km of the site. Records relate predominantly to pipistrelle species, with common *Pipistrellus pipistrellus* and soprano *Pipistrellus pygmaeus* accounting for 79% of the records (162 of 205 records). Noctule bat *Nyctalus lasiopterus* records were the second most numerous bat species to be returned, appearing in 27 records. 8 of the 'non-pipistrelle' records relate to 'Bat Species'; with Brown Long-eared bat *Plecotus auratus* returning 5 records, Daubenton's bat *Myotis daubentonii* returning 2 records and Natterer's bat *Myotis nattereri* returning 1 record.
- 3.25. There were two buildings within the red-line boundary, B01 and B02. B01 (dwelling) is to be retained per the proposals and therefore scoped out of further assessment. The garage, B02, is proposed for demolition; this was assessed as holding negligible bat roosting potential.
- 3.26. All trees on site were assessed for bat roosting potential, and subject to a further endoscope survey to provide a final assessment (trees within the ecological enhancement area (to the south-east of the housing area) were scoped out of assessment due to them not being affected by development). Several trees were found to hold 'Low' bat roosting potential, therefore no further survey is needed and works affecting these trees can be carried out under the supervision of a Suitability Qualified Ecologist. Details of all buildings and trees with roosting potential are provided in **Appendix 2**.
- 3.27. The main habitat on site consists of semi-improved grassland, with few scattered trees bordering the site, which provides some, albeit limited, foraging opportunities for bats. The lack of diverse habitats, and the urban location and limited surrounding suitable foraging habitats means that the site has less suitability. The site is therefore considered to be of no more than **local** importance for bat species. However, mitigation will still need to be provided to avoid negative impacts in relation to habitat loss for bats using this site.

Badger

- 3.28. There was no badger records returned by GMLRC within a 2km radius of site.
- 3.29. There was no evidence of badger setts or activity either on-site or immediately adjacent to site and no mammal runs were present leading to/ from the site boundaries. Given the size and location of the site, and the extent of habitats present, there is limited opportunity for badger sett building within site. The urban location of the site means that badgers are unlikely to be in the local area. The site is therefore considered to be of **negligible** importance for badger,

Hedgehog

- 3.30. GMLRC provided 118 hedgehog records within 2km of the site, with the closest record being 0.19km to the northeast of site.
- 3.31. Suitable habitat for foraging and sheltering hedgehog is present within the areas of grassland, scrub and tall ruderal vegetation but this is limited in size and the site is not considered important in maintaining populations locally. The site is therefore considered to be of **negligible importance** for hedgehog. Due to its conservation status, however, therefore enhancements and sensitive working methods for this species are discussed in **Section 4**.

Otter



- 3.32. There were no records of otter returned from the desktop search. There are no suitable habitats for otter on site, or immediately adjacent to it. The site is considered to be of **negligible** importance for otter and they will not be discussed further in this report.

Water vole

- 3.33. One record of water vole were returned from the desktop data search, from 1.91km west of the site.
- 3.34. The site does not contain any habitats of value to water vole, within the site or immediately adjacent to the site. The site is therefore considered to be of **negligible** importance for water vole and they will not be discussed further in this report.

Reptiles

- 3.35. No records of reptiles were returned by GMLRC. The site contained a variety of habitats which have potential to support reptile, such as grassland, tall ruderal and scrub habitats. These habitats in context however were not connected to any adjacent habitat of suitability for this species group, given the urban context of the surrounding land. Due to the lack of local records, known poor distribution through the county, and urban nature of site, it is therefore considered to be of **negligible** importance for reptiles and they will not be discussed further in this report.

Non-native / Notifiable Weeds

- 3.36. No non-native species / notifiable weeds (species listed as Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended)) were recorded during the survey and are therefore not considered further in this study.



Section 4: Considerations in Respect of Future Development

Site Context

- 4.1. The proposed plans (**Proposed Site Layout, Appendix 3**) indicate that approximately 1.9ha of the site will be developed into hardstanding roads and dwellings (with associated gardens), with exception to the parcel of land in the southeast which will be used for ecological enhancement. Loss of trees are compensated for in the detailed landscaping scheme (**Landscape Design, Appendix 4**), whereby 87 trees will be planted, to compensate for the loss of 3 small trees, 2 groups (scrub) and 92m² of 2 other groups (scrub) being removed.

Designated Sites

- 4.2. There is one European designated site within 10km of the site, Rochdale Canal SAC. The site supports a significant population of floating water-plantain *Luronium natans* in a botanically diverse water plant community which also holds a wide range of pondweeds *Potamogeton* spp. However, the development is considered to be a considerable distance from the development site; direct impacts on the designated habitats at Rochdale Canal from the proposals, are therefore considered highly unlikely. Considering that the SAC is at a distance of 9.24km, and the site contains none of the species or habitats associated with the designation, no indirect impacts resulting from loss of surrounding water plantain populations or from diffuse sources such as changes in air quality arising from increased traffic are expected to affect the Rochdale Canal SAC.
- 4.3. There are no nationally designated sites within 2km of the site and none would be affected by the proposed development. The site lies within an impact risk zone, but the development is not listed as a cause of concern for any protected sites.
- 4.4. There are six locally designated sites within 2km of the site, listed in **section 3.4**. All of the sites are considered to be a sufficient distance from the site, with barriers between them in the site, such as built-up areas, residential development and roads. Due to the distance and barriers present, there will be no adverse impacts to these sites from the re-development of the application site, therefore no further mitigation considerations are necessary.
- 4.5. For the reasons stated above, development at the site would comply with Section 15 of the National Planning Policy Framework (NPPF) and Policy EN 15 of Manchester City Council Local Planning Policy, which relates to the protection of conservation designations.

Habitats and Flora

- 4.6. Habitats on site that are of **local ecological importance** are scattered broadleaved trees. The development proposals (**Appendix 3**) demonstrate that 3 small trees, 2 groups (scrub) and 92m² of 2 other groups (scrub) will be lost through the construction phase, however they are compensated for by the planting of native trees within the development's landscape scheme (**Appendix 4**), with 87 trees planted. All other habitats affected by the development plans are of negligible ecological importance and do not require any mitigation for their loss therefore are not considered further in this report.
- 4.7. For the reasons stated above, development at the site would comply with Section 15 of the National Planning Policy Framework (NPPF) and Policy EN 15 of Manchester City Council Local Planning Policy, which relates to the protection of conservation designations.



- 4.8. A biodiversity net gain assessment using the Defra Metric 3.1 has been undertaken based on the proposed design and landscape details. The calculation has been undertaken based on creation of habitats, with the enhancement of the south-eastern parcel. This calculation is based on the addition of 87 trees, and providing 100% vegetated gardens across the scheme. This would result in a 8.32% net gain of habitats (see **Appendix 5** for BNG assessment).

Fauna

Birds

- 4.9. During the construction phase of the proposed works, all vegetation should be timetabled for outside 'core' nesting bird season (i.e. conducted between September and February) to avoid active nests and the legislation which is afforded to them. If this is not possible and clearance is required within the nesting bird season (i.e. between March and August inclusive), an experienced ecologist must be present at the time of any tree felling or scrub/ hedgerow clearance to check for evidence of active bird nests. If an active nest is found, a sufficient buffer zone will be implemented around the nest commensurate with the species, tolerance of human activity and stage of nesting. Works can only proceed within that area once a suitably qualified ecologist (SQE) has determined the nest is no longer active.
- 4.10. It should be noted that some species of bird (i.e. doves, pigeons) can nest year-round so even if site clearance activities are conducted outside of the 'core' nesting season, site contractors must show due diligence and cease works and seek advice from a SQE if they suspect the presence of an active nest.
- 4.11. The addition of bird boxes, implemented on retained trees, will help encourage birds onto the site post-construction. To enhance the value of the site to nesting birds post-development it is recommended that a range of bird boxes targeting species of conservation concern are installed in appropriate positions on new dwellings. Species targeted should comprise house sparrow *Passer domesticus* and swift *Apus apus*.

Mammals

Bats

- 4.12. The development proposals show that the garage B02 (the garage) will be demolished, and several trees with low Bat Roost Potential (BRP) will be removed to make way for development. B02 was assessed as holding negligible BRP, and all trees on site were identified as holding negligible to low bat roosting potential. B01 is to be retained and is therefore not considered any further in this report. No further surveys are therefore needed, however to avoid negative impacts to any potential roosting bats, trees with low BRP should be soft-felled where necessary under the supervision of a NE bat-licensed ecologist to minimise any risk to roosting bats which may be present.
- 4.13. The proposals will increase roosting opportunities for bats within the site through the provision of a bat boxes on suitable retained trees or integrated within the construction of housing units themselves.
- 4.14. Lighting impacts are also a key consideration and can impact the behaviour of bats and other wildlife. It is imperative that new external lighting features associated with the proposed development are sensitively deployed and that light spill onto the boundary features and trees is avoided, in accordance with relevant guidance. The Ecological Enhancement Strategy (**ref: 14807_R03a**) has ensured that the lighting has been positioned to avoid sensitive ecological features. See the Ecological Enhancement Strategy for details of mitigation provided.

Hedgehog



- 4.15. The hedgerow, shrubs and grassland on site provide suitable habitat for foraging and nesting hedgehog. It is likely that proposals for the site can provide suitable replacement habitat for hedgehog to suitably compensate for any losses incurred, including areas of open grassland, shrubs, and hedgerows.
- 4.16. To maintain connectivity for commuting and foraging hedgehog through the site, proposals should include 'hedgehog highways' between gardens where boundary fencing/walls to ground level is proposed. This is the practice of creating small holes in fence panels (approximately 13cm²) at ground level to allow hedgehog to move freely between gardens.
- 4.17. The implementation of safe working methods will also be employed; as such the construction phase of the proposed works should be conducted following sensitive working methodologies which should comprise, but not be limited to:
- Storing site materials in skips or off the ground in pallets;
 - Ensuring any excavations are left ramped or with an exit should any hedgehogs or other small mammals become trapped; and
 - Capping any pipework overnight.



Section 5: Conclusions and Recommendations

- 5.1. Provided that the enhancement and mitigation features outlined within this report are employed, then development has shown that it will accord with legislation and planning policies provided in **Appendix 1**.
- 5.2. The proposals for the land at land off Wilbraham Road, Chorlton, Manchester, will require the removal of habitat considered to be of negligible ecological importance. Habitats on the site that are of local importance comprise scattered broadleaved trees present along the site's boundary. The scattered trees will be retained where possible or will be mitigated for by providing habitat of equal or higher value. A landscaping scheme has been prepared which demonstrates that 87 trees will be planted on the site for the loss of 3 trees. The landscaping scheme also prioritises the use of native species, which contribute to the overall biodiversity of the site and provide opportunities for a range of wildlife, also contributing to the aims of local planning policies.
- 5.3. The ecological enhancement area, which currently comprises negligible value habitats of tall ruderal and amenity grassland, will be managed to increase biodiversity in this area. This will include creating higher distinctiveness habitat of species rich neutral grassland in this area, native planting, and addition of invertebrate boxes.
- 5.4. Recommendations have been made with respect to nesting birds (during site clearance, bird box provision), bats (soft felling of trees, bat box provision and sensitive lighting design) and hedgehog (with respect to scheme design) to avoid potential impacts to these species. The Ecological Enhancement Strategy (**ref: 14807_R03a**) sets out these proposals in detail.
- 5.5. Sensitive working methodologies throughout the construction phase will help reduce disturbance to wildlife on site. This should include:
- Storing materials off the ground and ensuring excavations are left ramped;
 - The use of a sensitively designed lighting scheme to reduce impacts to foraging and commuting bats to be agreed with the lighting contractor; and
 - Carrying out works outside of the core nesting period for birds.
- 5.6. The proposals also provide an opportunity to enhance the site habitats for a range of fauna through the following features, which are for the site:
- Creation of 'Ecological enhancement area';
 - Creation of habitats such as native hedgerows, trees and species-rich wildflower grassland;
 - Provision of bat roost boxes integrated within new buildings or on retained trees; and
 - Provision of bird nest boxes integrated within new buildings, targeting house sparrow, swift and starling.

Biodiversity Net Gain Considerations

- 5.7. A biodiversity net gain assessment using the Defra Metric 3.1 (see **Appendix 5** for BNG assessment) has been undertaken based on the proposed design and landscape details. The calculation has been undertaken based on creation of neutral grassland habitats, addition of 87 trees and with the enhancement of the south-eastern 'ecological enhancement area'. This would result in a net gain of 8.32%. This would involve ensuring 100% of gardens on site are vegetated, and enhancement of habitats such as neutral grassland into 'good condition'. This calculation is set out within the **Defra 3.1 calculation** which demonstrates this.



- 5.8. This therefore demonstrates that the proposals will achieve a measurable net gain in biodiversity and therefore be compliant with existing and emerging national policy relating to biodiversity.



Appendix 1: Legislation and Planning Policy

The Conservation of Habitats and Species Regulations 2012 (as amended).

- A1.1 The Habitat Regulations transpose EEC Council Directive 92/43 (The Habitats Directive) into UK law. The regulations place duty upon the relevant authority of the UK government to identify sites which are of importance to the habitats and species listed in Annexes I and II of the Habitats Directive. Those sites which meet the criteria are, in conjunction with the European Commission, designated as Sites of Community Importance, which are subsequently identified as Special Areas of Conservation (SAC) by the European Union member states. The regulations also place a duty upon the UK government to maintain a register of European protected sites designated as a result of EC Directive 79/409/EEC on the Conservation of Wild Birds (The Birds Directive). These sites are termed Special Protection Areas (SPA) and, in conjunction with SACs, form a network of sites known as Natura 2000.
- A1.2 The regulations also provide for the protection of individual species of fauna and flora of European conservation concern listed in Schedules 2 and 4, respectively. Schedule 2 includes species such as otter and great crested newt for which the UK population represents a significant proportion of the total European population. It is an offence to deliberately kill, injure, disturb or trade these species in the UK. Schedule 4 plant species are protected from unlawful destruction, uprooting or trade under the regulations.

Natural Environment & Rural Communities (NERC) Act 2006

- A1.3 The NERC Act 2006 places a duty on authorities to have due regard for biodiversity and nature conservation during the course of their operations.
- Section 41 of the Act requires the publication of a list of habitats and species which are of principal importance for the purpose of conserving biodiversity. The Section 41 list is used to guide authorities in implementing their duty to have regard to the conservation of biodiversity.

The Wildlife and Countryside Act (WCA) 1981

- A1.4 The WCA, as amended, consolidates and amends pre-existing national wildlife legislation in order to implement the Bern Convention and the Birds Directive. It complements the Conservation (Natural Habitats. &c.)
- A1.5 Regulations 1994 (as amended), offering protection to a wider range of species. The Act also provides for the designation and protection of national conservation sites of value for their floral, faunal or geological features, termed Sites of Special Scientific Interest (SSSIs).
- A1.6 Schedules of the act provide lists of protected species, both flora and fauna, and detail the possible offences that apply to these species.

The Countryside and Rights of Way (CROW) Act 2000

- A1.7 The CROW Act, introduced in England and Wales in 2000, amends and strengthens existing wildlife legislation detailed in the WCA. It places a duty on government departments and the National Assembly for Wales to have regard for biodiversity and provides increased powers for the protection and maintenance of SSSIs.
- A1.8 The Act also contains lists of habitats and species (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.



National Planning Policy

National Planning Policy Framework (NPPF), July 2021

- A1.9 The updated National Planning Policy Framework (NPPF) was published in February 2019 and sets out the Government's planning policies for England and how these should be applied. It replaces the first National Planning Policy Framework published in March 2012. Paragraph 11 states that:

"Plans and decisions should apply a presumption in favour of sustainable development."

- A1.10 Section 15 of the NPPF (paragraphs 170 to 177) considers the conservation and enhancement of the natural environment. Paragraph 170 states that planning and decisions should contribute to and enhance the natural and local environment by:

"Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"

- A1.11 Paragraph 171 states that plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

- A1.12 Paragraph 174 states that in order to protect and enhance biodiversity and geodiversity, plans should:

- a) "Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

- A1.13 When determining planning applications, Paragraph 175 states that local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- a) "if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;



- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”

A1.14 As stated in paragraph 176 the following should be given the same protection as habitats sites:

- a) “potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

A1.15 Paragraph 177 states that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

Office of the Deputy Prime Minister (ODPM) Circular 06/2005: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System

A1.16 ODPM Circular 06/05 was prepared to accompany PPS9, however continues to be valid, and material in the consideration of planning applications since PPS9's replacement by the NPPF. ODPM Circular 06/05 provides guidance on applying legislation in relation to nature conservation and planning in England.

A1.17 Part I considers the legal protection and conservation of internationally designated sites (namely candidate Special Areas of Conservation (cSACs), SACs, potential Special Protection Areas (pSPAs), SPAs and Ramsar sites) and Part II considers the legal protection and conservation of nationally designated sites, namely Sites of Special Scientific Interest (SSSIs). Part III considers the protection of habitats and species outside of designated areas (particularly UK Biodiversity Action Plan species and habitats, which it states are capable of being a material consideration in the preparation of local development documents and the making of planning decisions. Part IV considers species protected by law and states that the presence of a protected species is a material consideration in the consideration of a development proposal that, if carried out, would be likely to result in harm to the species or its habitat and that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

Local Planning Policy

Manchester City Council Local Development Framework Core Strategy (Adopted 2012)

A1.18 The Manchester City Council Local Plan and Core Strategy is a key document in the Local Development Framework, which describes what Manchester City Council want to look like in the future, and the planning policies used to make that happen.

Policy EN 8 - Adaptation to Climate Change –

All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.



Developments will seek to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

Policy EN 9 - 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. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN 10 - Safeguarding Open Space, Sport and Recreation Facilities –

The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces.

- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity

Policy EN 11 - Quantity of Open Space, Sport and Recreation –

New open spaces should also be interconnected, to allow for better links for disabled people, pedestrians and cyclists both across and between sites and to enhance the biodiversity of the city.

Policy EN 15 - Biodiversity and Geological Conservation –

The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the city. Particular consideration will be given to:

- Sites with international or national designations for their biodiversity value.
- Other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs)
- Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan
- Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the city.

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.

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

The Core Strategy is accompanied by: -

A Sustainability Appraisal (SA), which is an assessment of economic, social and environmental impacts of policies and has been used to inform policy development. It also includes equality and health impact assessments and considers the findings of the Habitats Regulations Assessment (HRA).



Places for Everyone

The Places for Everyone Plan reinforces our ambition to bring forward brownfield land, it reduces the net loss of Green Belt land by reducing the number of sites being allocated and provides stronger protection for our important environmental assets.

Objectives: -

Objective 8) Improve the quality of our natural environment by: Enhancing special landscapes, green infrastructure, biodiversity and geodiversity; Improving access to the natural environment and green spaces including parks; and promoting the role of green space in climate resilience and reducing flood risk.

Efficient Land Use - A key role of this Plan is to manage the conflicting demands on our finite land resources. The need for new housing, employment, facilities and infrastructure must be accommodated, whilst protecting the natural environment.

Strategic Green Infrastructure - Protecting and enhancing the green infrastructure network throughout Greater Manchester is central to the overall vision for the city region

The following strategic green infrastructure assets will be protected and enhanced as key features:

1. River valleys and waterways (see Policy JP-G 3 'River Valleys and Waterways')
2. Lowland wetlands and mosslands (see Policy JP-G 4 'Lowland Wetlands and Mosslands')
3. Uplands (see Policy JP-G 5 'Uplands')
4. Trees and woodland (see Policy JP-G 7 'Trees and Woodland').

POLICY JP-S1: development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

POLICY JP-S4: Development will be managed to increase considerably the capacity of its citizens to adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. Key measures will include:

- Designing indoor and outdoor environments to provide a reduction and respite from more extreme temperatures and winds associated with climate change and greater urbanisation.
- Increasing the size, spread, quality and interconnectedness of the green infrastructure network, enabling the city region, its citizens and wildlife to adapt to changing conditions

POLICY JP-G9: Across the plan, a net enhancement of biodiversity resources will be sought by: -

- Increasing the quality, quantity, extent and diversity of habitats, particularly priority habitats identified in national or local biodiversity action plans and those that support priority species
- Improving connections between habitats, to protect and enhance the provision of corridors, ecological networks
- Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species
- Facilitating greater access to nature
- Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network
- Safeguarding, restoring and sustainably managing our most valuable soil resources



Appendix 2: Bat Preliminary Roost Assessment Results

A2.1. **Table A2.1** below details the results of the PRA of buildings and trees present on site and an assessment of their potential to support roosting bats (refer to **Plan 14807/P02** for locations).

Reference	Description	BRP
B01	Residential building. Not being affected by proposals therefore not assessed further.	N/A
B02	Outbuilding, within the garden of the residential building. Single storey, one room building. Red brick built, pointing in-between bricks in good condition. Garage door present, plastic, and tightly sealed. Roof made of corrugated asbestos. 	Negligible
Trees within ecological enhancement area	Trees within the ecological enhancement area (to the south-east of the housing area) were scoped out of assessment due to them not being affected by development.	N/A
T1	Common hawthorn	Negligible
T2	Sycamore	Negligible
T2a	Elder. Dead wood. Large cavity in stem 2m high, northern aspect	Negligible
T3	Sycamore	Negligible
T4	Leyland cypress	Negligible
T5	Small-leaved lime	Negligible



T6	Common ash	Negligible
T7	Sycamore. Mature tree but no obvious PRFs	Low
T8	Sycamore. Mature tree but no obvious PRFs	Low
T9	Sycamore. Mature tree but no obvious PRFs	Low
T10	Sycamore. Mature tree but no obvious PRFs	Low
T11	Sycamore. Mature tree but no obvious PRFs	Low
T12	Wild cherry	Negligible
T13	Goat willow	Negligible
T14	Sycamore. Mature tree but no obvious PRFs	Low
T15	Common plum	Negligible
T16	Common ash	Negligible
T17	Wild cherry	Negligible
T18	Wild cherry	Negligible
T19	Sycamore	Negligible
T21	Blue gum eucalyptus	Negligible
T23	Common hawthorn	Negligible
G1A	Sycamore, large tree within group 1. Mature but no obvious PRFs	Low
G1B	Sycamore, large tree within group 1. Mature but no obvious PRFs	Low
G6 (Group 6)	Sycamore	Negligible



Appendix 3: Proposed Site Plan



Disclaimer:
Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.

This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Astle Planning and Design Ltd accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

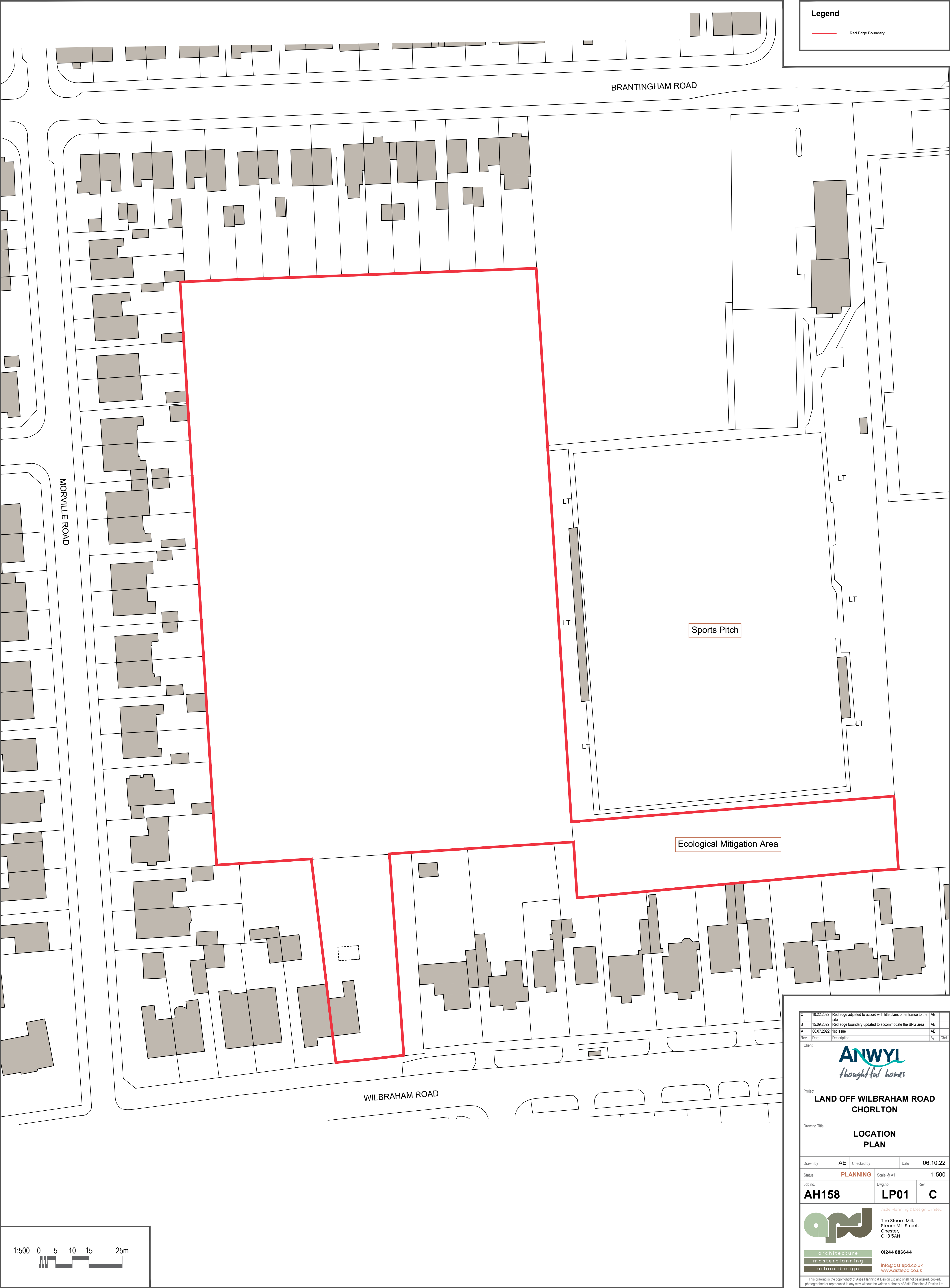
LAND OFF WILBRAHAM ROAD, CHORLTON

LOCATION PLAN



Legend

Red Edge Boundary

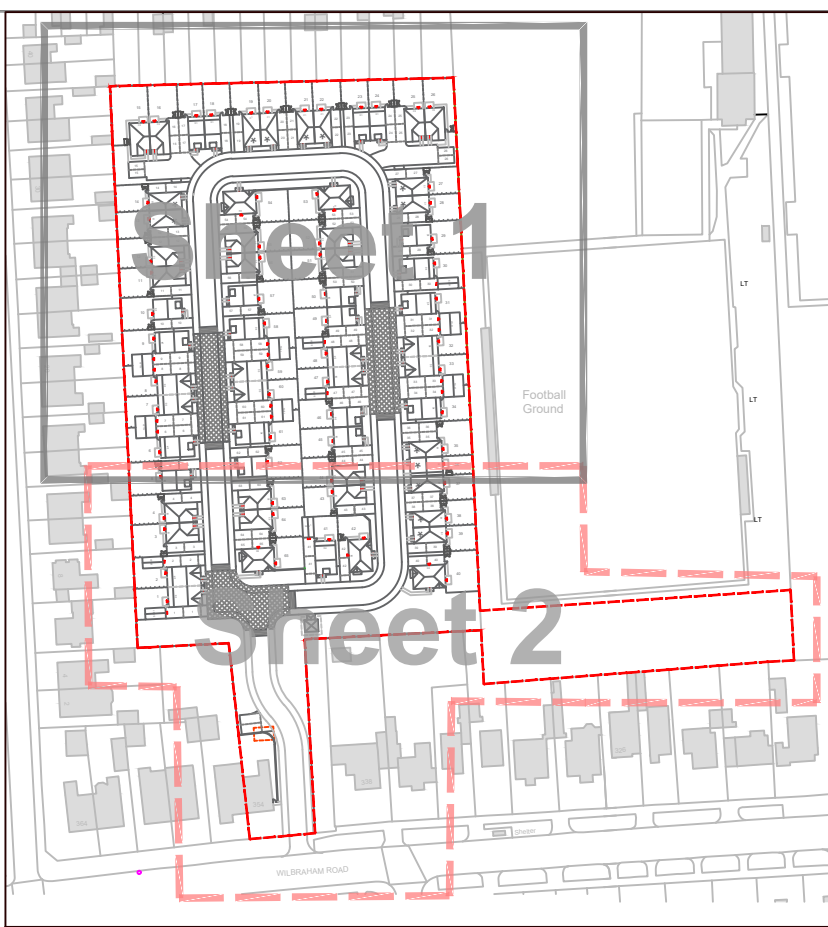
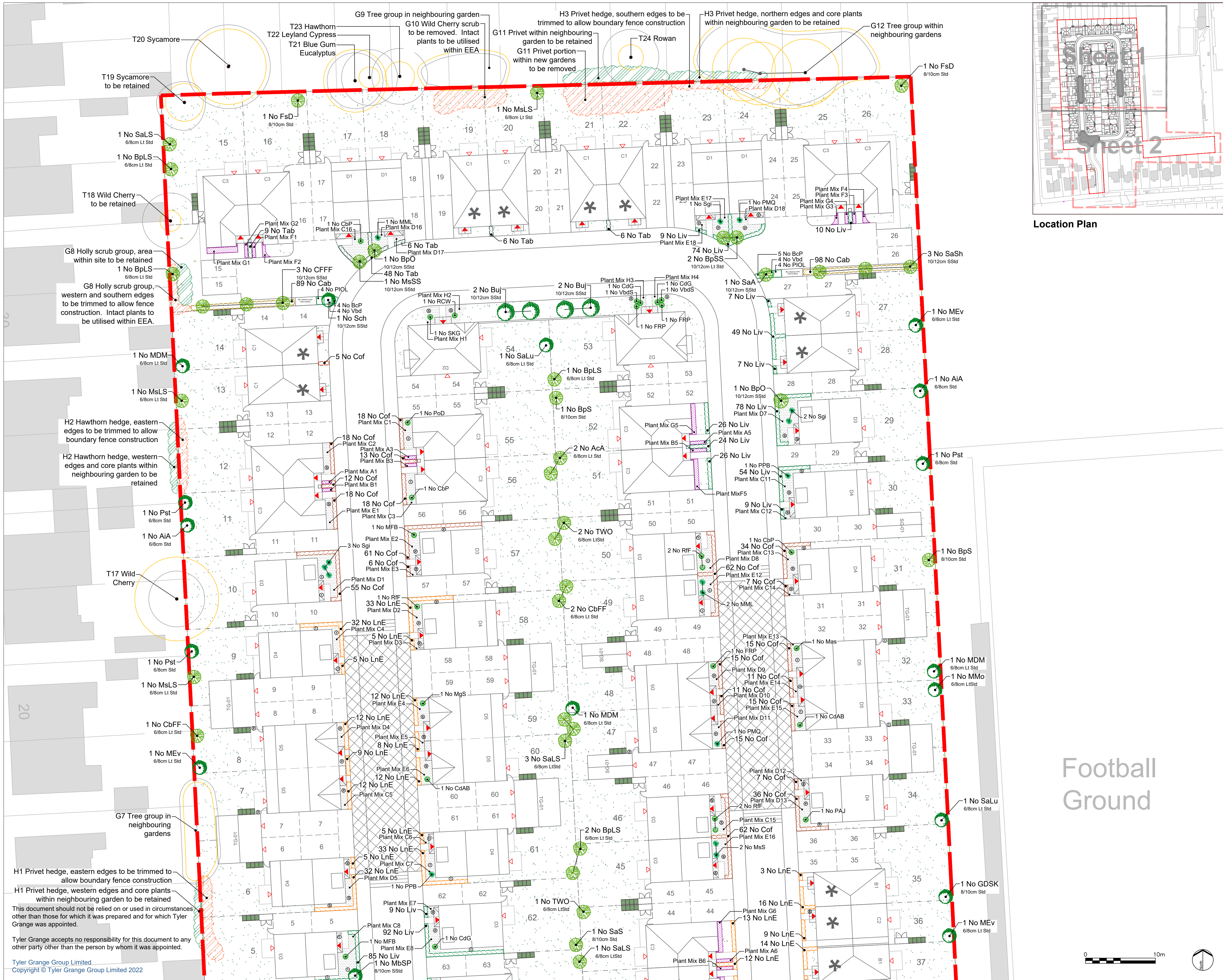


1:500 0 5 10 15 25m

C	10.22.2022	Red edge adjusted to accord with title plans on entrance to the site	AE
B	15.09.2022	Red edge boundary updated to accommodate the BNG area	AE
A	06.07.2022	1st Issue	AE
Rev.	Date	Description	By
Client			
Project	LAND OFF WILBRAHAM ROAD CHORLTON		
Drawing Title	LOCATION PLAN		
Drawn by	AE	Checked by	Date 06.10.22
Status	PLANNING	Scale @ A1	1:500
Job no.	AH158	Dwg.no.	LP01
Rev.			C
Astle Planning & Design Limited The Steam Mill, Steam Mill Street, Chester, CH3 5AN			
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Appendix 4: Landscape Plan





Location Plan

- Key:
- Existing Trees to be Retained (Canopy, trunk and RPA shown, 'T' reference included within label text)
NB: Blue line = 'B' Category tree canopy, Grey line = 'C' Category tree canopy
 - Existing Trees to be Removed
 - Proposed Trees, Native (No. 61, 70% of total)
 - Proposed Trees, Amenity (No. 26, 30% of total)
 - Existing Vegetation to be Retained
 - Existing Vegetation, to be Removed (or Pruned). See notes on drawing.
 - Proposed Native Hedges & Hedgerows:
Carpinus betulus (Hornbeam) 1.8-2m
Ligustrum vulgare (Privet) 1.1-1.5m
Taxus baccata (Yew) 1.1-1.5m
 - Proposed Amenity Hedges:
Lonicera nitida 'Elegant' Box Honeysuckle
Cotoneaster franchetti Franchet's Cotoneaster 1.1-1.5m
 - Proposed Dogwood Mix Planting
 - Proposed Specimen Shrub Planting
 - Proposed Amenity Shrub Planting
 - Proposed Planting Mixes (not within gravel areas)
 - Proposed Amenity Lawn Turf. Rolawn Medallion or similar approved
 - Proposed Species-rich Grassland, Neutral. Neutral Soils Meadow mix from British Wildflower Seeds www.britishtwildflowerseeds.co.uk
 - Proposed Species-rich Grassland, EM7 from Emorsgate (Meadow mix for Sandy Soils) www.wildseed.co.uk
 - Proposed Gravel/Slate (no geotextile, planted with various plant mixes). Gravel depth 50-75mm. For gravel/slate type see entry below.
 - Proposed Gravel/Slate (with geotextile, unplanted). Gravel depth 50mm-75mm. For gravel/slate type see entry below.
 - Proposed Gravel/Slate types:
p = Plum Slate 20mm
s = Staffordshire Pink Gravel 20mm
t = Trent Gravel 20mm
 - Site boundary

a	Slight adjustment to entrance roadway. 24/11/2022	
Rev	MRD	Date

**Tyler Grange**
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Project title
Land off Wilbraham Road, Chorton

Drawing title
Soft Landscape Drawing (1 of 3)

Scale
Date 1:250 © A1
18.11.2022

Drawn
Checked
MRD

Drawing number
14807_P05(1)

Revision
a

Planting Schedules

Trees - Native (or cultivars of native species)						
Number	Abbrev	Species	Common Name	Grth	Height	Pot Size
4 No.	ACA	<i>Acer campestre</i> 'Arends'	Field Maple 'Arends'	6-8cm	250-300cm	-
1 No.	ALSR	<i>Acer campestre</i> 'Louis Red Shine'	Field Maple 'Louis Red Shine'	12-14cm	350-425cm	-
7 No.	BpLS	<i>Betula pendula</i>	Silver Birch	6-8cm	250-300cm	-
3 No.	BpO	<i>Betula pendula</i> 'Obelis'	Selected Silver Birch	10-12cm	300-350cm	-
3 No.	BpS	<i>Betula pendula</i>	Silver Birch	8-10cm	250-300cm	-
2 No.	BpSS	<i>Betula pendula</i>	Silver Birch	10-12cm	300-350cm	-
3 No.	BpT	<i>Betula pendula</i> 'Trists'	Weeping Birch 'Trists'	12-14cm	350-425cm	-
3 No.	CbFF	<i>Carpinus betulus</i> 'Fastigiata Frans Fontaine'	Hornbeam 'Frans Fontaine'	6-8cm	250-300cm	-
3 No.	CFFF	<i>Carpinus betulus</i> 'Fastigiata Frans Fontaine'	Hornbeam 'Frans Fontaine'	10-12cm	300-350cm	-
2 No.	FSD	<i>Fagus sylvatica</i> 'Dewyk'	Festigate Beech	8-10cm	250-300cm	45L
5 No.	MaiLS	<i>Malus sylvestris</i>	Crab Apple	6-8cm	250-300cm	-
1 No.	MdSS	<i>Malus sylvestris</i>	Crab Apple	10-12cm	300-350cm	-
3 No.	PpA	<i>Prunus padus</i> 'Alberti'	Bird Cherry 'Alberti'	12-14cm	350-425cm	30L
6 No.	SaLS	<i>Sorbus aucuparia</i>	Rowan	6-8cm	250-300cm	-
1 No.	SaS	<i>Sorbus aucuparia</i>	Rowan	8-10cm	250-300cm	-
1 No.	SA	<i>Sorbus aucuparia</i> 'Asplenifolia'	Cut Leaved Rowan	10-12cm	300-350cm	-
3 No.	SaSh	<i>Sorbus aucuparia</i> 'Sheenwater Seeding'	Rowan 'Sheenwater Seeding'	10-12cm	300-350cm	-
7 No.	TcHS	<i>Tilia cordata</i>	Small-Leaved Lime	12-14cm	350-425cm	-
3 No.	TWO	<i>Tilia cordata</i> 'Winter Orange'	Small-Leaved Lime 'Winter Orange'	6-8cm	250-300cm	-
61 No.						

Trees - Amenity (non-native)						
Number	Abbrev	Species	Common Name	Grth	Height	Pot Size
2 No.	AiA	<i>Alnus incana</i> 'Aurea'	Golden Alder	6-8cm	250-300cm	-
4 No.	BjB	<i>Betula utilis jacquemontii</i>	Himalayan Birch	10-12cm	300-350cm	-
2 No.	GDSK	<i>Gleditsia</i> 'Draves Street Keeper'	Honey Locust 'Draves Street Keeper'	8-10cm	250-300cm	45L
1 No.	MdSP	<i>Malus baccata</i> 'Street Parade'	Siberian Crab 'Street Parade'	10-12cm	300-350cm	45L
1 No.	MDM	<i>Malus</i> 'Direktor Moerland'	Direktor Moerland Crab Apple	6-8cm	250-300cm	-
3 No.	Mev	<i>Malus</i> 'Evereste'	Evereste Crab Apple	6-8cm	250-300cm	-
3 No.	Mm	<i>Malus</i> 'Mokum'	Mokum Crab Apple	6-8cm	250-300cm	-
3 No.	PsT	<i>Prunus serrula</i> 'Tibetica'	Tibetan Cherry	6-8cm	250-300cm	-
2 No.	Salu	<i>Sorbus aria</i> 'Lutescens'	Whitebeam	6-8cm	250-300cm	-
3 No.	Sch	<i>Sorbus x armadilana</i> 'Schouten'	Mountain Ash 'Schouten'	10-12cm	300-350cm	-
26 No.						

Hedges - Native						
Number	Abbrev	Species	Common Name	Height	Pot Size	Specification
503 No.	Cab	<i>Carpinus betulus</i>	Hornbeam	60-50cm	-	1+1; Transplant - seed raised; BR
704 No.	Liv	<i>Ligustrum vulgare</i>	Wild Privet	30-50cm	-	0/1; BR
409 No.	Tab	<i>Taxus baccata</i>	English Yew	30-40cm	-	Transplant; 4 years old; BR

Hedges - Amenity						
Number	Abbrev	Species	Common Name	Height	Pot Size	Specification
289 No.	LtE	<i>Lonicera nitida</i> 'Elegant'	Box Honey-suckle 'Elegant'	30-50cm	2-3L	Bushy
514 No.	Cof	<i>Cotoneaster franchetti</i>	Franchet's Cotoneaster	40-60cm	-	BR

Dogwood Shrub Mix						
Number	Abbrev	Species	Common Name	Height	Pot Size	Specification
28 No.	Csa	<i>Cornus sanguinea</i>	Common Dogwood	40-60cm	-	1+1; Transplant; BR
28 No.	CMF	<i>Cornus sanguinea</i> 'Midwinter Fire'	Midwinter Fire Dogwood	60-80cm	-	Branched; 3 breaks; BR

Shrubs/Grasses - Specimen						
Number	Abbrev	Species	Height	Pot Size	Specification	Density
3 No.	CbP	<i>Callicarpa bodinieri</i> var. 'gracilis' 'Profusion'	40-60cm	10L	Bushy; 6 brks	
3 No.	CdAB	<i>Choisya x dewitteana</i> 'Apple Blossom'	40-60cm	5-7.5L	Bushy; 6 brks	
3 No.	CdG	<i>Choisya x dewitteana</i> 'Greenfingers'	40-60cm	5-7.5L	Bushy; 6 brks	
3 No.	FRP	<i>Fargesia</i> 'Red Panda'	100-125cm	10L	Full Pot	
2 No.	MFb	<i>Magnolia</i> 'Fairy Bland'	40-60cm	7.5L	Bush	
1 No.	MpS	<i>Magnolia</i> 'Satisfaction'	40-60cm	7.5L	Bush	
1 No.	Mss	<i>Magnolia stellata</i>	40-60cm	10L	Bush	
3 No.	MML	<i>Miscanthus sinensis</i> 'Morning Light'	-	10L	Full Pot	
3 No.	MsS	<i>Miscanthus sinensis</i> 'Strictus'	-	10L	Full Pot	
2 No.	PhJ	<i>Phormium cookianum</i> 'Jester'	80-100cm	10L	Triple crown	
3 No.	PMQ	<i>Phormium cookianum</i> 'Maori Queen'	80-100cm	10L	Triple crown	
2 No.	PPB	<i>Phormium</i> 'Platt's Black'	80-100cm	10L	Triple crown	
6 No.	PIS	<i>Phormium tenax</i> 'Sundowner'	80-100cm	10L	Triple crown	
1 No.	PAJ	<i>Physocarpus</i> 'Amber Jubilee'	60-80cm	10L	Bushy	
1 No.	PoD	<i>Physocarpus opulifolius</i> 'Diabolo'	60-80cm	10L	Bushy	
5 No.	RF	<i>Rhamnus frangula</i> 'Fine Line'	60-80cm	5 L	Bushy	
2 No.	RCW	<i>Rhododendron</i> 'Cunningham's White'	40-60cm	10L	Bushy	
1 No.	SKG	<i>Skimmia x confusa</i> 'Kew Green'	40-60cm	10L	Bushy	
9 No.	Sgi	<i>Stipa gigantea</i>	-	10L	Full Pot	
2 No.	VbDS	<i>Viburnum x davidii</i>	40-60cm	10L	Branched; 4 brks	

Shrubs, Ferns and Grasses - Amenity						
Number	Abbrev	Species	Height	Pot Size	Specification	Density
24 No.	BcP	<i>Bergenia cordifolia</i> 'Purpurea'	-	2-3L	Full Pot	5m ²
10 No.	CKF	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	-	2-3L	Full Pot	3.5m ²
9 No.	Daf	<i>Dryopteris affinis</i>	-	3L	Full Pot	3m ²
5 No.	EEG	<i>Euryonymus</i> 'Emerald Galety'	20-30cm	3L	Bushy; 7 brks	3m ²
15 No.	EPG	<i>Euryonymus japonicus</i> 'President Gauthier'	40-60cm	5L	Bushy	3m ²
18 No.	PHL	<i>Phlox leucostachya</i> 'Otto Luyken'	30-40cm	3L	Bushy; 3 brks	2m ²
10 No.	PcRC	<i>Pyracantha coccinea</i> 'Red Column'	60-90cm	5L	Bushy	3m ²
10 No.	RhCW	<i>Rhododendron</i> 'Cunningham's White'	30-40cm	5L	Bushy	3m ²
24 No.	Vbd	<i>Viburnum x davidii</i>	30-40cm	3L	Bushy; 3 brks	3m ²
18 No.	Vma	<i>Vinca minor</i> 'Atropurpurea'	20-30cm	2-3L	Several shoots; 3 brks	5m ²

Amenity Plant Mix A						
Area	A1	A2	A3	A4	A5	A6
2 No.	-	2 No.	-	3 No.	3 No.	10 No.
-	1 No.	-	1 No.	1 No.	-	3 No.
-	1 No.	1 No.	2 No.	-	1 No.	5 No.
2 No.	-	2 No.	-	-	3 No.	7 No.
-	1 No.	1 No.	-	-	2 No.	4 No.
1 No.	1 No.	-	-	1 No.	1 No.	4 No.
1 No.	1 No.	-	-	1 No.	1 No.	4 No.
1 No.	2 No.	-	2 No.	3 No.	-	8 No.
-	1 No.	1 No.	1 No.	1 No.	-	4 No.

Amenity Plant Mix B						
Area	B1	B2	B3	B4	B5	B6
-	1 No.	1 No.	1 No.	1 No.	1 No.	5 No.
-	2 No.	-	2 No.	2 No.	2 No.	8 No.
1 No.	-	1 No.	-	-	-	2 No.
1 No.	2 No.	-	1 No.	-	-	4 No.
1 No.	-	-	1 No.	-	-	2 No.
-	1 No.	-	1 No.	1 No.	1 No.	4 No.
1 No.	-	1 No.	-	1 No.	1 No.	4 No.
1 No.	2 No.	-	2 No.	3 No.	-	8 No.
-	1 No.	1 No.	1 No.	1 No.	-	4 No.

Amenity Plant Mix H (Gravel gardens)						
Area	H1	H2	H3	H4	H5	H6
2 No.	2 No.	-	-	3 No.	3 No.	10 No.
-	3 No.	-	3 No.	3 No.	-	9 No.
5 No.	5 No.	-	-	5 No.	5 No.	20 No.
1 No.	3 No.	3 No.	3 No.	-	-	10 No.
-	3 No.	3 No.	3 No.	-	-	9 No.
3 No.	1 No.	1 No.	1 No.	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.

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Wiltshire Meadow Seed Mix - Neutral Soils

Wildflowers (50% of mix)

Latin name	Common name
<i>Achillea millefolium</i>	Yarrow
<i>Centaurea nigra</i>	Common Knapweed
<i>Cerastium glomeratum</i>	Sticky Mouse-ear
<i>Conopodium majus</i>	Pignut
<i>Euphrasia</i> spp.	Eyebright
<i>Leontodon autumnalis</i>	Autumn Hawkbit
<i>Leucanthemum vulgare</i>	Oxeye Daisy
<i>Medicago lupulina</i>	Black Medic
<i>Pastinaca sativa</i>	Wild Parsnip
<i>Plantago lanceolata</i>	Ribwort Plantain
<i>Plantago media</i>	Hoary Plantain
<i>Prunella veris</i>	Cowslip
<i>Scabiosa columbaria</i>	Small Scabious
<i>Ranunculus acris</i>	Meadow Buttercup
<i>Rhinanthus minor</i>	Yellow Rattle
<i>Trifolium dubium</i>	Lesser Trefoil
<i>Trifolium pratense</i>	Red Clover
<i>Trifolium repens</i>	White Clover

Grasses (50 % of mix)

Latin name	Common name
<i>Agrostis capillaris</i>	Common Bent
<i>Alopecurus pratensis</i>	Meadow Foxtail
<i>Briza media</i>	Quaking Grass
<i>Bromus mollis</i>	Soft Brome
<i>Cynosurus cristatus</i>	Crested Dog's Tail
<i>Dactylis glomerata</i>	Cocksfoot
<i>Festuca ovina</i>	Fescue species
<i>Holcus lanatus</i>	Yorkshire Fog
<i>Phleum sp.</i>	Timothy Grass

NB: Other species are present in smaller quantities

EM7 Meadow Mixture for Sandy Soils

Wildflowers (20% of mix)

Latin name	Common name
<i>Achillea millefolium</i>	Yarrow
<i>Anthyllus vulneraria</i>	Kidney Vetch
<i>Centaurea nigra</i>	Common Knapweed
<i>Cruciatia laevis</i>	Crosswort
<i>Cynoglossum officinale</i>	Hound's-tongue
<i>Daucus carota</i>	Wild Carrot
<i>Echium vulgare</i>	Viper's-bugloss
<i>Gallium verum</i>	Lady's Bedstraw
<i>Knautia arvensis</i>	Field Scabious
<i>Leontodon hispidus</i>	Rough Hawkbit
<i>Leucanthemum vulgare</i>	Oxeye Daisy
<i>Lotus corniculatus</i>	Bird's-foot Trefoil
<i>Medicago lupulina</i>	Black Medic
<i>Poterrum sanguisorba</i>	Salad Burnet
<i>Ranunculus acris</i>	Meadow Buttercup
<i>Reseda luteola</i>	Weld
<i>Rhinanthus minor</i>	Yellow Rattle
<i>Rumex acetosella</i>	Sheeps Sorrel
<i>Silene alba</i>	White Campion
<i>Silene vulgaris</i>	Bladder Campion
<i>Verbascum thapsus</i>	Great Mullein

Grasses (80% of mix)

Latin name	Common name
<i>Agrostis capillaris</i>	Common Bent
<i>Agrostis vinealis</i>	Brown Bent (w)
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass (w)
<i>Cynosurus cristatus</i>	Crested Dogtail
<i>Festuca ovina</i>	Sheep's Fescue
<i>Festuca rubra</i>	Slender-creeping Red-fescue

Plant Species Notes

- Trees
- Proposed trees all indicated on the plan;
- Trees a mix between natives (70%) and amenity (30%);
- Primarily Light Standard, Standard and Selected Standard stock. Heavy Standard stock is used in the main public areas to the south.

HEDGES & HEDGEROWS

- Crossed hedges and hedgerows all indicated on the plan;
- Hedges proposed are native (3) and amenity (2), see details in Planting Schedule;
- The two northernmost are Hornbeam hedgerows with trees.

CORNUS MIX

- Proposed mix to be used at the edge of two public meadow areas either side of the road entrance to the built-up area and planted @ 2.5m;
- 50% *Cornus sanguinea* BR 40-60cm
- 50% *Cornus sanguinea* 'Midwinter Fire' BR 60-80cm

SPECIMEN AMENITY PLANTING

- Proposed specimen planting is shown on the plan;
- Plants primarily 10L stock and include some acolyte species given the neutral-acid soil conditions;
- To include:
 - Choisya* 'Greenfingers'
 - Fargesia* 'Red Panda'
 - Magnolia* 'Fairy Green'
 - Miscanthus* 'Morning Light'
 - Phlox* spp.

AMENITY SHRUB & HERBACEOUS PLANTING

- Areas of amenity shrub and herbaceous planting are shown on the plan;
- The planting areas are predominantly mixes with a few areas of block shrub planting;
- Planting within the garden areas will provide year-round colour, scent and variety and the avoidance of any plants that could be a potential danger to residents due to toxicity or ornamental plants;
- Plants that provide benefit to local wildlife will also feature;
- The planting mixes include plants that particularly favour the neutral-acid soil conditions;
- Planting densities will vary between 2-5m² with stock sizes generally between 1-3L both depending on the species present;
- Planting out - Mixes A, B, F & G, these block mulched areas should be planted out to usual planting densities. Many of these are small beds so most of the species present will be planted singularly;
- Planting out - Mixes C, D, E & H, these are gravelled areas and the planting out is designed to be naturally sparser. Larger plants will be spaced out around the area and smaller plants, including the grasses, should be arranged in small groups through the bed. The planting should be naturalistic including areas of more open grass. Avoid planting larger plants close to pathways. Some of the 'planted' gravel beds are under poor gravel, these should not be planted as rainwater and potentially sunlight will be limited.

GREEN SCREENS (Entrance Corridor)

- Line of Green Screens are shown on the plan on the narrow eastern landscaped area to the entrance corridor road and footways;
- There are a total of 27 green screens (each 1.2m wide) with four different plants;
- The sequence for the layout of these screens is a repeating one as follows;
- 1 No. *Hedera helix* 'White Rople'; 2 No. *H. helix* 'Wormer'; 1 No. *H. helix* 'Goldchild'; 1 No. *Pyracantha* 'Dart's Red';
- (The *Pyracantha* (Firebroom) screen is slightly shorter at 1.55m, the ivy screens are 1.8m tall)
- Green metal posts are to be used and the supplier is Mobilane (www.mobilane.com).

Green Screens - Native/Amenity (Entrance Corridor)

Number	Species	Specification	Supplier
5 No.	<i>Hedera helix</i> 'Goldchild'	Screen height 1.8m x width 1.2m, metal poles	Mobilane
6 No.	<i>Hedera helix</i> 'White Rople'	Screen height 1.8m x width 1.2m, metal poles	Mobilane
11 No.	<i>Hedera helix</i> 'Wormer'	Screen height 1.8m x width 1.2m, metal poles	Mobilane
5 No.	<i>Pyracantha</i> 'Dart's Red'	Screen height 1.55m x width 1.2m, metal poles	Mobilane

Amenity Plant Mix C (Gravel gardens)

Species																				Height	Size	Specification	
C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19	Total				
-	-	-	2 No.	2 No.	-	-	3 No.	-	3 No.	1 No.	-	-	1 No.	-	3 No.	3 No.	-	3 No.	19 No.	Bergenia 'Bressingham White'	-	2-3L	Full Pot
-	2 No.	3 No.	-	-	1 No.	3 No.	-	1 No.	2 No.	-	-	-	1 No.	-	3 No.	3 No.	-	3 No.	19 No.	Bergenia 'cordifolia' 'Purpurea'	-	2-3L	Full Pot
3 No.	-	3 No.	2 No.	-	-	-	3 No.	3 No.	-	-	-	3 No.	-	-	3 No.	3 No.	-	-	23 No.	Erica carnea 'alba' 'Whitehall'	-	2-3L	Full Pot
-	3 No.	-	-	-	-	-	3 No.	-	3 No.	-	-	-	-	-	3 No.	3 No.	-	-	18 No.	Erica cinerea 'Purple Beauty'	-	2L	2 year old plant
2 No.	2 No.	-	2 No.	1 No.	1 No.	-	3 No.	2 No.	1 No.	1 No.	3 No.	-	3 No.	-	3 No.	3 No.	-	-	24 No.	Hebe alberta	20-30cm	2-3L	Bushy
-	-	2 No.	-	-	-	3 No.	2 No.	-	3 No.	-	-	-	-	-	3 No.	-	3 No.	3 No.	24 No.	Hydrangea 'Mantle'	2L	Full Pot	
-	2 No.	-	1 No.	-	2 No.	3 No.	-	1 No.	3 No.	-	-	1 No.	3 No.	5 No.	3 No.	3 No.	3 No.	30 No.	Lavandula angustifolia 'Munstead'	15-20cm	2L	Bushy	
5 No.	-	3 No.	-	2 No.	-	-	5 No.	-	-	5 No.	3 No.	-	-	7 No.	5 No.	5 No.	5 No.	50 No.	Nassella tenuissima 'Pony Tails'	-	1-2L	Full Pot	
-	2 No.	-	2 No.	-	-	5 No.	3 No.	2 No.	-	-	3 No.	-	-	-	-	-	-	20 No.	Ornithoglossum nigrescens	-	1-2L	Full Pot	
3 No.	3 No.	3 No.	2 No.	-	-	5 No.	2 No.	3 No.	3 No.	-	-	5 No.	3 No.	3 No.	-	-	-	20 No.	Verbena 'head' 'rosea' 'White Spires'	-	1-2L	Full Pot	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20 No.	Verbena bonariensis	-	1-2L	Full Pot	

Appendix 5: Biodiversity Net Gain Assessment

Introduction

- A5.1 This appendix sets out the results of a Biodiversity Net Gain (BNG) calculation utilising Defra's Metric Version 3.1.
- A5.2 The National Planning Policy Framework (NPPF) published July 2021, states that planning and decisions should contribute to and enhance the natural environment by, amongst other, '*identifying and pursuing opportunities for securing measurable net gain for biodiversity*'. Emerging national and local policy to be incorporated within the Environment Act will mandate net gains in biodiversity post-development in accordance with approved metrics. In line with the requirement of Local Planning Policy and section 170 of the NPPF, this appendix provides the summary of the baseline biodiversity value of the site assessed against the proposed post-development value to detail the change in biodiversity value onsite.

Methodology

- A5.3 The DEFRA Biodiversity Metric 3.1 was the current version in use at the time of this assessment. This calculator is used to '*measure and account for biodiversity losses and gains resulting from development*'. The calculator requires baseline habitat data as well as the information on habitats to be lost and created to calculate the total number of biodiversity units on site post-development.
- A5.4 Baseline: an extended Phase I habitat survey of the site was undertaken by Tyler Grange in 2022. This data was used to determine the area and value of habitats currently on site '*the baseline*' (see **Plan 1: Habitat Features Plan**). This data was then transported into classification of the UK Habitats¹⁴ to utilise within the Defra 3.1 metric.
- A5.5 Retained/ replacement habitats: the landscape proposals (see **Appendix 4**) were then used in combination with the baseline data, to calculate the areas of retained and replacement habitats on site.
- A5.6 The calculator automatically assigns distinctiveness scores to each habitat type, and the user inputs scores for condition, ecological connectivity, strategic significance and total area (in hectares); as per the guidance, the area of trees on site was calculated using the integrated 'street tree helper' tool within the metric spreadsheet. No condition or connectivity scores are required for hardstanding or building as part of the calculator.
- A5.7 Biodiversity units: the information above was then input into the Defra V3.1 calculator, to determine the number of biodiversity units at baseline and at post-intervention (i.e. habitat creation + retention). The calculator then uses this data to produce the total net unit and percentage change. The Defra calculator is provided separately to this note.
- A5.8 Further information on the baseline habitats and conditions are available within the **Defra 3.1 calculation (ref: 14807_BNG_Wilbraham_Rd_Chorlton_291022)** supplied alongside this report.

¹⁴ UK Habitat Classification Working Group (2018) UK Habitat Classification – Habitat Definitions V1.0



Results

A5.9 Table A5.1. below summarises the existing biodiversity baseline value of the site.

Table A5.1 habitat units at baseline

Habitat type	Area (ha)	Baseline Units	Units lost	Units retained	Units enhanced
Modified Grassland	1.757	3.51	3.51	0.00	0.00
Ruderal/Ephemeral	0.077	0.15	0.15	0.00	0.00
Bramble scrub	0.130	0.52	0.52	0.00	0.00
Vegetated garden	0.185	0.37	0.00	0.37	0.00
Developed land; sealed surface	0.138	0.00	0.00	0.00	0.00
Vacant/derelict land/ bareground	0.009	0.02	0.02	0.00	0.00
Urban Tree (moderate condition)	0.280 (not counted as area)	2.25	0.59	1.66	0.00
Land to the southeast: Modified grassland	0.073	0.15	0.00	0.00	0.15
Land to the southeast: Ruderal/Ephemeral	0.142	0.28	0.00	0.00	0.00
Land to the southeast: Urban Tree (moderate condition)	0.069 (not counted as area)	0.55	0.00	0.55	0.00
Total	2.86	7.81	4.79	2.58	0.43

A5.10 **Table A5.2** below summarises the post-development value of the site, which excludes enhancements.

Table A5.2 Post development habitat creation

Habitat type	Area (ha)	Units delivered
Developed land; sealed surface - Buildings/carparking	0.259	0.00
Developed land; sealed surface - Roads and access	0.464	0.00
Other neutral grassland	0.107	0.9
Urban Tree (poor condition)	0.354 (not counted as area)	1.08
Vegetated garden	1.14	2.20
Total	1.97 (excluding urban trees)	4.18

A5.11 **Table A5.3** below summarises the post-development enhanced habitats.

Table A5.3 Enhanced habitats post-development



Habitat	Area (ha)	Condition change	Habitat units delivered
Modified grassland to Other Neutral grassland	0.073	Lower Distinctiveness Habitat - Good	0.57
Ruderal/Ephemeral to Other Neutral grassland	0.142	Lower Distinctiveness Habitat - Good	1.12

A5.12 **Table A5.4** below summaries the projected net biodiversity value of the site post development.

Table A5.4 Projected Net Biodiversity Value

Baseline	Post-intervention	Percentage change
7.81	8.46	+0.65 units / net gain of 8.32%

Conclusion

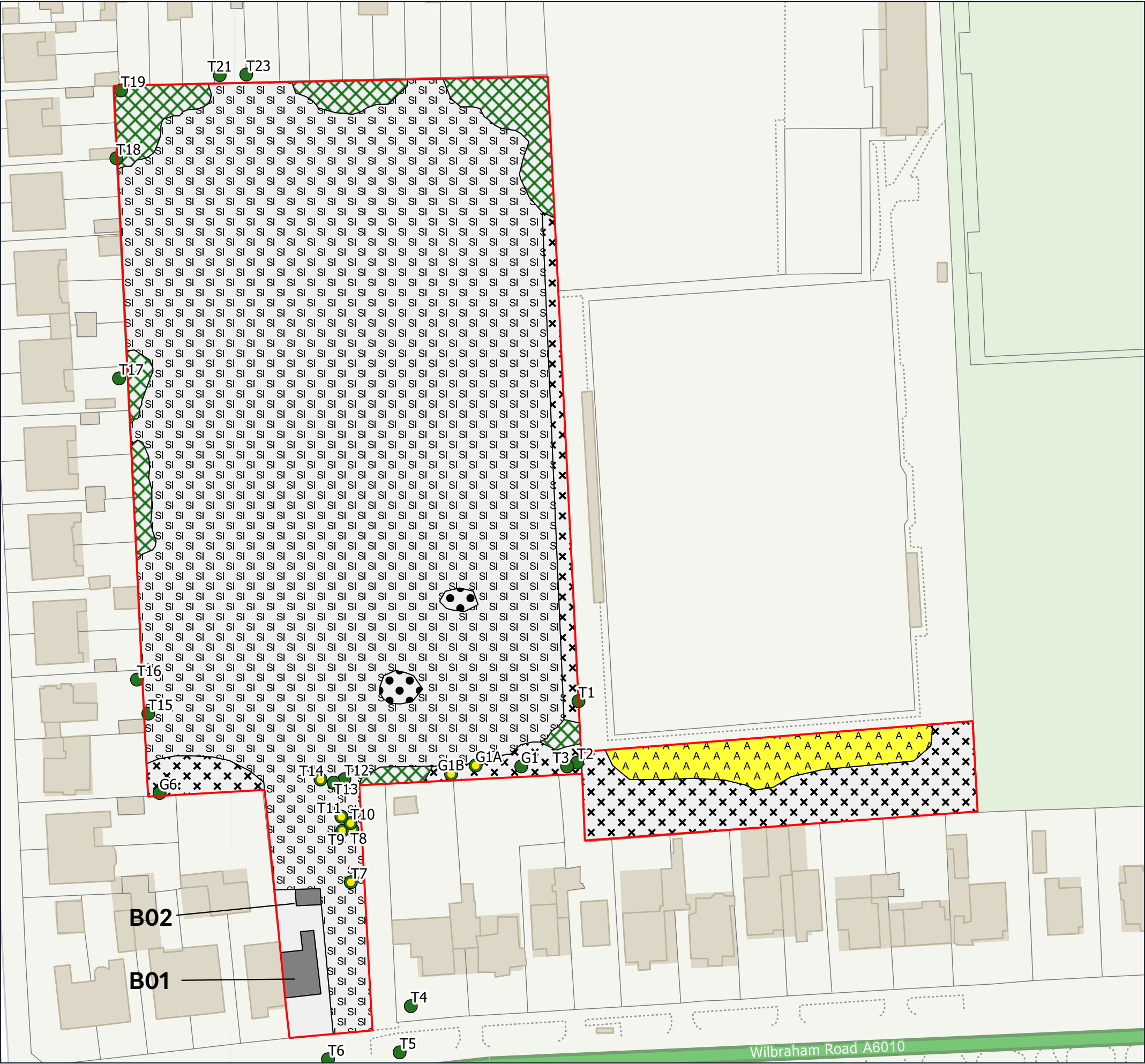
A5.13 The Defra 3.1 Metric has calculated that, the proposed development at this stage as illustrated on the proposed landscape plan would amount to a biodiversity value of c. 8.46 units, resulting in an overall a net gain of 8.32%. This would involve ensuring 100% of gardens on site are vegetated, and enhancement of habitats such as ensuring the neutral grassland (within part of the main site) is created to achieve 'good condition'. The 'ecological enhancement area' which is currently comprised of poor condition tall ruderal, amenity grassland and scattered young trees, will be enhanced to achieve 'good' condition neutral grassland. This calculation is set out within **Defra 3.1 calculation (ref: 14807_BNG_Wilbraham_Rd_Chorlton_291022)** which demonstrates this.

Plans:



Plan 1: Habitat Features Plan





- Redline Boundary
- J5 - Other habitat
- J4 - Bare ground
- J1.3 - Cultivated/disturbed land - ephemeral/short perennial
- J1.2 - Cultivated/disturbed land - amenity grassland
- Hardstanding
- B6 - Poor semi-improved grassland
- A2.1 - Scrub - dense/continuous
- Scattered Trees
 - Low BRP
 - Negligible BRP



Project	Land off Wilbraham Road, Chorlton
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	14807/P02a
Date	November 2022
Checked	BP/JD



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