Site Walkover and Biodiversity Net Gain Assessment

University of Manchester Kilburn Building
Reference: 83-034-R1
Date: March 26



E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
https://e3p.co.uk

Registered in England
CRN: 08725262

QUALITY ASSURANCE

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WRITTEN BY	QUALIFICATIONS	POSITION
Noah Salt	BSc (Hons)	Graduate Ecologist

REVIEWED BY	QUALIFICATIONS	POSITION
Carlin Jones	BSc (Hons), ACIEEM	Project Manager

AUTHORISED BY	QUALIFICATIONS	POSITION
Celia Kenyon	BSc (Hons), MSc, MIEnvSc, CEnv, MCIEEM	Director

EXECUTIVE SUMMARY

Site Address	Kilburn Building, Wilton Street, University Place, Manchester M1 5NH
Grid Reference	SJ 84620 96790
Site Area	0.059 ha
Current Site Use	The site includes the rear aspect of the Kilburn building with an external plant compound and associated hardstanding.
Proposed Development	Development proposals comprise façade alterations to the rear of the Kilburn building and the accommodation of new plant, generators and cooling equipment in the external plant compound.
Results	The site was found to comprise developed land, sealed surface and sparsely vegetated urban land – vacant or derelict land. Based on the Existing and Proposed Site Plan and the recommendations from E3P, a gain of 0.01 (70.15%) habitat units will be incurred on-site. The trading rules have been satisfied. No protected species constraints were noted on site.
Conclusions and Recommendations	The mandatory 10% gain and the trading rules will be satisfied by the development. As such, no additional compensation is required for this development with regard to BNG. No further surveys or mitigation measures are required for the development to proceed in relation to protected species.

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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by The University of Manchester to undertake a Site Walkover and Biodiversity Net Gain Metric Calculation at the University of Manchester's Kilburn Building; hereafter referred to as "the site".

This report has been produced by Noah Salt, BSc (Hons), Graduate Ecologist at E3P. Noah has a Field Identification Skills Certificate Level 4 and has experience in undertaking biodiversity net gain calculations and condition assessments for a variety of projects across the UK.

This report should be read in conjunction with 'The Statutory Biodiversity Metric Calculation Tool – University of Manchester Kilburn Building'.

1.2. SITE LOCATION

The site is located to the rear of the Kilburn Building within the Main Oxford Road Campus of the University of Manchester, in South Manchester. The site is accessed from the service road, Wilton Street, adjacent to the Kilburn Building. Please refer to Figure 1 for the approximate site location.

Figure 1 Approximate Site Location



1.3. OBJECTIVES

The objectives of the Ecological Walkover are as follows:

- Identify the major habitats present to inform a BNG calculation.
- Undertake Condition Assessments of each habitat parcel present.
- Ascertain the presence or potential presence of any legally protected species and habitats

The objectives of the Biodiversity Metric are to:

- Identify percentage change in on-site habitat.
- Identify the number of habitat units lost/gained on-site; and
- Determine the need for a conservation offset payment or off-site habitat creation.

The findings of the survey and calculation are detailed within this report, along with recommendations.

2. METHODOLOGY

2.1. PROTECTED SPECIES

A thorough search of the site for signs of protected species or suitable habitat for potential protected species was undertaken during the site walkover.

2.2. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Statutory Biodiversity Metric 2025 version was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within the Statutory Biodiversity Metric: User Guide (DEFRA, 2025).

The metric calculation was undertaken by Noah Salt and was reviewed by Director Celia Kenyon, BSc (Hons) MSc MIEnvSc CEnv MCIEEM. Celia has undertaken a number of online training courses with CIEEM, including 'Calculating and Using Biodiversity Units with Metric 2.0' and 'Biodiversity Net Gain Through Development'. Celia has also completed Condition Assessments on a number of sites across the UK and holds a Level 3 FISC.

2.3. ON-SITE HABITAT BASELINE DATA

An Ecological walkover was undertaken by Noah Salt on the 4th of March 2026 to inform the baseline conditions of the site. Clearance work had taken place within the vegetated compound to the north of the site, as such, aerial imagery from June 2023 and street view images from July 2024, before any clearance activity, was also used to inform the baseline data. These images are included in Section 3.2. The assessment was undertaken according to the standard methodology as detailed by the UK Habitat Classification Version 2.0 (UKHab, 2023). The Statutory Biodiversity Metric Condition Assessment Sheets (DEFRA, 2024) were used to undertake the condition assessment. The methodology follows the Statutory Biodiversity Metric: User Guide (DEFRA 2025). On-site baseline habitats were measured from the UKHab Habitat Plan using QGIS and input into the metric. Please see Appendix I for the UKHab Habitat Plan.

2.4. POST-DEVELOPMENT HABITAT CREATION

Following consultation with the University of Manchester, the Existing and Proposed Site Plan (7799-FA-KB-XX-DR-A-01-102) and recommendations from E3P were used to inform the area of habitat creation on site. A Post Development Plan has been created to show the areas of UKHab habitat types proposed on-site. The RPA of the proposed tree was calculated using the metric's tree helper. The newly planted tree is assumed to be small (<30cm diameter at breast height (DBH) when planted) in line with the guidance.

Please see Appendix II for the Existing and Proposed Site Plan and Appendix III for the Post-Development Plan.

2.5. LIMITATIONS

Clearance of on site vegetation had taken place prior to the site visit. As such, the walkover is likely to have missed some species. This has been mitigated by using street view and aerial imagery from preclearance dates (July 2024 and June 2023) to inform the baseline. Furthermore, due to the urban and transformed nature of the wider surroundings, it is not anticipated that the habitats were rich in uncommon or ecologically valuable flora. This has been considered during the assessment.

3. RESULTS

3.1. PROTECTED SPECIES

At the time of the walkover, the site contained the habitats developed land; sealed surface and artificial unvegetated, unsealed surface in the form of wood chippings within a hoarded compound following vegetation management works. No buildings or structures within the site boundary offered any potential for roosting bat species. As such, no specific protected species constraints are anticipated on site.

3.2. VEGETATION AND HABITATS

During the walkover, the site was found to predominantly comprise developed land; sealed surface with an area of sparsely vegetated urban land – vacant or derelict land (u1f-82). Please refer to Appendix I for the UKHab Habitat Plan.

3.2.1. DEVELOPED LAND; SEALED SURFACE

Developed land; sealed surface in the form of flag paving was the predominant habitat on site, other areas of this habitat were also present in the form of a metal storage tank within the hoarded compound. No colonising flora was present.

Figure 2 Showing Developed Land; Sealed Surface



3.2.2. SPARSELY VEGETATED URBAN LAND – VACANT OR DERELICT LAND (U1F-82)

An area of the site surrounded by hoarding had been cleared of vegetation at the time of the March 2026 survey and had been replaced with a matt of wood chippings creating the habitat artificial unvegetated, unsealed surface. Despite this, evidence of previous colonisation by the species butterfly bush (*Buddleja davidii*), cleavers (*Galium aparine*) and ivy (*Hedera helix*) was present.

An inspection of aerial imagery and street view from July 2024 identified that the compound was colonised by sparse, low-growing butterfly bush. Cleavers and ivy were also present in the imagery, along with other species such as bramble (*Rubus fruticosus*) and dandelion (*Taraxacum officinale*).

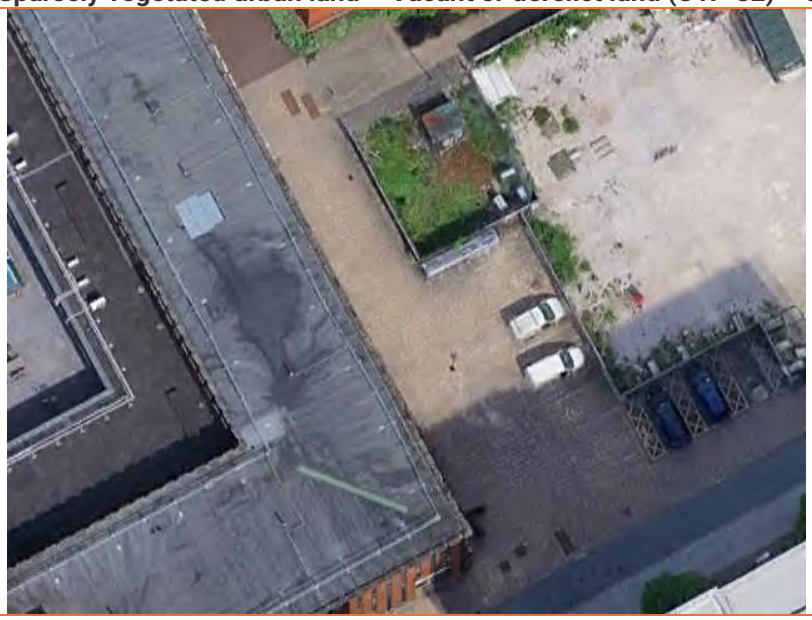
Figure 3 **Sparsely vegetated urban land – Vacant or derelict land (U1F-82) – March 2026**



Figure 4 **Sparsely vegetated urban land – Vacant or derelict land (U1F-82) – July 2024**



Figure 5 **Sparsely vegetated urban land – Vacant or derelict land (U1F-82) – June 2023**



3.3. ON-SITE BASELINE CONDITION ASSESSMENT RESULTS

Table 1 shows the details of the habitat condition assessment used for input into the metric calculation tool. This includes the habitats which were identified retrospectively following vegetation management on site.

Table 1 Habitat Baseline Condition Assessment Results

HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
Urban – Developed Land; Sealed Surface	0.0494	N/A - Other	N/A
Urban – Vacant or Derelict Land	0.0099	Poor	Passes 1 of 3 condition assessment criteria: Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area. This condition is passed due to the parcel containing woody, perennial and annual species. The habitat parcel would fail the other two condition assessment criteria due to it predominantly comprising butterfly bush, a species known for outcompeting native plant species and reducing local biodiversity. The parcel also appears to be lacking in species diversity, in part due to the aggressive colonisation from the butterfly bush and also due to the urban, ephemeral nature of the site.

3.4. HABITAT CREATION CONDITION ASSESSMENT

As per the Existing and Proposed Site Plan, along with recommendations from E3P, the site will be redeveloped to contain a larger area of hardstanding for external plant alongside areas for landscaping. Table 2 shows the details of the target condition assessment. It has been assumed that there will be no significant delay in the creation of the proposed habitat features; as such, the delay in starting habitat creation has been set to zero.

Table 2 Habitat Creation Condition Assessment Results

HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
Urban – Developed Land; Sealed Surface	0.0537	N/A	N/A
Urban – Introduced Shrub	0.0057	N/A	One year
Individual Trees – Urban Tree	0.0081 (2 small trees)	Poor Passes 2 of 6 condition assessment criteria: • The tree canopy is predominantly continuous. (Individual trees automatically pass this criterion. • More than 20% of the tree canopy is oversailing vegetation beneath.	27 years

3.5. STRATEGIC SIGNIFICANCE

The strategic significance for all habitats was defined as 'Area/compensation not in local strategy/no local strategy' as no areas within the site were defined as opportunity areas within the Greater Manchester Nature Network or the Local Nature Recovery Strategy.

3.6. BIODIVERSITY UNIT RESULT

The headline results of the metric show a gain of 0.01 habitat units as a result of the development. Table 3 shows the headline results detailed within the Biodiversity Metric.

Table 3 Headline Results

HEADLINE	CATEGORY	RESULT
Total Net Unit Change	Habitat Units	0.01
	Hedgerow Units	N/A
	Watercourse Units	N/A
Total Net % Change	Habitat Units	70.15%
	Hedgerow Units	N/A
	Watercourse Units	N/A

The trading rules of the metric have been satisfied as habitats lost have been 'traded up'.

4. CONCLUSIONS AND RECOMMENDATIONS

The Proposed Site Plan shows a total gain of 0.01 habitat units (70.15%) as a result of the development.

The proposed scheme exceeds the required 10% gain and satisfies the trading rules. As such, no further compensation measures are required.

Due to the minimal amount of planting proposed on site and the target condition of 'Low', for the individual tree planting, it can be reasonably justified that this would not be considered a 'significant' enhancement. As such, a 30 Year Habitat Management Plan will not be required to secure the gains on site.

No further surveys or mitigation measures are required with regards to protected species.

5. PLANNING APPLICATION INFORMATION

Please provide the pre-development biodiversity value of on site habitats on the date of calculation.

0.02 habitat units

Please provide the date the on-site pre-development biodiversity value was calculated:

The on-site pre-development biodiversity value was calculated from Google Street View images from July 2024. It was also informed from a site walkover on the 4th of March 2026, and Google Earth images from June 2023.

If an earlier date, to the date of the planning application, has been used, please provide details on why this date has been used:

Clearance of an area containing external plant within the hoarding was undertaken between the site walkover (March 2026) and July 2024. As such, historic images of this habitat have been used to inform the baseline condition.

When was the version of the biodiversity metric used published?

03/07/2025

Has there been any loss (or degradation) of any on site habitat(s), resulting from activities carried out before the date the on site pre-development biodiversity value was calculated? Either:

- **- on or after 30 January 2020, which were not in accordance with a planning permission; or**
- **- on or after 25 August 2023, which were in accordance with a planning permission?**

Yes – habitat degradation has taken place since the 30th of January 2020.

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)), which are:

i. on land to which the application relates; and

ii. exist on the date of the application for planning permission (or an earlier agreed date)

No

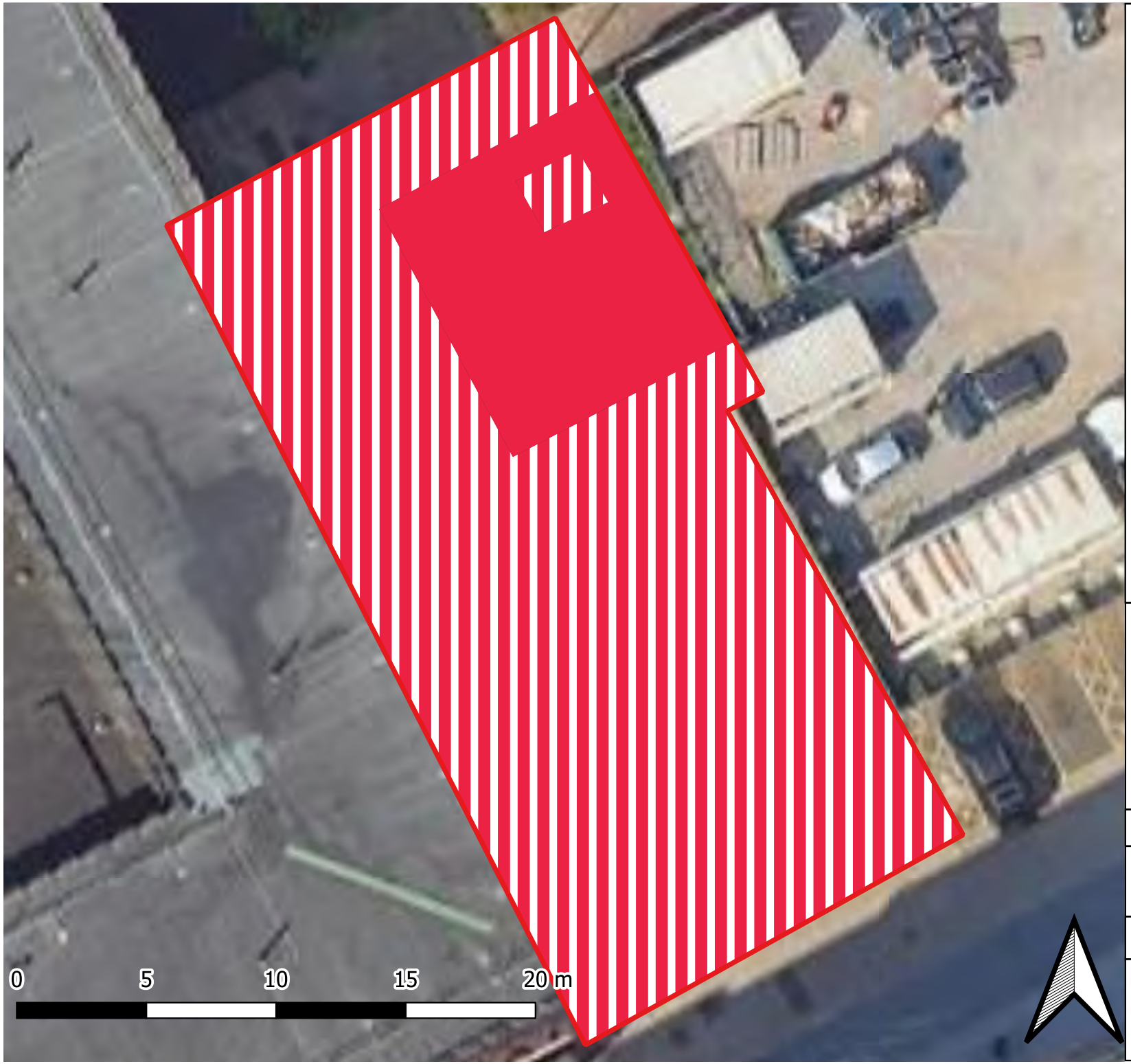
6. REFERENCES

- DEFRA. (2025). Statutory Biodiversity Metric Condition Assessments.
- DEFRA. (2025). The Statutory Biodiversity Metric: User Guide.
- Greater Manchester Combined Authority (2025). Greater Manchester Nature Network.
- Greater Manchester Combined Authority (2025). Local Nature Recovery Strategy.
- The University of Manchester, BondBryan: Fairhursts (2025). Existing and Proposed Site Plan. (Drawing Reference: 7799-FA-KB-XX-DR-A-01-102 P02)

END OF REPORT

APPENDIX I
UKHAB HABITAT PLAN





Key:

- Red line boundary
- Developed land; sealed surface
- Vacant or derelict land

Notes

Vacant or Derilict Land habitat has been identified and assessed retrospectively from before vegetation management works onsite.

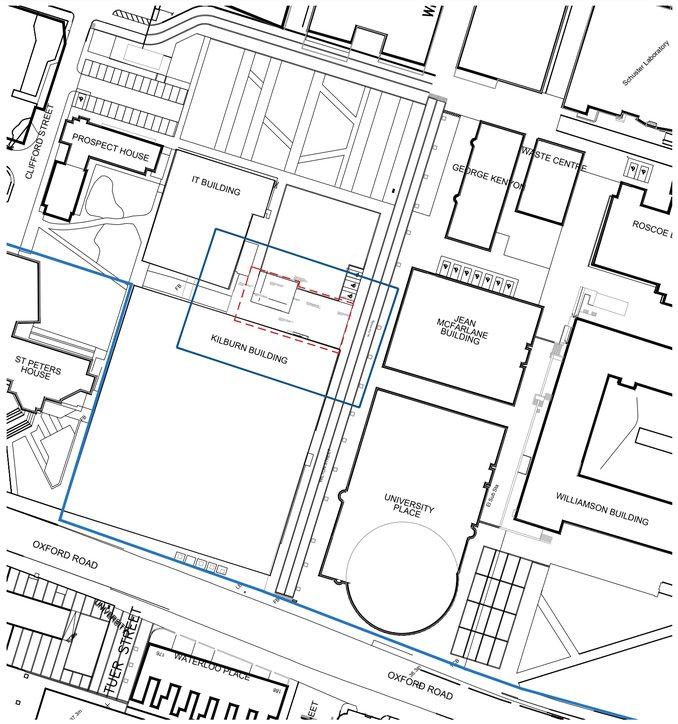
Issue:	Revision:	Date:	Drawn:	Authorised:
1	1	04/03/2026	NS2	CK

Job Title:	Job No.	Date:
The University of Manchester - Kilburn Building	83-034	04/03/2026
	Drawing No. 83-034-001	Scale: 1:200 @ A4
Client: The University of Manchester	Drawing title: UKHab Baseline	

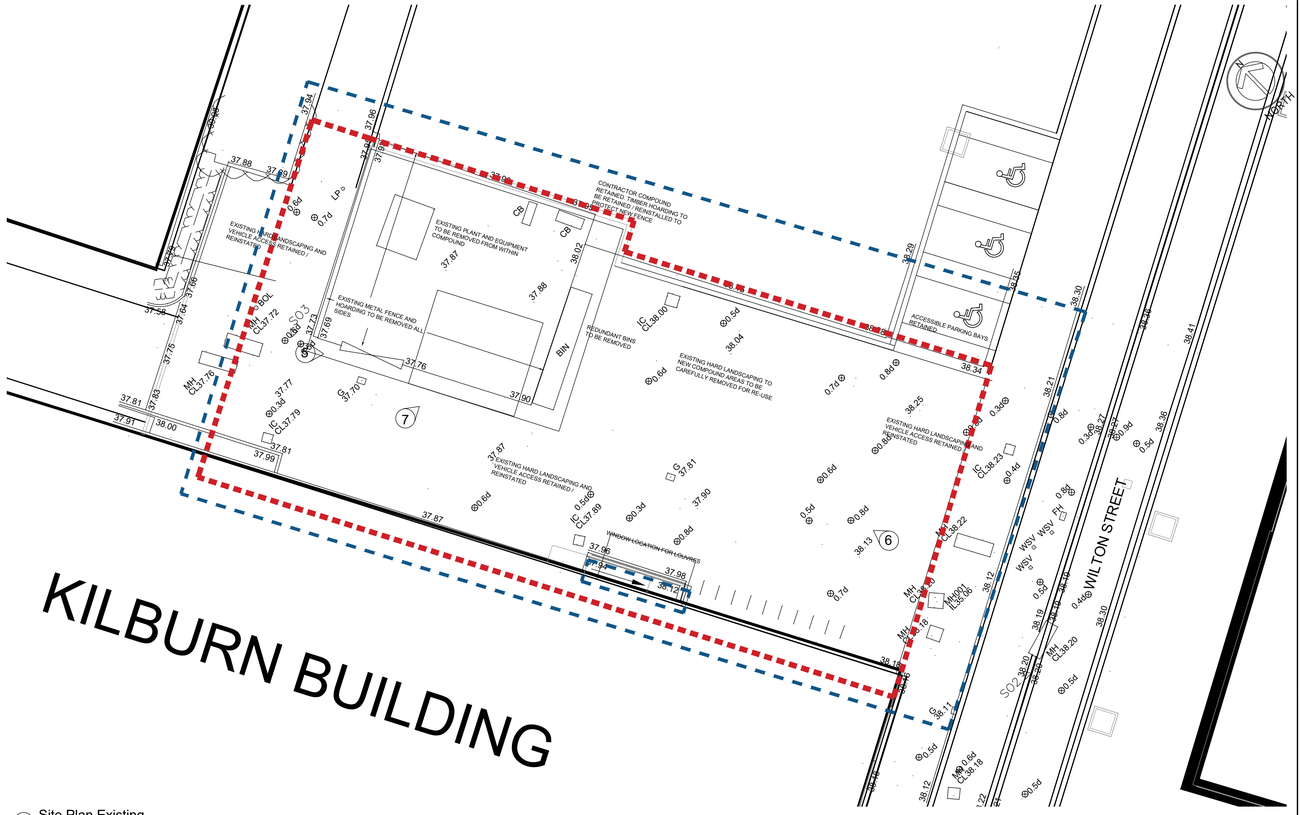
e3p
Environmental Engineering Partnership Ltd
Manchester Office
Taylor Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

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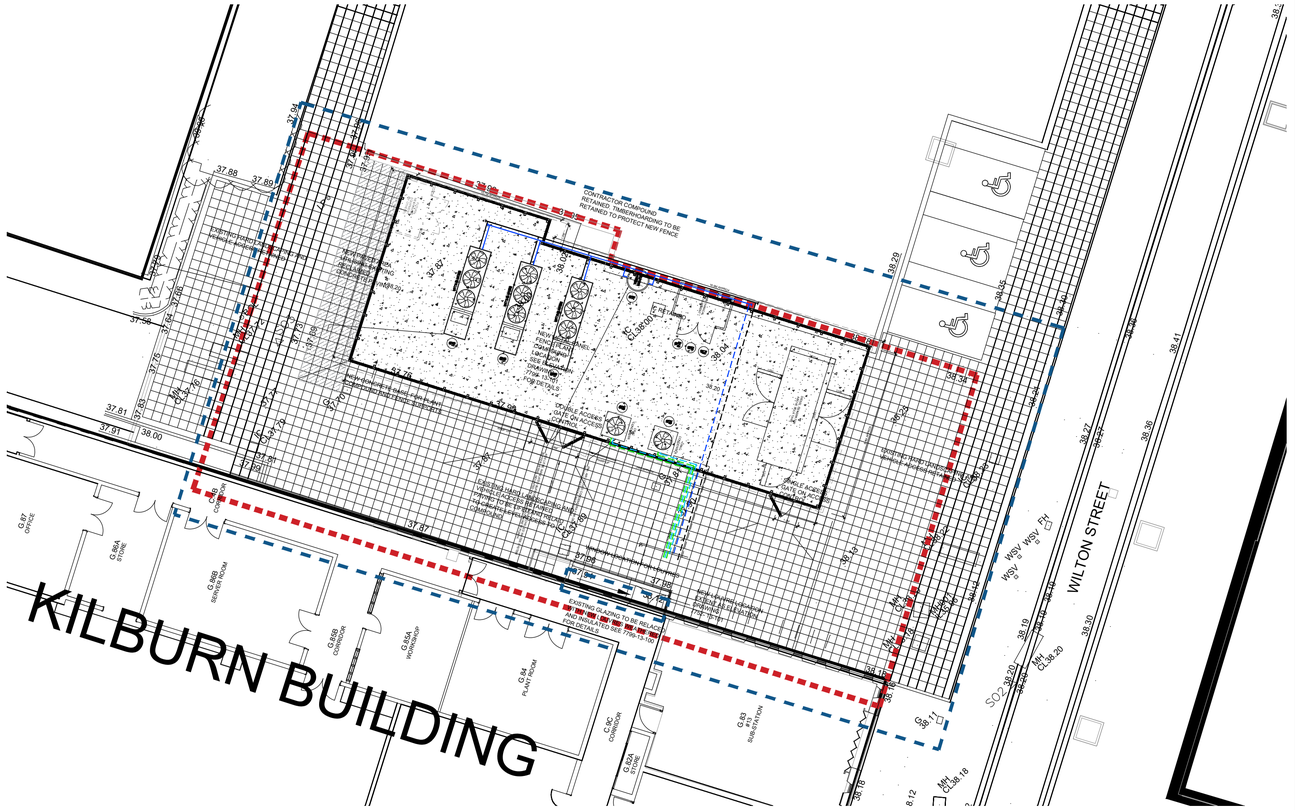
APPENDIX II
EXISTING AND PROPOSED SITE PLAN



1 Site Plan Location
1 : 1000 @A1



2 Site Plan Existing
1 : 150 @A1



3 Site Plan Proposed
1 : 150 @A1



4



5



6 Site Plan Location Existing Photos and Proposed Plant Compound Location

NOTES

1. DO NOT SCALE FROM THIS DRAWING.
2. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT ARCHITECTURAL, ELECTRICAL, MECHANICAL AND STRUCTURAL DRAWINGS.
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Site boundary

Works Area Location Highlighted

Proposed Plant Compound Fence Line
Perforated Aluminium Panles supported on colour matched posts and gates
Black to match windows

Existing Marshalls Concrete Paving in Natural Colour

New paved area using reclaimed Marshalls Concrete Paving in Natural colour to match existing

Concrete ground slab for PLant Compound base - natural finish

Rev	Description	Date	By	Chk'd	Auth
P02	Plant added compound area adusted	16.02.26	PM	KMD	KMD
P01	Final Stage 3 Issue	01.10.25	PM	KMD	KMD

MANCHESTER 1824
The University of Manchester
BondBryan:Fairhursts
Directorate of Estates and Facilities
Beyer Building
The University of Manchester
Oxford Road
Manchester
M13 9PL

Drawing Status: PLANNING

Project: ITS & COMPUTER SCIENCE PROJECT

Building Name: KILBURN BUILDING
Building No.: 7799

Site Name: OXFORD ROAD

Sub Site Name: -

Drawing Title: EXISTING AND PROPOSED SITE PLAN

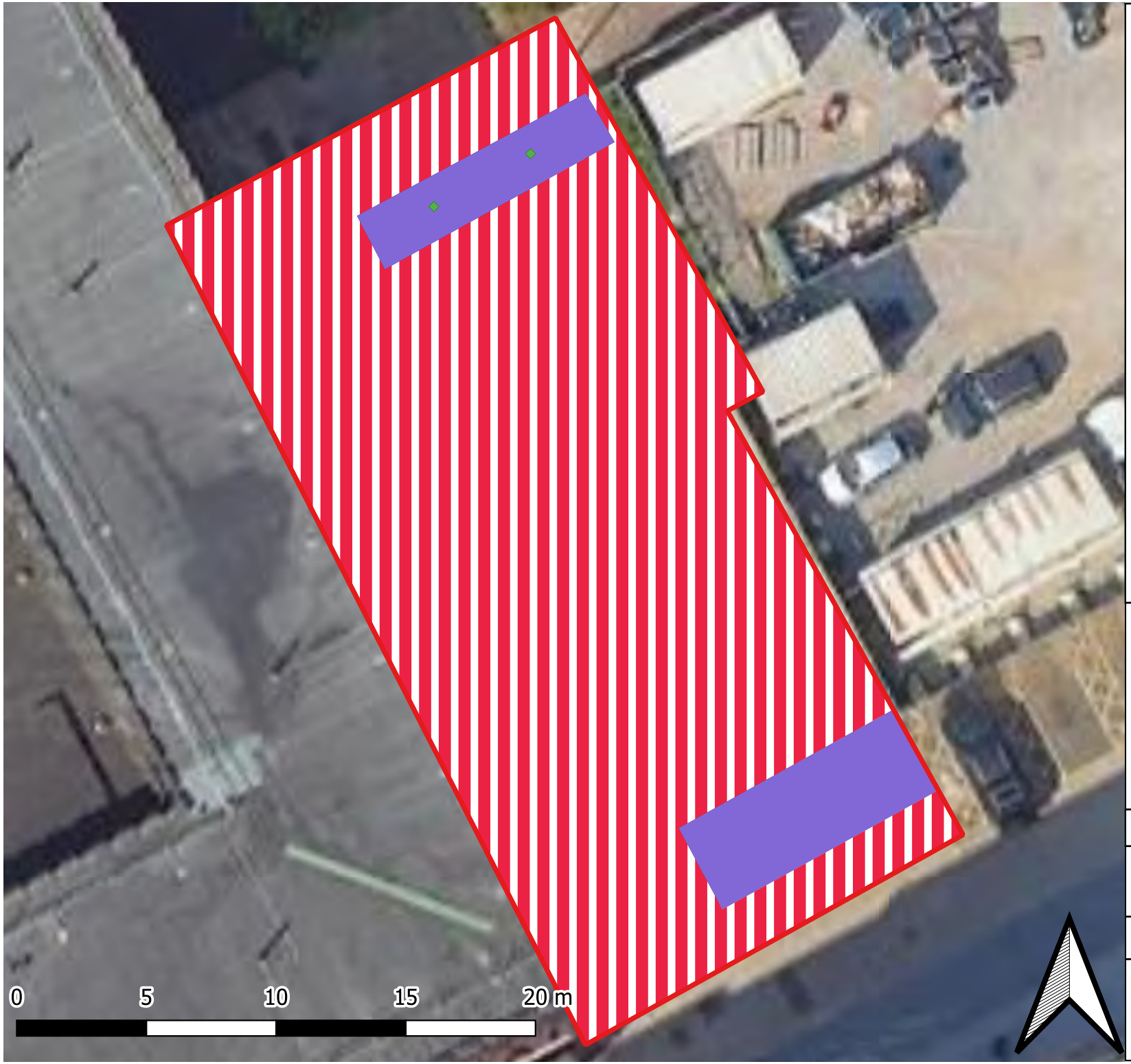
PM	Drawn	Checked	Authorised
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Scale @A1	Date	Date	Date
As noted	30.09.25	30.09.25	30.09.25

Drawing No.: 7799-FA-KB-XX-DR-A-01-102
Revision: P02

APPENDIX III
POST-DEVELOPMENT PLAN





Key:

- Red line boundary
- Proposed individual tree
- Developed land; sealed surface
- Introduced shrub

Notes

Issue:	Revision:	Date:	Drawn:	Authorised:
1	2	09/03/2026	NS2	CK

Job Title: The University of Manchester - Kilburn Building	Job No. 83-034	Date: 09/03/2026
	Drawing No. 83-034-002	Scale: 1:200 @ A4
Client: The University of Manchester	Drawing title: Post Development Plan	

Environmental Engineering Partnership Ltd
Manchester Office
Taylor Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

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