Habitat Management and Monitoring Plan



The Christies Derek Crowther Building

19th January 2026

Tyler Grange

TG Report No. 17956_R02_SC

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Summary

S.1. This Habitat Management and Monitoring Plan (HMMP) has been prepared by Tyler Grange Group Ltd. (TG) on behalf of Northern Pathology Development Ltd. It has been prepared to set out management and monitoring prescriptions for retained and created habitats and hedgerows associated with a proposed development at Christie Hospital, Manchester, M20 4BX which is centred on OS Grid Reference SJ 84869 92593, hereafter referred to as 'the development site'. It also evidences how the monitoring and management will ensure the retained, created and enhanced habitats reach their target condition, as detailed within the accompanying Statutory Biodiversity Metric and Report (Tyler Grange, 2025).

S.2. Detail is also given regarding the organisations responsible for the funding, delivery, monitoring and remedial measures set out in this document.

S.3. **Table 1** below summarises the content of this document.

Development Site Owner	Northern Pathology Development Ltd
Organisation responsible for delivery of the HMMP	Northern Pathology Development Ltd
Period covered within HMMP	Start - Year 1 – April – September 2027 End – Year 30 - 2057
Development Site Planning Authority	Manchester City Council
Biodiversity Net Gain Report and Statutory Metric Reference	Statutory Metric – Tyler Grange (2025) Statutory Metric. Northern Pathology Development, Christie Hospital, Manchester. Reference 17956_BNGv2_BP_15012026, Report - Tyler Grange (2025) Ecological Impact Assessment. Northern Pathology Development, Christie Hospital, Manchester. Reference 17956_R01a
Other Permits	**N/A**

S.4. With the successful implementation of the measures detailed in this report and remedial measures dictated by future monitoring, is it considered that the habitat retention/creation/enhancement measures at the site would deliver and maintain the necessary number of biodiversity units to achieve a minimum 10% net gain in biodiversity value associated with the development project.

Section 1: Introduction and Site Context

Purpose

1.1. This Habitat Management and Monitoring Plan (HMMP) has been prepared by Tyler Grange Group Ltd. (TG) on behalf of Northern Pathology Development Ltd. It has been prepared to set out management and monitoring prescriptions for retained and created habitats and hedgerows associated with a proposed development at Christie Hospital, Manchester, M20 4BX which is centred on OS Grid Reference SJ 84869 92593, hereafter referred to as 'the site'. It also evidences how the monitoring and management will ensure the retained and created habitats reach their target condition, as detailed within the accompanying Statutory Biodiversity Metric within the Ecological Impact Assessment (EcIA)[1] and Report[2].

1.2. Detail is also given regarding the organisations responsible for the funding, delivery, monitoring and remedial measures set out in this document.

1.3. It has been produced to detail the habitat retention/creation/enhancement measures required to ensure the development would deliver the necessary number of Biodiversity Units (BU) targeted to achieve a minimum 10% net gain in biodiversity value.

Coverage

1.4. This HMMP relates to habitats retained/created within the site area, the extent of which is shown below in **Figure 1** in **Section 2** of this report. This figure is also produced at full size in **Appendix 1**.

1.5. This report set out details of the initial habitat interventions and subsequent long-term management of habitats and is set out as follows:

- **Section 2** describes the site including baseline ecological/ground conditions;
- **Section 3** sets out management objectives for the HMMP and describes ecological/ground constraints to be factored into the proposed management prescriptions;
- **Section 4** describes the management prescriptions to achieve the objectives set out in **Section 3**;
- **Section 5** describes the monitoring programme over the 30 year period, along with indications of mechanisms for remedial measures; and
- **Section 6** describes who will be responsible for implementing the plan and how arrangements for funding will be organised

[1] Tyler Grange (2025) Ecological Impact Assessment. Northern Pathology Development, Christie Hospital, Manchester. Reference 17956_R01a

[2] Tyler Grange (2025) Statutory Metric. Northern Pathology Development, Christie Hospital, Manchester. Reference 17956_BNGv2_BP_15012026

1.6. For the purposes of this report, Year 0 is defined as the year of the initial habitat interventions and Year 1 refers to the following year/planting season. Implementation of the plan will be iterative in the management prescriptions and will be refined as necessary based on the condition of the site and outcomes following the first cycle of the implemented management and ongoing monitoring.

1.7. This report must be read alongside the submitted Biodiversity Metric[3] and Report[4] and summarised in this report. Since the EcIA report there have been slight deviations in the landscape plan (**Appendix 1**) but this does not affect the conclusions of the EcIA and still results in the required 10% net gain. This HMMP relates to the most up to date plans (shown in **Appendix 1**).

[3] Tyler Grange (2025) Statutory Metric. Northern Pathology Development, Christie Hospital, Manchester. Reference 17956_BNGv2_BP_15012026

[4] Tyler Grange (2025) Ecological Impact Assessment. Northern Pathology Development, Christie Hospital, Manchester. Reference 17956_R01a

Section 2: Site Context

Site Location

2.1 The extent of the site area is denoted by the red line boundary as shown in **Figure 1** below and is centred on (OS) Grid Reference SJ 84869 92593. The site is approximately 0.15 ha in size and comprises hardstanding/building, vegetated garden, scattered scrub, bramble scrub, and scattered urban trees. The site is located within Manchester city centre within a residential area surrounded by existing hospital buildings and roads.



Figure 1 – Site Boundary © Google Earth

Existing Land Tenure and Management

2.2 All land within the site is owned by and within the control of Northern Pathology Development Ltd.

Baseline

2.3 Full ecological baseline details of the development site are given in the accompanying Ecological Impact Assessment (EcIA) report[5], which should be read alongside this report for full context. **Table 2.1** below summarises the baseline ecological/ground conditions of the site.

[5] Tyler Grange (2025) Ecological Impact Assessment. Northern Pathology Development, Christie Hospital, Manchester. Reference 17956_R01a

Table 2.1 – Site Baseline Summary

Statutory/Non-statutory Sites	There is one Natura 2000 site within 10 km of the site, Rochdale Canal Special Areas of Conservation (SAC) located 9.26 km northeast of the site. There are three nationally and non-statutory designated sites within 2 km of the site, the closest of which is Wrengate Wood Sites of Biological Importance (SBI) located 1.88 km southwest of the site.
Protected and Notable Species	Bats (Roosting) – All buildings onsite were assessed as having negligible suitability for roosting bats. Two trees onsite were assessed as requiring further assessments for roosting bats. Bats (Foraging and Commuting) – The site lies within an urban context, with limited habitats for commuting and foraging bats. It is assumed that light tolerant species, such as common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *P. pygmaeus* could forage within the adjacent to the site. Birds – The habitats onsite have the potential to support common and widespread nesting and foraging birds. Full details of protected and notable species are provided within the ecological reports.
Invasive Species	No invasive species were identified onsite.
Baseline Habitats	The majority of the site comprises developed land; sealed surface including the existing hospital buildings and associated hardstanding. A small area of vegetated garden with grassland occasional introduced shrubs and scattered scrub is present adjacent to the building. Also present onsite is a native hedgerow and urban trees.
Public Access	The site has no public access.
Topography	The site is relatively flat.
Current Use	The buildings and hardstanding are used as part of the adjacent hospital; however, the vegetated areas have been left unmanaged.

Soils and Substrates	The site is located within Soilscape 17[6] which is slowly permeable, seasonally wet acid loamy and clayey soils. Please note: this is a very high-level analysis and not considered to be site-specific.
Hydrology/Flood Risk	The site is not located within a flood zone[7].
Landscape Character	The site is located within the 55 – Manchester Conurbation National Character Area (NCA)[8]. It is not considered that the NCA would influence the type of habitat creation proposals.
Climatic Data	The site lies within the Northwest England and Isle of Man Met Office climate maps. Due to the nature of the proposals and the habitats proposed and the current use of the site, the proposed habitats should be viable on the site.
Strategic Location	None of the habitats within the proposed development have been identified as being of strategic significance.
Irreplaceable Habitats	No irreplaceable habitats are present onsite.

[6] LandIS (2025) Soilscapes Viewer. Available at: https://www.landis.org.uk/soilscapes/ [accessed 30/12/2025]

[7] Gov.uk (2025) Flood Map for Planning. Available at: https://flood-map-for-planning.service.gov.uk/map?cz=573459,220648,15 [accessed 30/12/2025]

[8] Natural England (2025) NCA Profile: 55 – Manchester Conurbation. Available at: https://nationalcharacterareas.co.uk/Manchester-Conurbation/ [accessed 30/12/2025]

Section 3: Management Objectives and Biodiversity Net Gain

Management Considerations

3.1. The site post-development will comprise a planning application for the redevelopment of the above section of the hospital building with associated landscaping and layby. The proposals will include the retention of a number of trees and part of the native hedgerow. Landscaping onsite post-development will include modified grassland, mixed scrub, urban trees and native hedgerow. All habitats will be accessible to users of the site. Management adjacent to retained and offsite habitat will be sensitive to avoid damage to these habitats, including compaction of roots from machinery.

3.2. Ongoing management would also be sensitive to foraging and commuting bats and nesting birds.

Management Objectives

3.3. Considering the habitats and key fauna known to be present within/adjacent to the site, the following objectives for nature conservation management have been set:

- Objective 1: To ensure the retained and created habitats achieve the target conditions set out in the accompanying Biodiversity Metric;
- Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment;
- Objective 3: To maintain the favourable conservation status of protected and priority species, through sensitive management practices.

3.4. In considering options for management of the habitats within the site, the following factors were considered:

- The existing land use and character of the site;
- The habitat requirements of species currently present within the site, in particular protected species and species of principal importance (SoPI) as defined in section 41 of the Natural Environment and Rural Communities Act 2006;
- Manchester City Council Core Strategy detailing current planning policy within Manchester City Council;
- Opportunities to contribute towards priority habitats and species within Greater Manchester Biodiversity Action Plan which includes urban managed greenspace as a relevant habitat;

- The sustainability of habitats to be created, taking into account natural processes (such as succession) and management inputs required to maintain them;

- Opportunities to enhance structural variety within habitats through new habitat planting;

- Opportunities to strengthen green corridors across and around the site through new habitats and retention and enhancement of habitats to maximise connectivity for wildlife; and

- Landscape enhancements as well as biodiversity enhancements must be maximised for both amenity and biodiversity.

3.5. The overarching management objectives are:

- Apply good horticultural and ecological practice to all operations;
- Promote healthy growth and establishment of all plants, trees and grass;
- Ensure consistent control of weeds;
- Provide protection against pests and disease;
- Promote wildlife value and species diversity;
- Ensure long-term commitment to replacement of defective plant material; and
- Review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with original design intentions.

Ecological and Landscape Trends and Management Constraints

3.6. Ongoing habitat management and maintenance on the site cannot be undertaken if it would compromise the survival or success of the fauna that could be present post-development, as this could result in an offence under protective legislation pertaining to wildlife, notably the Wildlife and Countryside Act (WCA) 1981 (as amended) and the Protection of Badgers Act 1992. Such constraints would therefore apply to bats, nesting birds and badger.

3.7. All bats and their roosts are European Protected Species (EPS) under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations') and are afforded protection under the WCA 1981 (as amended).

3.8. All breeding birds, their nests, eggs and young are protected under the WCA 1981 (as amended), which makes it illegal to knowingly damage or destroy a nest site while it is in use or being built. Species listed under Schedule 1 of the WCA 1981 are afforded additional protection from disturbance while breeding.

3.9. Badgers and their setts are protected under the Protection of Badgers Act 1992, due to persecution of the species in the past.

3.10. This management strategy will ensure that no breach in legislation occurs with regards to European Protected Species, nesting birds and badger.

Biodiversity Net Gain

3.11. The overarching objective of this HMMP is to deliver the targeted number of biodiversity units within the site, taking account of the site-specific constraints to management. **Table 3.1** overleaf provides a summary of the post-development habitats being retained and created onsite. Drawing P02: Post-development Habitats Plan appended to this report provides a summary of the post-development habitats being retained and created onsite. Parcel references within this report correspond to Statutory Metric[9]. **Table 3.1** below summarises the value of implementing the contents of this HMMP successfully across the whole site.

Table 3.1 – Biodiversity net gain summary of baseline and proposed habitat creation.

Baseline Onsite			
Habitats	**Area (ha)/ Length (km)**	**Condition**	**Unit Value**
Urban – Developed land; sealed surface	0.11	N/A	0.00
Urban – Vegetated garden	0.03	N/A	0.06
Individual trees – Urban trees	0.02	Good	0.24
Hedgerow – Non-native and ornamental hedgerow	0.04	Poor	0.04
Post-development Onsite			
Habitat	**Area (ha)/ Length (km)**	**Condition**	**Unit Value**
Retained			
Individual trees – Urban trees	0.016	Good	0.19
Habitats Created			
Urban - Developed land; sealed surface	0.12	N/A	0.00
Urban - Introduced shrub	0.01	N/A	0.02
Individual trees – Urban trees	0.04	Moderate	0.12
Heathland and shrub – Mixed scrub	0.02	Poor	0.08
Hedgerow - Native hedgerow	0.02	Moderate	0.07
Total Gain		**+ 0.11 habitat units (36.93%)** **+ 0.03 hedgerow units (67.37%)**	

[9] Tyler Grange (2025) Statutory Metric. Northern Pathology Development, Christie Hospital, Manchester. Reference 17956_BNGv2_BP_15012026

Overall Approach

Habitat Retention

3.12. The proposals have been designed to retained features of highest ecological importance, namely the mature trees in the north of the site and the majority of the hedgerow.

Habitat Creation

3.13. The majority of the site post-development will comprise the new buildings with associated hardstanding. Landscape planting is proposed in the north and east of the site comprising modified grassland, mixed scrub, trees and native hedgerows. **Table 3.2** below outlines the target conditions and management constraints for created habitats onsite.

3.14. Species mixes are outlined on the Soft Landscape Strategy Plan (see **Appendix 2**) which should be read in conjunction with this HMMP.

Table 3.2 – Proposed habitats and condition assessment

Habitat	Parcel Reference	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
Urban tree	2	Moderate	27	**<u>Statutory Biodiversity Metric Condition Assessment Criteria for Urban Trees</u>** Planting of 10 native trees within the landscape planting in areas of open space. A) Native tree planting. **Expected to fail** – on a precautionary basis with an appropriate specimens planted and ground preparation. B) The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion). **Expected to pass** – Automatically pass this criteria for individual trees. C) The tree is mature. **Expected to pass** – Majority of trees expected to reach maturity within 30 years.	There are no anticipated constraints which would preclude the creation and long-term success of the proposed habitats. Considerations are summarised below: - Management constraints in relation to nesting birds. - Management of this area will be sensitive to fauna including: • Timings of works • Sensitive working methods

Habitat	Parcel Reference	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
				D) There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. **Expected to fail** – Trees will be managed as part of this HMMP. E) Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. **Expected to fail** – Trees will be managed as part of this HMMP which will restrict enabling natural ecological niches. F) More than 20% of the tree canopy area is oversailing vegetation beneath – the majority of planting is oversailing grassland, introduced shrubs and thicket planting. **Expected to pass** – Trees are oversailing grassland and/or shrub planting.	

Habitat	Parcel Reference	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
Mixed scrub	3	Poor	1	**<u>Statutory Biodiversity Metric Condition Assessment Criteria for Scrub</u>** A) The parcel represents a good example of its habitat type, the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover). **Expected to fail** – due to small area of scrub proposed. B) Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	There are no anticipated constraints which would preclude the creation and long-term success of the proposed habitats. Considerations are summarised below: - Confirmed no Priority Habitats onsite which would impact management; - Confirmed no invasive species onsite which would impact management; - No public access which may otherwise degrade habitat; - Topography not considered a constraint to management/ success of habitat type; - Soil nutrient levels considered optimal; and - Soil is not considered a constraint due to the location and surroundings of the site.

Habitat	Parcel Reference	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
				Fail on a precautionary basis – It is unknown if mature shrubs will be present. C) There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover. **Expected to pass** –Considered achievable with correct management. D) The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat. **Expected to pass** – Considered achievable with correct management and planting. E) There are clearings, glades or rides present within the scrub, providing sheltered edges. **Fail on a precautionary basis -** due to smaller area of scrub proposed.	
Native hedgerow	4	Moderate	1	**Statutory Biodiversity Metric Condition Assessment Criteria for Hedgerows** A1) Height >1.5 m average along length	There are no anticipated constraints which would preclude the creation and long-

Habitat	Parcel Reference	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
				Expected to pass – Through an appropriate cutting regime (see Management Prescriptions), this is considered achievable. A2) Width >1.5 m average along length **Expected to pass** – Through an appropriate cutting regime (see Management Prescriptions), this is considered achievable. B1) Gap between ground and base of canopy <0.5 m for >90% of length **Expected to pass** – Through an appropriate cutting regime (see Management Prescriptions), this is considered achievable. B2) Gaps make up <10% of total length; and No canopy gaps >5 m **Expected to fail** – Fail on a precautionary basis. C1) >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: Measured from outer edge of hedgerow, and is present on one side of the hedgerow (at least).	term success of the proposed hedgerow. Considerations are summarised below: - Confirmed no Priority Habitats onsite which would impact management; - Confirmed no invasive species onsite which would impact management; - No public access which may otherwise degrade habitat; - Topography not considered a constraint to management/ success of habitat type; - Soil nutrient levels considered optimal; and - Soil is not considered a constraint due to the location and surroundings of the site.

Habitat	Parcel Reference	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
				Expected to pass –Considered achievable with correct management. C2) Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground. **Fail on a precautionary basis -** Should hedgerow be installed prior to surrounding grassland D1) >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species. **Expected to pass** – Considered achievable with correct management. D2) >90% of the hedgerow or undisturbed ground is free of damage caused by human activities. **Fail on a precautionary basis –** Due to nature of the site and use by people.	

Section 4: Management Prescriptions

4.1. The management prescriptions for the site are set out in **Tables 4.1**, **4.2**, **4.3** and **4.4** within the subsequent pages of this section of the report. The HMMP will be implemented in stages as indicated in the timings column in accordance with the management task, as will the appropriate timing of required habitat maintenance once established.

4.2. The prescriptions seek to cover a period equating to a 30-year period and include both the start-up works and continued management post intervention. This is inclusive of primary establishment of habitats and subsequent management regimes. These actions are set out under the individual objective headings set out in **Section 3**.

4.3. It is expected that the initial habitat groundworks will commence in February 2026, meaning that Year 1 will be the growing season (Apr – Sep) of 2027.

Table 4.1 – Management prescriptions for retained/created/enhanced habitats

Objective 1: To ensure the retained and created habitats achieve the target conditions set out in the accompanying Biodiversity Metric			
Prescription and Habitat	**Rationale for Feature Creation/ Management**	**Action**	**Timing**
Timings	Ensure no significant adverse impacts on biodiversity occur during the operational stage of the new development.	Post-development management of retained and newly planted trees, hedgerows and shrubs; should landscape maintenance work be carried out during the nesting bird season (generally acknowledged to be between March and August inclusive, though this is not defined in law and birds can nest outside of this time), all working areas will be checked for active nests by a suitably qualified person immediately prior to work commencing. Any active nests within vegetation will be protected with a suitably sized protection zone, within which no activity will take place until any chicks have fledged.	Annually, as and when tree, scrub and hedgerow management is required
All new planting	Ensure new planting establishes successfully	All new planting will be provided with suitable irrigation. Water trees, whips, hedgerows, grassland and shrubs at least once a week if there has been no rain or at times of drought, particularly during the first growing season after installation. Litter pick retained and new planting.	At least once a week/when required Eight weekly intervals annually between April – December

Prescription and Habitat	Rationale for Feature Creation/ Management	Action	Timing
		Control weeds around the base of the new planting and remove as necessary. Maintain a weed free area around each plant during the first 5 years. During the first 5 years, dead and broken branches/shoots will be pruned and disposed of appropriately Avoid the use of herbicides. Ensure machinery and vehicles are used appropriately for the location of the management prescriptions. Avoid machinery and vehicle use on wet ground to prevent damage to habitats.	Eight weekly intervals annually between April - December Eight weekly intervals annually between April - December Anytime All times during management activities
All Habitats -Remedial Actions	Ensure habitats are re-planted if they fail to establish	Each autumn, the new planting scheme shall be inspected, and dead or dying plants shall be recorded and replaced in the next winter planting season, until 100% canopy achieved and/or gaps are filled. Plants to be pruned as required.	Annually, as required.

Table 4.2 – Management prescriptions for retained and created habitats – Urban Trees

Action	Relevant Parcels	Rationale for Feature Creation/ Management	Prescriptions	Timings
Habitat Created				
Preparation	2	Trees Planting of 10 native trees across the site to provide habitats for invertebrates and nesting birds.	Prior to planting whips, the ground will need to be prepared by cultivation whereby weeds will be removed by hand or spot treated with herbicide. Following this, if required, a rotavator will be used to break up any compacted soil to help roots to penetrate more easily and improve water and air movement within the soil. It will be important to maintain drainage in the soil as whips will not thrive in waterlogged soils. All tree planting will be undertaken in accordance with BS 8545:2014 "Trees: from Nursery to Independence in the Landscape – Recommendations"[10] and as per the supplier's instructions.	Prior to planting April – September
Planting			Plant trees when dormant and protect straight away. Planting should be carried out when the tree is dormant, but this will depend entirely on the site and weather	Year 0

[10] BSI Standard Publications (2014) BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations

			conditions. Most native broadleaf species are entirely dormant after they have shed their leaves until spring. Do not plant in snowy or hard frost conditions and make sure that all trees have the roots covered at all times by a plastic bag to prevent drying. Ensure trees are planted at the same depth that they were growing at in the nursery by making sure that the "collar", where the roots meet the main stem, is at ground level. If you are planting into clay soil, make sure that the spade has not left a smooth unbroken face on the side of the hole as this will restrict root development. Once the tree is in the ground make sure that the soil is properly pressed in around the root system, to prevent air pockets. Use trees that are free from pests and diseases (get your plants from nurseries with plant health management standards in place, such as nurseries with Plant Healthy certification or similar) Spiral guards are also an effective deterrent to rodents and small mammals such as rabbits. Tube shelters can also prevent grazing by small mammals and provide some protection against weed competition. They also increase the temperature of the	Whips to be planted when trees are dormant, generally mid-November to early March

			microclimate, leading to faster growth. They are nominally photo-degradable, meaning that they should not need removing when the tree gets too big. Spot spraying is an effective way of removing competing weed species and allowing the trees to capture the site. Mulch mats are an alternative to spraying on smaller sites; they are also helpful on sites where poor moisture retention is an issue.	
Ongoing Habitat Management				
Management – Year 1	2		Monitor growth of specimens, replacing guards where necessary. Water as required. Remove weeds and/or invasive plants where necessary. Trees should be inspected annually by the management team during the winter to check for disease, and damage. Any remedial works should be completed in accordance with BS 3998:2010 - Tree work – Recommendations[11].	Any management of trees should be carried out outside of core nesting bird season where possible (March-September, inclusive), if not possible, a nesting bird check by SQE will be required prior to the works.

[11] BSI Standard Publication (2010) BS 3998:2010 Tree work. Recommendations

Management – Year 2 - 30	2	Management of newly planted and retained trees.	Keep young trees weed-free for 3 years after planting using a mulch, an appropriate herbicide or weeding by hand Protect young trees from grazing animals and maintain protection until the trees are big enough to survive potential threats. Thereafter tree guards should be removed. Remove weeds and/or invasive plants where necessary. A range of age classes can also be provided by coppicing. Hazel for example should be coppiced approximately around 10 years, then re-cut every 7-10 years. Some of the hornbeam could also be coppiced. Monitor tree mortality and crown dieback and complete management where necessary. Ensure machinery is only used when completing management and only if no alternatives to reduce damaged to ground.	

Table 4.3 - Management prescriptions for enhanced – Mixed Scrub

Action	Relevant Parcels	Rationale for Feature Creation/ Management	Prescriptions	Timings
Habitat Created				
Preparation	3	Mixed scrub Promote biodiversity, improve habitat structure and increase light levels for understorey plants.	Prior to planting the scrub mix, the ground will need to be prepared by cultivation whereby weeds will be removed by hand or spot treated with herbicide. Following this, if required, a rotavator will be used to break up any compacted soil to help roots to penetrate more easily and improve water and air movement within the soil. It will be important to maintain drainage in the soil as scrub species will not thrive in waterlogged soils.	Prior to planting April – September
Planting			The scrub mix will be planted in Autumn or Spring and to a suitable density to ensure adequate spacing between plants, e.g. 1,000 to 2,500 plants per hectare and approximately 0.5 m to 2 m apart depending on required density. Density may vary throughout the parcel to create a variety of habitat conditions.	Year 0 October – early November or March April

			All vegetation within clearings, glades and rides will not be removed, rather a mix of smaller shrubs and grasses will be maintained for a diverse, natural appearance. There will be a soft, gradual transition between scrub and open space to support a variety of species. The open spaces can be planted with native grasses, wildflowers, and small shrubs. This will also be the case at the scrub edges leading to adjacent habitat. Newly planted shrubs are to be installed with shrub guards and are to be watered as required, especially in dry periods.	
Ongoing Habitat Management				
Management – Year 1 - 5	3		Monitor growth of specimens, removing or replacing shrub guards where necessary. Water in line with watering regime. If mature species overcrowd, remove to allow seedlings and saplings to establish supplementing with saplings/young shrubs if self-seeding is not succeeding. Ensure clearings, glades and rides, and edges of scrub leading to adjacent habitat are maintained.	Any management of scrub should be carried out outside of core nesting bird season where possible (March-September, inclusive), if not possible, a nesting bird check by SQE will be required prior to the works.

			Over time, vegetation will naturally regenerate, and scrub may start to encroach on the cleared spaces. Regular management through cutting or thinning is important to maintain the desired openness of glades, rides and edges. Remove weeds and/or invasive plants where necessary. It is expected in the first year following planting that the faster growing grasses and weed species will establish. This will be controlled via regular management/ weeding. Remove any litter or general waste as required.	
Management - Years 6 - 30	3		Carry out a rotational cut every 7-10 years to diversify age range outside the nesting bird season (March-September, inclusive). Remove all arisings. Management outlined for years 1-5 to also continue.	Every 7 – 10 years October to February, if not possible, a nesting bird check by SQE will be required prior to the works.

Table 4.4 – Management prescriptions for created habitats – Native Hedgerow

Action	Relevant Parcels	Rationale for Feature Creation/ Management	Prescriptions	Timings
Habitats Created				
Preparation	4	Native hedgerow. Providing 'green corridors' which many species will use to navigate through the landscape.	Prior to planting the hedge mix, the ground will be prepared by cultivation whereby weeds will be removed by hand or spot treated with herbicide. Following this, if required, a rotavator will be used to break up any compacted soil to a depth of 150 mm to help roots to penetrate more easily and improve water and air movement within the soil.	Prior to hedge creation April - September
Planting-Year 0			Species are to be randomly mixed and planted 450mm apart in a double, staggered row set 500mm apart, (5No per linear m). Hedges can be laid by experienced workers in an appropriate regional style.	Year 0 Whips to be planted when tees are dormant, generally mid-November to early March
Ongoing Habitat Management				
Management-Year 1 to 5	4		Annual monitoring of growth in growing season.	Any management of hedge should be

			Ensure hedgerow comprises greater or equal to 4 UK native woody species per 30 m hedgerow length. The hedgerow should not be dominated by any one species. Plant/remove species where required. Remove weeds and/or invasive plants where necessary. It is expected in the first year following planting that the faster growing grasses and weed species will establish. This will be controlled via regular management/weeding. Lightly prune sides of new hedges to encourage compactness. Dispose of arisings off site. Replace supports, guards and ties as necessary. Check planting at each visit, especially after winter storms. Ensure plants are heeled in, tree posts are firm, and canes are secure. Replace where necessary at each visit. Water newly planted trees, shrubs, and seeded areas as necessary. Mulching whips may be considered to ensure that they take. Ensure damaging human impacts are controlled through appropriate cutting regime and use	carried out outside of core nesting bird season where possible (March- September, inclusive), if not possible, a nesting bird check by SQE will be required prior to the works.

			appropriate machinery. Consider installing fencing to reduce browsing pressure.	
Management- Year 5 to 30	4	Management of created native hedgerow and retained non-native hedgerow.	Continue to maintain hedges with sloping sides. Hedge heights and widths to eventually be as 1.5 m with an undulating profile. Incremental cutting will allow the hedge to gain height and density and prevent development of scar tissue and knuckling where growth branches at the same pruning point each year and weakens the structure of the hedge. This also allows the hedge to flower and bear fruit. Post laying return to incremental pruning, maybe on a rotation that allows for more growth and flowering / fruiting. 1 or 2 years before laying consider siding up the hedge (removing the larger side branches) to promote more vertical growth and to make the laying process easier and less stressful on the tree. Laying will also reduce vertical and horizontal gappyness Depending on the age of the hedge and number of gaps, it may be possible to gap up with new hedge whips. Remove tree supports, stakes, cross-bars, guys, straps, ties, hedge tubes and guards when no longer required. Dispose of materials off site.	Any management of hedge should be carried out outside of core nesting bird season where possible (March- September, inclusive), if not possible, a nesting bird check by SQE will be required prior to the works.

			Watering shall be undertaken only in periods of abnormally dry weather to ensure survival of hedge.	

Section 5: Monitoring and Remedial Measures

5.1. To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

5.2. Along with the requirement for ongoing management of the site by specialist contractors (see **Section 6**), it will also be necessary for the site to be periodically monitored by a Suitably Qualified Ecologist (SQE) to ensure the retained and created habitats are in the appropriate condition and are either showing signs of success in the management objectives put forward and later with evidence that the habitats have achieved and continue to maintain their target condition.

5.3. Prior to the commencement of monitoring once all habitats have been installed, it will be necessary for the SQE to visit the site to confirm that the correct habitats have been installed in the correct locations and to the right specifications. Where this is not the case, the SQE will report this to the organisation responsible for delivering this HMMP.

5.4. Monitoring will commence in Year 1 i.e. the year following the initial habitat intervention measures and in the appropriate survey season (April – September).

5.5. Monitoring will then be required in Years 2, 5, 10, 15, 20, 25 and 30 post-intervention. The appointed SQE will perform a UK Habitat Classification Survey, Condition Assessment and quadrats of the habitats to assess their progress against target conditions. This will be undertaken between May – August inclusive, prior to cutting. Should the habitats appear to be failing or not in their target condition, it will be the responsibility of the SQE to report this to the organisation responsible for delivering the contents of this HMMP. It will then be the responsibility of the organisation to implement the necessary remedial measures.

5.6. The results of the monitoring in Years 2, 5, 10, 15, 20, 25 and 30 will be compiled in reports for submission to the Local Planning Authority. These will include the results of the condition assessment criteria for each habitat as set out in the table below. A report will be compiled including photos and species lists where necessary to support the condition assessment work, and submitted to Manchester City Council by December 31st in each monitoring year by the landowner. The report will follow the Natural England and Defra BNG Habitat Monitoring Report template outlining how the site is progressing towards target condition, (indicating if it is on track) and set out clearly if any changes are required to the ongoing management indicated in Section 4 of the HMMP with appropriate photographs where required. The LPA will review within eight weeks of submission to enable any changes to management practices to be discussed before the next growing season.

5.7. **Table 5.1** below outlines the monitoring programme, methodologies, deliverables and remedial action measures.

Adaptive Management

5.8. Adaptive management is a systematic approach to natural resource management that involves monitoring and evaluating the effectiveness of management actions then adjusting as necessary to improve outcomes over time. It is an iterative process in which management actions are followed by targeted monitoring outcomes. These, in turn, inform the ongoing management.

5.9. Adaptive management on the site will be informed by the monitoring of the habitats in Years 2, 5, 10, 15, 20, 25 and 30, as informed by the SQE. The monitoring will identify and management changes to promote achieving BNG targets stated in the statutory biodiversity metric and this HMMP. The monitoring can pick up any unexpected, external influences. Some examples are dealing with a new plant disease, an invasive species that is thriving due to climate change, or changes to site access due to site flooding, particularly with the clay soil type.

5.10. All the monitoring detailed within Section 4 will feed into the management to ensure successful establishment and the habitats reaching the target conditions. The monitoring will include adaptive management and remedial works which will be discussed with the landowner and management company, and LPA if applicable. This could include a change in management practices, additional mowing of the grassland to remove competitive weeds, over sowing with yellow rattle *Rhinanthus minor* and replanting of specimen plants and trees.

5.11. Should the need to management need to change between the monitoring visits by the SQE, the management company, landowner and ecologist will collaborate and adapt the management to ensure the habitats are successful and this will be discussed with the LPA. Further monitoring may also be required outside of the monitoring intervals to check the new management practice is successful.

Table 5.1: Monitoring Methods, Intervals and Timings

Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment		
Habitat Type	**Monitoring Methods**	**Monitoring Interval and Timings**
Tree	Undertaken on created trees. Undertaken by SQE. Review the trees alongside the BNG condition assessment criteria. Collect and add to the species list across the trees to check against those planted. Ensure tree guards and spikes are removed and disposed of appropriately once trees are established.	Years 2, 5, 10, 15, 20, 25 and 30. Surveys to be completed between May and August Monitoring report following survey to the Local Planning Authority to confirm that the correct habitat has been created to the correct methodology over the correct area, any remedial and adaptive management required. Submitted by December 31st in each monitoring year.

Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment		
Habitat Type	**Monitoring Methods**	**Monitoring Interval and Timings**
Mixed scrub	Undertaken on enhanced mixed scrub. Undertake a UK Habitat Classification survey of the scrub to ensure it is establishing as anticipated. Undertaken by SQE. Review the mixed scrub alongside the BNG condition assessment criteria. Collect and add to the species list across the scrub to check against those planted. Ensure tree guards and spikes are removed and disposed of appropriately once specimens are established.	Years 2, 5, 10, 15, 20, 25 and 30. Surveys to be completed between May and August Monitoring report following survey to the Local Planning Authority to confirm that the correct habitat has been created to the correct methodology over the correct area, any remedial and adaptive management required. Submitted by December 31st in each monitoring year. Should reach target condition (Poor) by Year 1.
Native hedgerow	Undertaken on created hedgerows on the site. Undertake a UK Habitat Classification survey of the hedgerow to ensure it is establishing as anticipated. Undertaken by SQE. Review the hedgerow alongside the BNG condition assessment criteria. Collect the species list along the hedgerow to check against those planted. Ensure tree guards and spikes are removed and disposed of appropriately once specimens are established.	Years 2, 5, 10, 15, 20, 25 and 30. Surveys to be completed between May and August. Monitoring report following survey to the Local Planning Authority to confirm that the correct habitat has been created to the correct methodology over the correct area, any remedial and adaptive management required. Submitted by December 31st in each monitoring year.

Table 5.2: Habitat Creation and Management – Risk Register and Remedial Measures

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Years 2, 5, 10, 15, 20, 25 and 30	All habitats	Habitats not establishing correctly	Remedial measures will be specific to the habitats in question and may comprise complete re-installation of habitats if done to the wrong specification. For the site in question, however, this may comprise:	Reseeding/plating of the habitats with the correct seed/species mix, with the correct methodology or in the correct area. More intensive management to combat weeds/undesirable species and invasives, including targeted spot treatment where necessary. Amend management regime if fast growing grasses are prevalent. Increase protection of planted trees/shrubs if browsing pressure. Further intrusive ground investigations/topsoil stripping may need to be considered, and the habitats replanted.

Years 2, 5, 10, 15, 20, 25 and 30	Trees	Newly planted trees failing to establish	Ensure planting is adequately watered during the first years growing season and at times of drought.	Regular watering during the first years growing season or at times of drought, at least once a week.
			10% of targeted number of newly planted trees found to be dead during years 1-10.	Plant a larger number of trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis
		Sub-optimal species	Species indicative of suboptimal condition must be maintained below 5% of the total habitat. Suboptimal species include: non-native conifers, tree-of-heaven *Alianthus altissima*, holm oak *Quercus ilex*, European turkey oak *Quercus cerris*, cherry laurel *Prunus lauroceraus*, snowberry *Symphoricarpos spp.*, shallon *Gaultheria shallon,* American skunk cabbage *Lysichiton americanus*, buddleia *Buddleja spp.*, cotoneaster *Cotoneaster spp.,* Spanish bluebell *Hyacinthoides hispanica* and hybrid bluebells *Hyacinthoides x massartiana.*	Plant/remove species where required and potential amendment to cutting regime.
Years 2, 5, 10, 15, 20, 25 and 30	Mixed scrub	Newly planted specimens	Ensure planting is adequately watered during the first years growing season and at times of drought.	Regular watering during the first years growing season or at times of drought, at least once a week.



		failing to establish	10% of targeted number of newly planted trees found to be dead during years 1-10.	Plant a larger number of trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis.
			Scrub to comprise at least 3 woody native species, with at least 80% of scrub comprising native species, with no species occupying more than 75% of the total cover.	Plant/remove species where required and potential amendment to cutting regime.
Years 2, 5, 10, 15, 20, 25 and 30	Native hedgerow	Newly planted specimens failing to establish	Ensure planting is adequately watered during the first years growing season and at times of drought.	Regular watering during the first years growing season or at times of drought, at least once a week.
			10% of targeted number of newly planted trees found to be dead during years 1-10.	Plant a larger number of trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis.

Section 6: Delivery of the HMMP

6.1. This section summarises the organisations responsible for the overall delivery of the HMMP, along with details of specific personnel where appropriate.

Table 6.1 –Roles and Responsibilities for the implementation of this HMMP

Ecologist or Other Professional Responsible for HMMP	
Organisation	Tyler Grange Group Ltd.
Responsibility	
The ecologist will act as the Suitably Qualified Ecologist (SQE) be responsible for conducting the monitoring visits in Years 2, 5, 10, 15, 20, 25 and 30 and liaising with the client/land-owner/management company to ensure the habitats proposed are on track to meet their target condition. The ecologist will also help inform the monitoring report to be submitted to the LPA on the findings of the survey.	
Statement of Competency: The ecologist must be suitably experienced and trained through a recognised training provider in using UK Habitat Classification and Biodiversity Net Gain. The ecologist should also be able to demonstrate Field Identification Skills Certificate (Level 3 or above), or similar and be a member of the Chartered Institute of Ecology and Environmental Management (CIEEM), or similar organisation.	

Landowner or Land Manager	
Organisation	Northern Pathology Development Ltd
Responsibility	

Landowner or Land Manager
The responsibility of the landowner is the funding and implementation of this HMMP, including ensuring the ecologist and management company are instructed to conduct the works. Northern Pathology Development Ltd will be the body responsible for the delivery of this HMMP. It will be the responsibility of Northern Pathology Development Ltd and his appointed contractors to deliver the practical measures detailed in this plan i.e. ground preparation, sowing/planting and ongoing management required to achieve the targeted habitats. It will be Northern Pathology Development Ltd overall responsibility to ensure the prescriptions detailed in this management plan are delivered, and any remedial actions arranged and delivered. The landowner is also responsible for any remedial works which may be required, including replanting/reseeding and liaising with the LPA should habitats fail to establish. This may also include an update to this HMMP and/or the Statutory Metric to ensure a 10% net gain is delivered. The landowner will also submit the monitoring reports to be LPA within one month of the ecologists site visit. The landowner will also instruct any other consultants required, such as Arboricultural consultant, as required.
Statement of Competency: The landowner will have overall control over the site in regard to the habitats retained, created and enhanced and be in a position to instruct the ecologist and management company as necessary.

Management Organisation(s) Responsible for Implementing the HMMP	
Organisation	Northern Pathology Development Ltd
Responsibility	
The management company/ contractors will be responsible for implementing this HMMP through appropriate management of all habitats onsite. Where necessary, the management company will work alongside the ecologist and landowner to ensure habitats establish and are managed appropriately to reach the target conditions set out within the Statutory Metric and if habitats fail to establish, remedial measures are implemented in a timely manner (as soon as possible within the next growing season).	
Statement of Competency: The management company will have suitable experience in habitat management including grassland, individual trees, scrub and hedgerows.	

LPA or Responsible Body for Reviewing HMMP	
Organisation	Manchester City Council
Responsibility	

LPA or Responsible Body for Reviewing HMMP
The LPA will be responsible for reviewing this HMMP and the monitoring reports submitted in years 2, 5, 10, 15, 20, 25 and 30. It may also be necessary for the discussions between the ecologist, landowner, management company and LPA ecologist to be undertaken should habitats fail to establish and remedial measures are required.

Funding and Legal Agreements

6.2. Habitats created on the site will be maintained for at least 30 years post development to satisfy the conditions for BNG in the Environment Act 2021, as well as best practice guidelines[12]. The applicant (Northern Pathology Development Ltd) will transfer money to the management company for the duration of the 30-year period.

[12] Construction Industry Research and Information Association (2019). Biodiversity Net Gain – Principles and Guidance for UK construction and developments.

Appendix 1: Soft Landscape Strategy Plan (Drawing No. NPD-Z1-ITR-G710-PL-XX-0003 P01)

Soft Landscape Types

Native / Ornamental Planting
A mixture of native and ornamental species is proposed in these areas to provide a balance of biodiversity and aesthetic value. Seasonal interest, texture and scent will be considered alongside selecting plants suitable to the current and future climate.

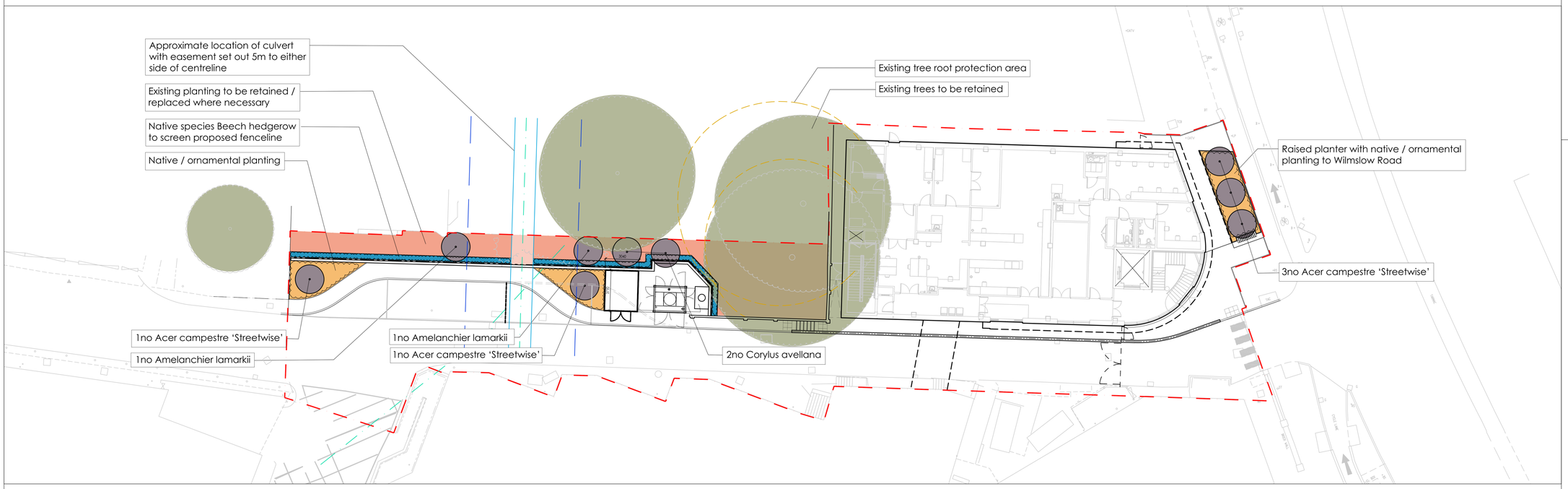
Native Species Beech Hedgerow
A native species Beech hedgerow is proposed to the Tatton Grove side of the proposed screen fence. This will help to screen the new development from the neignbouring properties while softening the impact of the timber fenceline. The hedgerow will also provide valuable linear habitat.

Proposed Trees
Proposed trees will be selected from native species to suit their individual location. Species will include clear stem semi-mature and multi-stemmed varieties to diversify forms.

Retained / Replaced Existing Planting
Planting to the northern edge of the proposed fenceline / hedgerow will be retained as much as possible to maintain existing screening. Where this planting is damaged through construction, replacement will be made from the 'Native / Ornamental Planting' species mix.

Key:

- Site Boundary
- Native / Ornamental Planting
- Native Species Rich Hedgerow
- Proposed Tree (9no)
- Existing Tree



Soft Landscape Strategy Plan

Tree Planting Schedule				
No	Species	Description	Clear Stem	Root / condition
5	Acer Campestre "Streetwise"	Semi-mature, 30-35cm girth, 500-600cm height	2m clear stem height from GL	Rootballed or containerised for planting outside season
2	Amelanchier Lamarckii	Multi stemmed, 350-400cm height	Multi stem	
2	Corylus avellana	Semi-mature, 20-25cm girth, 400-500cm height	2m clear stem height from GL	
NOTE: Species selected in line with United Utilities document 'Standard Conditions for Works Adjacent to Pipelines 90048' - Appendix 1: Planting Near to Pipelines. Species selected from 'Individual trees planted from 3 metres of underground asset or pipe' list.				

Native Species Hedge Planting Schedule				
Length	Species	Description	Density	Root / condition
41lin/m	Fagus sylvatica	Semi-mature, 30-35cm girth, 500-600cm height	To be planted at 45cm centres in a double staggered row	Bare root
NOTE: Species selected in line with United Utilities document 'Standard Conditions for Works Adjacent to Pipelines 90048' - Appendix 1: Planting Near to Pipelines. Hedge will be planted within easement but not directly over culvert. To be maintained as hedge no higher than 1.5m as per guidance.				

	Planting Schedule for Mix to Raised Planters and General Native / Ornamental Planting - 52m2			
No	Species	Description	Pot Size	Root / condition
No	Achillea "Terracotta"	30-40cm height, good clump form	2L Pot	5 plants / m2
	Ajuga reptans "Catlin's Giant"	30-40cm height, good clump form	2L Pot	5 plants / m2
	Anemanthele lessoniana	30-40cm height, good clump form	2L Pot	5 plants / m2
	Carex morrowii Boott "Everglow"	30-40cm height, good clump form	2L Pot	5 plants / m2
	Carex oshimensis "Everillo"	30-40cm height, good clump form	2L Pot	5 plants / m2
	Crocosmla "Emily Mckenzie"	30-40cm height, good clump form	2L Pot	5 plants / m2
	Echinacea purpurea "Vintage Wine"	30-40cm height, good clump form	2L Pot	5 plants / m2
	Geranium phaeum "Album"	30-40cm height, good clump form	2L Pot	5 plants / m2
	Hebe "Mrs Winder"	30-40cm height, good clump form	5L Pot	3 plants / m2
	Heuchera "Lime Marmalade"	30-40cm height, good clump form	2L Pot	5 plants / m2
	Heucherella "Sweet Tea"	30-40cm height, good clump form	2L Pot	5 plants / m2
	Polystichum munitum	30-40cm height, good clump form	2L Pot	5 plants / m2
	Salvia nemorosa "Ostfriesland"	30-40cm height, good clump form	2L Pot	5 plants / m2
	Salvia sylvestris "Dear Anja"	30-40cm height, good clump form	2L Pot	5 plants / m2
	Sarcococca hookeriana var. "Humilis"	30-40cm height, good clump form	5L Pot	3 plants / m2

NOTES:

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KEY PLAN

REV	DETAILS	DRAWN BY	CHECKED BY	CHECKED DATE
P01	FIRST ISSUE	IF	MS	17.12.25

DRAWING RECORD

STATUS
S3 - For Review, Comment and Approval

CLIENT
Northern Pathology

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PROJECT TITLE
Northern Pathology

DRAWING TITLE
Soft Landscape Strategy Plan

SCALE	DRAWN BY	DATE
1:200@A1	IF	DEC '25

JOB/DRAWING NUMBER	REVISION
NPD-Z1-ITR-G710-PL-XX-0003	P01

Plans:

Plan 1: Habitat Features Plan and Preliminary Bat Roost Assessment **17956/P01**

Plan 2: Post Development Plan **17956/P02b**



Legend

- Redline boundary
- Urban
  Developed land; sealed surface
- Urban
  Vegetated garden
- Building, Negligible BRP
- Non
  native and ornamental hedgerow

Baseline Trees

- Small >7.5cm to 30cm
- Medium >30cm to 60cm
- Large >60cm to 90cm

N

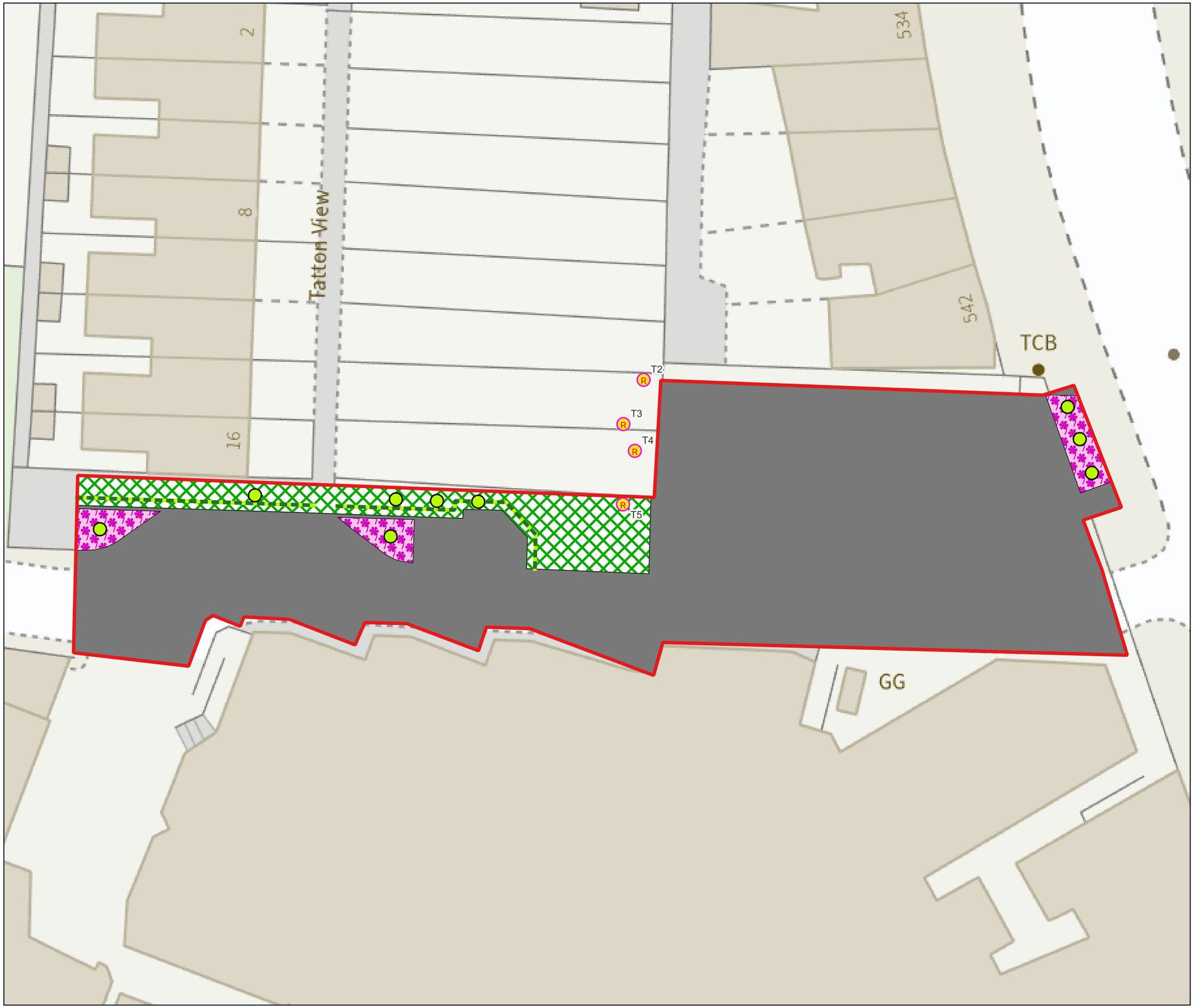
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Project	The Christie
Drawing Title	Habitat Features Plan
Scale	Scale: 1:300
Drawing No.	17956/P01
Date	July 2025
Checked	BP/LJ

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Legend

Redline boundary

Post Development Habitats

Heathland and shrub
Mixed scrub

Urban
Developed land; sealed surface

Urban
Introduced shrub

Native hedgerow

Post development tree planting

Small >7.5cm to 30cm

Retained tree

N

0 10 m

Project	The Christie
Drawing Title	Post-development Habitat Plan
Scale	Scale: 1:300
Drawing No.	17956/P02b
Date	January 2026
Checked	BP/LJ

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