



Ecological Impact Assessment Ev0 Building, Didsbury

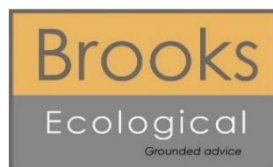
Bruntwood Works

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Report Title:	Ecological Impact Assessment Ev0 Building, Didsbury
Report Reference:	ER-5143-02.3
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Summary

The proposals have engaged with the NPPF Mitigation Hierarchy and have been able to avoid most potential significant effects at the Site.

Residual significant effects can be mitigated and compensated on site and secured via standard conditions provided in the British Standard BS:42020.

Based on the mitigation and compensation strategy, the proposed development will result in a small net loss for biodiversity in both habitat and hedgerow categories.

1. Introduction

1.1.1. Brooks Ecological Ltd was commissioned by Bruntwood Works to carry out an Ecological Impact Assessment (EclA) for a Site referred to as Princess Road, Manchester.

1.1.2. The British Standard BS:42020 recommends that a proportional assessment of ecological impacts should be made - such that decision making relating to the NPPF 'mitigation hierarchy', the planning balance', and the use of conditions is suitably informed.

1.1.3. The purpose of the EclA report is to use the information gathered, alongside the proposals for the Site, to:

- identify any significant effects associated with the proposed development,
- set out any mitigation (including monitoring) required to address these effects, and to ensure compliance with legislation and policy,
- identify suitable enhancement,
- identify measures required to secure mitigation and enhancement,
- identify and assess any residual effects and their legal, policy and development management consequences.

1.1.4. This report adapts the format set out in the Chartered Institute for Ecology and Environmental Management (CIEEM) guidelines for Ecological Report Writing (December 2017).



Ecological Impact Assessment (EclA) Checklist



EclA Criteria (to ensure decisions are based on adequate information in accordance with Clauses 6.2 and 8.1 of BS42020:2013)		Yes No n/a	Paragraph reference number(s)
Pre-app/ scope	1. Where pre-application advice has been received from the Local Planning Authority and/or an NGO and/or statutory body (e.g. NE DAS, NRW DAS), it has been fully accounted for in the EclA		
	2. The scope, structure and content of the EclA is in accordance with published good practice ^{i, ii and iv}		
Surveys, Sites, Species and Habitats	3. Adequate ^v and up-to-date ^{vi} : a. Desk study has been undertaken ^{vi} b. Phase 1 habitat survey (or equivalent) has been undertaken ^{vi} c. Phase 2 ecology surveys have been undertaken (where necessary) ^{vii}		
	4. All statutory and non-statutory sites likely to be significantly affected are clearly and correctly identified		
	5. All protected or priority species and priority habitats ^{vi} likely to be significantly affected are clearly and correctly identified, and adequate surveys have been undertaken to inform the baseline		
	6. Any invasive non-native plant species present are clearly and correctly identified		
	7. Where a separate PEA Report states that Phase 2 ecology surveys are required, these have been undertaken in full and results submitted with the application (or lack of such surveys is justified)		
Impacts and Effects	8. The assessment is based on clearly defined development proposals along with relevant drawings/plans (and any plans used are the same version number as those submitted with the application) or		
	9. The residual ecological effects are considered to be not significant at any geographical scale irrespective of the detailed development proposals, and the assessment is based on a worst-case-scenario		
	10. The report describes and assesses all likely significant ecological effects (including cumulative effects) clearly stating the geographical scale of significance (where relevant)		
Mitigation, Compensation and Enhancement	11. The mitigation hierarchy has been clearly followed ^{viii}		
	12. The report: a. Clearly identifies the proposed mitigation and compensation measures, and explains how these will adequately address all likely significant adverse effects b. Includes, where necessary, proposals for post-construction monitoring c. Recommends how proposed measures may be secured through planning conditions/obligations and/or necessary licences		
	13. A summary table of proposed mitigation and compensation measures has been provided		
	14. The need for any mitigation licences required in relation to protected species is clearly identified		
	15. Proposals to deliver ecological enhancement/Biodiversity Net Gain have been provided		
Competence/Good Practice	16. Limitations ^{ix} of the ecological work have been correctly identified and the implications explained		
	17. All relevant key timing issues (e.g. site vegetation clearance or roof removal) that may constrain or adversely affect the proposed timing of development have been identified		
	18. All ecological work and surveys accord with published good practice methods and guidelines OR deviation from such guidelines is made clear and fully justified, and the implications for subsequent conclusions and recommendations made explicit in the report ^x		
Conclusions	19. All ecologists and surveyors hold appropriate species licences (where relevant) and/or have all necessary competencies to carry out the work undertaken		
	20. The report clearly identifies where the proposed development complies with relevant legislation and policy, highlighting any possible non-compliance issues, and highlighting circumstances where a conclusion cannot be drawn as it requires an assessment of non-ecological issues (such as socio-economic ones)		
	21. The report provides a clear summary of losses and gains for biodiversity, and a justified conclusion of an overall net gain for biodiversity		
	22. Justifiable conclusions ^{xii} based on sound professional judgement ^{xiii} have been drawn as to the significance of effects on any designated site, protected or priority habitat/species or other ecological feature, and a justified scale of significance has been stated		

2. Method

Scope of Assessment

2.1.1. The application site 'the Site' comprises existing development including car parking, infrastructure and formal landscaping associated with a wider technology park. The extent of this assessment is the development area within the red line boundary defined in Figure 2.1, overleaf. The actual area surveyed included adjacent habitat within the blue line areas and beyond to provide context to the site.

2.1.2. The assessment uses a 2 km search area around the Site for records of protected and notable species and locally or nationally designated wildlife sites.

2.1.3. Ecological surveys and reports informing this assessment comprise of the following:

- Preliminary Ecological Appraisal (PEA) carried out by Brooks Ecological in November 2020. R-4566-01 November 2020

Desk Study

2.1.4. A full desk study including consideration of local biological records, aerial photographs, local designations and planning guidance has been carried out.

Field Survey

2.1.5. The following dedicated field surveys have been carried out at the Site. Full details of the methodologies used and the results obtained are contained in the relevant documents referenced opposite. Unless stated otherwise these followed the relevant survey guidelines referenced in reports.

- Walkover / Extended Phase 1 Habitat Survey

2.1.6. Due to the findings of this survey revealing the Site to be of very limited ecological interest (carried out in 2020) and in the absence of any known substantial changes in conditions at the site in the intervening period, these results have been used to inform this assessment.

Figure 2.1 Site area under assessment (red line)



Assessment Method

2.1.7. In assessing the significance of effects, we refer to Section 5 of CIEEM (2018) - that a 'significant effect' is an effect that either supports or undermines biodiversity conservation objectives for 'important ecological features' or for biodiversity in general. In relation to ecological features we consider the following factors in combination, including;

- the feature's value on an ascending scale, from Site to international value,
- the site's position in the local landscape,
- its current management, and
- its size, rarity, or threats to its integrity

2.1.8. There are several tools available to aid this consideration, including established frameworks such as Ratcliffe Criteria or concepts such as Favourable Conservation Status. Also of help is reference to Biodiversity Action Plans in the form of the Local BAP and Section 41 of the NERC Act (2006) to determine if the Site supports any Priority Habitats or Habitats of Principal Importance, or presents any opportunities in this respect.

2.1.9. The assessment considers the development proposals set out below, from which the potential impacts can be summarised as:

- Vegetation and habitat removal
- Disturbance, pollution, or interference arising from the Site's construction
- Disturbance, pollution, or interference arising from the Site's operation

This report deals with any significant effects potentially arising from these impacts. It looks at how the mitigation hierarchy can be applied to any effects and the implications of any residual significant effects.

3. Ecology Baseline

3.1.1. A summary of the points salient to this assessment are set out below:

Designated Sites and Conservation Areas

3.1.2. Impacts on both Statutory (International and National) and Non-Statutory designations or their interests have been ruled out at PEA Stage.

Habitats

3.1.3. The Site comprises habitats mapped opposite and described in the table overleaf.

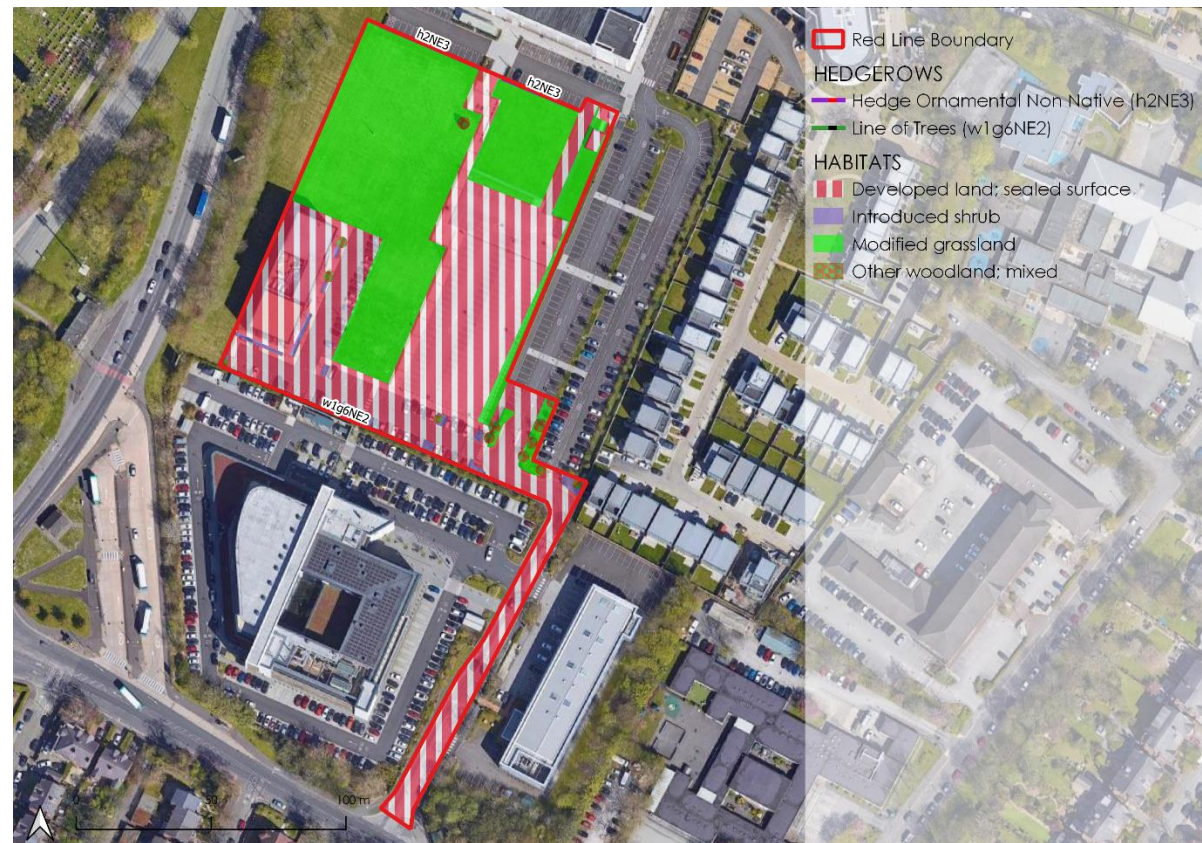
Potential future changes to the baseline

3.1.4. The Site's use and ecological baseline will likely be unchanged until the time of the proposed development.

3.1.5. In the absence of re-development, it is assumed that the Site would continue to be managed as formal and amenity open space, with car parking facilities and the existing buildings remaining well used.

3.1.6. If left un-managed the habitats on site would likely succeed to taller ruderal vegetation and scrub over time.

Figure 3.1 The Site's habitats



*Urban trees are shown indicatively on the above figure, however, the areas for these have been calculated using the urban tree calculator within the metric.

3.1.7. The table below sets out the habitats at this Site and their relevance in this assessment.

Table 3.1 Site Habitats Summary

Codes	Habitat Feature	Notes	Valued at what scale
u1b, u1cf, 310, 1170	Habitats of Low or Very Low Distinctiveness.	Areas of built development (Road and Buildings), formal landscaping including a small number of recently planted trees and modified grassland. These habitats have relevance to biodiversity at this site on the basis of their extent – mitigation / compensation for any loss of these habitats is dealt with through the Biodiversity Net Gain process and they are not considered further in the EclA process.	Negligible

3.1.8. The table below shows the site's habitats in terms of their measured Extent (ha or km) and Biodiversity Value (Habitat Units)- this is an excerpt from the DEFRA Biodiversity Metric 2.0 Spreadsheet Calculator.

Figure 3.2 Site Habitats as defined in Biodiversity Net Gain calculations – Site Baseline¹.

Habitats and areas				Distinctiveness	Condition	Strategic significance	Suggested action to address habitat losses	Ecological baseline	Retention	
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units	Area retained	Area enhanced
1	Grassland	Modified grassland	0.6798	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	1.36	0.0245	0
2	Urban	Developed land, sealed surface	0.8958	V Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00	0.8487	0
3	Urban	Introduced shrub	0.0184	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.04	0.0111	0
4	Urban	Urban Tree	0.0651	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	0.52	0.057	0
5										
6										
7										
8										
9										
Total habitat area			1.66					1.92	0.94	0.00

UK Habitats - existing habitats				Habitat distinctiveness	Habitat condition	Strategic significance	Suggested action to address habitat losses	Ecological baseline	Retention	
Baseline ref	Hedge number	Hedgerow type	Length (km)	Distinctiveness	Condition	Strategic significance		Total hedgerow units	Length retained	Length enhanced
1		Hedge Ornamental Non Native	0.071	V Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.07	0.03	
2		Line of Trees	0.099	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.20	0.099	
3										
4										
5										
6										
7										
			0.17					0.27	0.13	0.00

¹ Our report provides an estimate of the sites value in Biodiversity Units. This is based on thorough assessment at the time of survey and using the information available at this time. In this assessment we have used the latest version of DEFRA's Biodiversity Metric Tool, the UK Habitats Classification and relevant guidance. This assessment requires subjective judgments to be made in terms of habitat type and condition and could be open to other interpretations. Reliance on the Unit Score, or conversion of this into a monetary value, would be at the developer's own risk. Where conversion to monetary value is required, it is always advisable to get calculations checked independently.

Species and Species Groups

3.1.9. Potential constraints relating to relevant groups were investigated through the surveys listed above. Those highlighted are of relevance to the Site and are referenced later in the assessment.

Table 3.2 Summary of relevant faunal issues

Species/ Group (Feature)	Notes	Valued at what scale
Birds	Standard precautions apply regarding clearance of vegetation.	Site level
Other Fauna	Other faunal groups including bats, amphibians, reptiles, hedgehog and badger were covered in the PEA though potential impacts were ruled out.	N/A
Invasive non-native plant species	Small amounts of False acacia have been identified. Standard precautions apply regarding clearance of vegetation.	Site level

4. Description of the Proposed Development

- 4.1.1. The planning application is seeking permission for a new office led building in keeping with the original technology park including associated infrastructure, mainly car parking and formal landscaping.
- 4.1.2. Whilst much of the Site will be retained as hard surface or development, the majority of the existing formal landscaping, mainly comprised of amenity grass, will be cleared to facilitate this development.
- 4.1.3. Impacts are assessed on the basis of the effects impacting the valued habitats, species, or sites which have been identified above.

Figure 4.1 Illustrative Masterplan taken from drawing 159-LYR-XX-XX-DWG-L-1008 Rev.23.



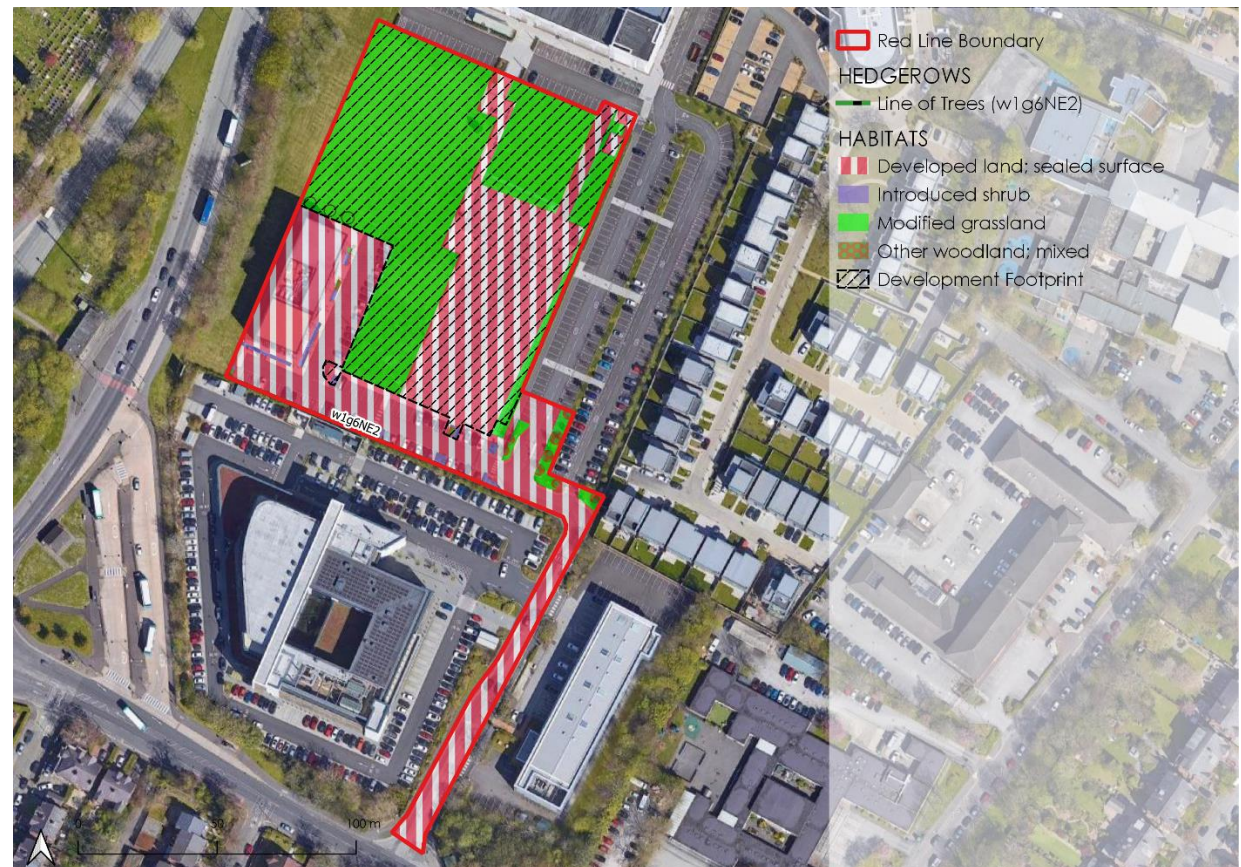
5. Impacts and Effects of Development

5.1.1. Figure 5.1 shows the development footprint in relation to the mapped habitats (black hatch).

5.1.2. The development footprint shows the sum extent of proposed built development and the habitats which will be directly impacted upon.

5.1.3. It is anticipated that outside of the development footprint habitats will be retained.

Figure 5.1 Development footprint in relation to existing on-Site habitats



*Other woodland in this instance indicates locations of existing tree planting.

Table 5.1 lists the anticipated Impacts and Effects associated with the proposals.

	Impact	Stage
1	Habitat will be removed from the Site by clearance and soil stripping using heavy machinery.	Clearance

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
1a	Direct habitat loss. There will be a loss of habitat generally which will be managed through the Biodiversity Net Gain process. Habitat loss will effect connectivity through and around the Site.	Low value habitats Birds	Site
1b	Damage to retained habitat such as by storage of clearance machinery or materials in these areas.	Low value habitats	Negligible
1c	Disturbance. The noise and activity at the Site will render it and areas immediately off-site inhospitable to wildlife during this period. Wildlife in this area is likely to be habituated to noise levels associated with the urban fringe.	Birds	Site
1d	Pollution. There is the potential for sediment or chemicals to be released from the Site, or into retained habitat during this stage.	Off-Site	Local
1e	Potential effects on Protected Species. Precautions will be required to ensure that impacts on nesting birds and the spread of Invasive Non-Native Species (INNS) can be avoided.	Protected Species	Criminal Offence

	Impact	Stage
2	Construction activities will take place over a c.2 year period. Construction of services will be followed by footings and then above ground construction of buildings.	Construction

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
2a	Damage to retained habitat such as by storage of machinery or materials in these areas.	Low value habitats	Negligible
2b	Disturbance. The noise and activity at the Site will render it and areas immediately off-site inhospitable to wildlife during this period.	Birds	Site
2c	Pollution. There is the potential for sediment or chemicals to be released from the Site during this stage.	Off-site	Local

	Impact	Stage
3	Landscaping activities will take place period during the construction period and will, be phased around completion of roads and the new office unit.	Construction

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
3a	Damage to retained habitat such as by storage of machinery or materials in these areas. Access will be required to retained areas to commence management and in itself could result in damage.	Low value habitats	Negligible
3b	Pollution. There is the potential for sediment or chemicals to be released from the Site during this stage.	Off-site	Local
3c	Inappropriate habitat creation or management techniques could mean that the proposals fail to deliver on BNG commitments	All habitats and species	Site

	Impact	Stage
4	The Site will be brought into use. Traffic and services will access the Site regularly. Pedestrian access across the Site and along rights of way will increase. Retained and created habitat will be managed by the Site Management Company.	<i>Operation</i>

	Significant Effects - in the absence of mitigation	Acting on (feature)	Acting at scale (Maximum)
4a	Damage to retained and created habitat such as by inappropriate use, littering, release of invasive species.	Low value habitats	Negligible
4b	Disturbance. The noise and activity at the Site will be present of a lower order and will likely be tolerable to species habituated to the urban conditions prevailing locally.	Birds	Site
4c	In the absence of correct management retained and created habitats will not provide the necessary biodiversity units committed to through the BNG process.	All habitats	Site

6. Mitigation & Residual Effects

- 6.1.1. Where feasible, the **avoidance** of unnecessary impacts has been considered at the design stage and worked into the Site Layout plan. The proposals will incorporate the following **mitigation** in relation to the identified **effects** above, as illustrated below and set out in Table 6.1 overleaf.
- 6.1.2. Habitat creation and management will need to be applied to the proposals to achieve the calculated BNG position are set out (and committed to) in the plan below. These themes would need to be the subject of a suitable Biodiversity Management which would provide a means of achieving the required habitats and condition.
- 6.1.3. Achieving the required Biodiversity Net Gain position will ensure that effects relating to habitat loss are addressed - both in respect of the habitats identified as valued features, and also the lower value habitats which would previously have been scoped out of Impact Assessments. Our impact assessment therefore only highlights where habitats present place a particular constraint on the protection of, or delivery of habitats on Site; or on off-set agreements.
- 6.1.4. Planning permission for the Site would be anticipated to be subject to standard conditions requiring the production of the following documents:
- A BS:42020 Biodiversity Management Plan (BMP).
 - A BS:42020 Construction Environmental Management Plan (CEMP: Biodiversity)
 - Detailed Landscaping Plans

Figure 6.1 Biodiversity Net Gain Calculations for newly created habitat and hedgerow - Post Development²

Post development/ post intervention habitats									
Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier	Difficulty		Habitat units delivered
			Distinctiveness	Condition			Final time to target condition/years	Final difficulty of creation	
Grassland	Other neutral grassland	0.0075	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.05
Urban	Developed land; sealed surface	0.53538	V Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Medium	0.00
Urban	Introduced shrub	0.0323	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.06
Urban	Rain garden	0.0838	Low	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.42
Urban	Urban Tree	0.175	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	27	Low	0.54
Urban	Ground level planters	0.005	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.01
Grassland	Modified grassland	0.0518	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.10
	Total habitat area	0.89							1.18

		Proposed habitats		Habitat distinctiveness	Habitat condition	Strategic significance		Temporal multiplier		Difficulty risk multipliers	Hedge units delivered
Baseline ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation		
1		Native Hedgerow	0.17	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low		0.57
2											
3											
4											
5											
6											
			0.17								0.57

² Our report provides an estimate of the sites value in Biodiversity Units. This is based on thorough assessment at the time of survey and using the information available at this time. In this assessment we have used the latest version of DEFRA's Biodiversity Metric Tool, the UK Habitats Classification and relevant guidance. This assessment requires subjective judgments to be made in terms of habitat type and condition and could be open to other interpretations. Reliance on the Unit Score, or conversion of this into a monetary value, would be at the developer's own risk. Where conversion to monetary value is required, it is always advisable to get calculations checked independently.

Table 6.1 lists the mitigation put in place to address the effects identified in table 5.1

	Impact	Stage
1	Habitat will be removed from the Site by clearance and soil stripping using heavy machinery.	Clearance

	Significant Effects - in the absence of mitigation	Mitigation / Compensation	Residual Magnitude
1a	Direct habitat loss.	Small net loss within Biodiversity Net Gain policy. The BMP will detail the provision bird nesting and bat roosting features as well as habitat management, where applicable.	Minor Negative
1b	Damage to retained habitat such as by storage of clearance machinery or materials in these areas.	The CEMP will detail installation of barrier fencing to protect retained habitat.	Neutral
1c	Disturbance. The noise and activity at the Site will render it, and areas immediately off-Site, inhospitable to wildlife during this period.	The CEMP will detail time limits to work on Site and the installation of screened fencing to limit visual disturbance of sensitive habitat.	Neutral
1d	Pollution. There is the potential for sediment or chemicals to be released from the Site, or into retained habitat during this stage.	The CEMP will detail silt fencing to protect retained habitat and watercourses and the location of bunded compounds for storage of machinery and materials	Neutral
1e	Potential effects on Protected Species . Precautions will be required to ensure that impacts on nesting birds and the spread of Invasive Non-Native Species (INNS) can be avoided.	The CEMP will detail necessary pre-works checks for badgers, nesting birds and INNS.	Avoided entirely.

	Impact	Stage
2	Construction activities will take place over a c.2 year period. Construction of services will be followed by footings and then above ground construction of buildings.	Construction

	Significant Effects - in the absence of mitigation	Mitigation / Compensation	Residual Magnitude
2a	Damage to retained habitat such as by storage of machinery or materials in these areas.	The CEMP will detail installation of barrier fencing to protect retained habitat where necessary.	Neutral
2b	Disturbance. The noise and activity at the Site will render it, and areas immediately off-Site, inhospitable to wildlife during this period.	The CEMP will detail time limits to work on Site and the installation of screened fencing to limit visual disturbance of sensitive habitat.	Neutral
2c	Pollution. There is the potential for sediment or chemicals to be released from the Site during this stage.	The CEMP will detail silt fencing to protect retained habitat and the location of bunded compounds for storage of machinery and materials	Neutral

	Impact	Stage
3	Landscaping activities will take place period during the construction period and will, be phased around completion of roads and buildings.	Construction

	Significant Effects - in the absence of mitigation	Mitigation / Compensation	Residual Magnitude
3a	Damage to retained habitat such as by storage of machinery or materials in these areas. Access will be required to retained areas to commence management, and in itself could result in damage.	The CEMP will detail installation of barrier fencing to protect retained habitat and any precautions required in accessing the Biodiversity Protection Zone The BMP will specify habitat management activities.	Neutral
3b	Inappropriate habitat creation or management techniques could mean that the proposals fail to deliver on BNG commitments	The BMP will detail; the planting and management required to achieve BNG commitments. This will include monitoring so that evidence can be provided, or remedial action can put in place as required.	Neutral

	Impact	Stage
4	The Site will be brought into use. Traffic and services will access the Site regularly. Pedestrian access across the Site and along rights of way will increase.	<i>Operation</i>

	Significant Effects - in the absence of mitigation	Mitigation/Compensation	Residual Magnitude
4a	Damage to retained and created habitat such as by inappropriate use, littering, release of invasive species.	Landscaping has been designed to accommodate amenity value to users of the site and buffering of sensitive habitats has been designed in.	Neutral
4b	Disturbance. The noise and activity at the Site will be present of a lower order and will likely be acceptable to species habituated to the urban conditions prevailing locally.	New nesting (for birds) and roosting (for bats) will be facilitated and planned for within the BMP.	Neutral
4c	In the absence of correct management retained and created habitats may not provide the necessary biodiversity units committed to through the BNG process.	The BMP will provide full details of habitats to be created and their suitable management suitable management. The BMP will include monitoring so that evidence can be provided, or remedial action can put in place as required.	Neutral

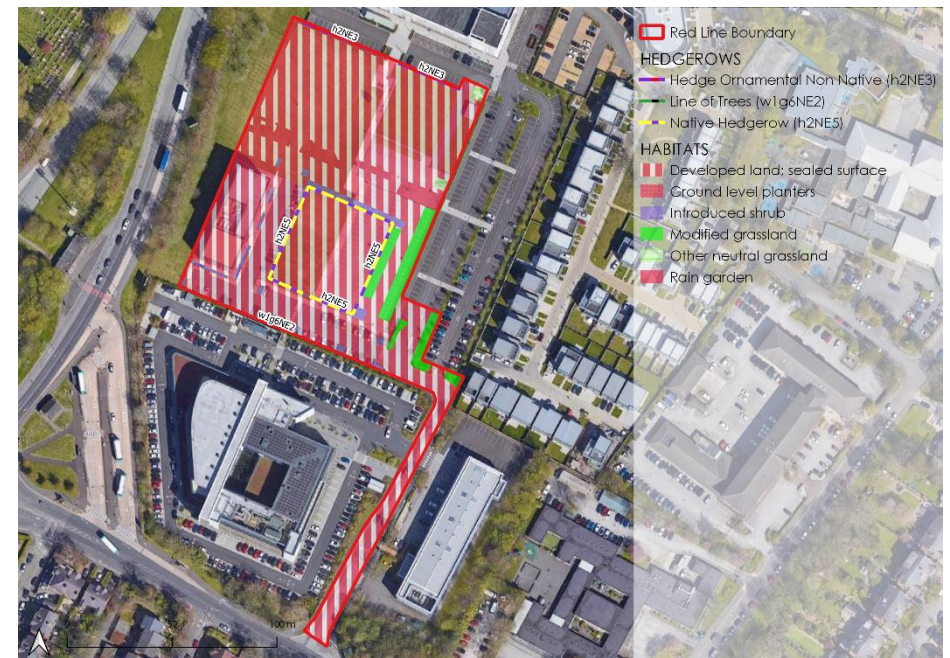
7. Biodiversity Net Gain

- 7.1.1. There will be a requirement for the proposals to secure Biodiversity Net Gain (BNG) (in accordance with BS:8683) at a level determined by the Local Planning Authority (LPA in line with their own policies and guidance in the NPPF).
- 7.1.2. The shortfall in Units will be off-set through the creation of Units off-Site through contribution to a strategic fund operated by the LPA or a third party. An agreement detailing any off-setting required would be the subject of a condition of planning.
- 7.1.3. Calculations setting out the position of the proposals in relation to BNG are set out below. These are based on the Proposed Site Plan available at this time. Habitat types which will need to be applied to the proposals to achieve the calculated BNG position are set out (and committed to) in the plan opposite. These would be covered by a standard Landscape Masterplan.
- 7.1.4. Achieving the required Biodiversity Net Gain position will ensure that effects relating to habitat loss are addressed - both in respect of the habitats identified as valued features, and also the lower value habitats which would historically have been scoped out of Impact Assessments.

Net Gain Calculations

- 7.1.5. The proposals will lead to an overall net loss in habitat and hedgerow units, with a shortfall of -0.21 Habitat Units (-11.06%) and gain of 0.53 hedgerow units (-196.3%) predicted.
- 7.1.6. The client has been provided with a full copy of the Biodiversity Metric 3.1 Calculation Tool.

Figure 7.1 Post development habitat types



*Urban trees are not shown on the above figure as these have been calculated using the urban tree calculator within the metric.

Table 7.1 Headline Summary extracted from
Biodiversity Metric 3.1 Calculator tool

On-site baseline	<i>Habitat units</i>	1.92
	<i>Hedgerow units</i>	0.27
	<i>River units</i>	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	1.71
	<i>Hedgerow units</i>	0.80
	<i>River units</i>	0.00
On-site net % change (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	-11.06%
	<i>Hedgerow units</i>	196.30%
	<i>River units</i>	0.00%
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-0.21
	<i>Hedgerow units</i>	0.53
	<i>River units</i>	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-11.06%
	<i>Hedgerow units</i>	196.30%
	<i>River units</i>	0.00%

8. Timing Issues

- 8.1.1. Other than the standard constraint surrounding nesting birds and vegetation clearance, no specific timing issues are foreseen.

9. Cumulative Effects

- 9.1.1. No in-combination effects have been identified.

10. Offsite Measures or Compensation

- 10.1.1. The scheme is expected to result in a small net loss for biodiversity on-site, and as such off-site measures of compensation will be required by the LPA.
- 10.1.2. To ensure there is no overall net loss of biodiversity, the small shortfall identified will be compensated via the purchase of off-site habitat units that equate to overall 10% Biodiversity Net Gain. Bruntwood has already undertaken early dialogue with off-site Biodiversity providers, who have confirmed it will be possible to deliver the enhancements within Greater Manchester. As such, the Applicant proposes a planning condition to be attached to a future decision notice, which requires the submission of details of how the proposals have maximised the feasible amount of on-site Biodiversity (up to 10% net gain) and how any residual habitat units will be secured via off-site provision

11. Enhancement

- 11.1.1. Opportunities to provide enhancement, and how to secure this will be detailed in the BMP and Landscaping Plan documents to be produced as a standard condition of planning.

12. Monitoring

- 12.1.1. The BMP document will identify any management specific monitoring which might be required in respect of habitat enhancement proposed.

13. Policy and Legislation

- 13.1.1. Given the implementation of the mitigation set out above, it is anticipated that the proposals will comply with most of the relevant policy and legislation relating to wildlife and ecology, except for the small loss of biodiversity anticipated.

14. Conclusion

- 14.1.1. Mitigation to be agreed by standard conditions of planning will be able to address all significant effects resulting from the development.
- 14.1.2. The scheme is unable to deliver a net gain for biodiversity on site, for both habitats and hedgerows and such off-site mitigation or financial contribution towards off-site habitat creation is anticipated.

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