

Pigeon Triangle

Habitat Management and Monitoring Plan

0046688-BHE-XX-XX-RP-YE-0001

0046688

25 February 2026

Revision P01

Revision	Description	Issued by	Date	Checked
P01	HMMP to accompany planning submission	AS	25/02/2026	JR

Report Disclaimer

This Report was prepared by Buro Happold Limited ("BH") in accordance with, and remains subject to, the terms of BH's appointment for the benefit of The Mayfield Partnership in relation to ecology services. BH responsibility shall be limited to the purpose for which this Report was prepared, with BH assuming no liability for any reliance placed on this Report by any third party.

Notwithstanding the foregoing, the content of this Report shall remain subject to the following:

1.

This Report is based upon the information and knowledge available to BH at the time of writing and, unless otherwise expressly stipulated herein, BH has not sought to verify or validate any data received by BH and/or which may underpin this Report.
2.

BH assumes no ownership nor liability in respect of any third-party design, workmanship and/or deliverables, and shall not be held responsible for the consequences of any negligence, error or omission in respect of the same.
3.

BH does not guarantee any particular outcome, nor does BH provide any warranty in respect of any third-party services, equipment requirements and/or software and is not responsible for the outcome or use of the same; regardless of whether the content of this Report is followed.
4.

This Report shall not be construed as investment or financial advice.

BH reserves the right on notice to withdraw this Report and all associated intellectual property rights, licences or otherwise granted pursuant to BH's appointment should any payments which fall due not be paid in full. Any reliance placed upon the Report in such circumstances shall be deemed null and void.

author	Adam Sneath
date	25/02/2026
approved	Jenny Ross
signature	Jenny Ross
date	25/02/2026

Contents		Table 2-5 Risk register and remedial measures specific to habitat types	12
1 Project Background	3	Table 3-1 Monitoring methods and intervals for each enhanced or created habitat on site	13
1.1 Introduction	3	Table 3-2 Monitoring report schedule	13
1.2 Purpose of this report	3	Table of Figures	
1.3 Project Information	3	Figure 1-1 Site boundary plan	3
1.4 Funding and Legal Agreement	3	Figure 1-2 – Baseline habitat map (UKHab)	6
1.5 Site context	3	Figure 2-1 Aims and objectives of HMMP	7
1.6 Roles and responsibilities	3	Figure 2-2 – Proposed landscape plan for Pigeon Triangle	8
1.7 Site baseline and impact assessment	4	Figure 2-3 – Tree to be retained (Source: Google, 2025)	9
2 Planned Management Activities	7		
2.1 Overview/ summary	7		
2.2 Habitat and condition targets	7		
2.3 Habitat retention	9		
2.4 Habitat creation	9		
2.5 Habitat Creation and Management – Risk Register and Remedial Measures	12		
3 Monitoring Schedule	13		
3.1 Monitoring Strategy	13		
3.2 Monitoring Methods and Intervals	13		
3.3 Monitoring reports	13		
3.4 Adaptive management	13		
Table of Tables			
Table 1-1 Proposed development details	3		
Table 1-2 Roles and responsibilities for habitat creation and management	3		
Table 1-3 Baseline ecological receptors and development impact checklist	4		
Table 1-4 Designated sites relevant to the proposed developments	4		
Table 1-5 Protected and notable species relevant to the proposed development	5		
Table 1-6 Baseline habitat summary	5		
Table 2-1 Summary of habitat and condition targets for the proposed park development	7		
Table 2-2 Maintenance operation measures and frequency for retained apple tree	9		
Table 2-3 Proposed soft landscaping, BNG metric habitat translation and planting palette/ species	9		
Table 2-4 Maintenance operation measures and frequency for the successful establishment and maintenance of created habitats	11		

1 Project Background

1.1 Introduction

Buro Happold was commissioned by The Mayfield Partnership to prepare a Habitat Management and Monitoring Plan (HMMP) to support the proposed creation of a pocket park, including associated landscaping and public-realm features, at the Pigeon Triangle site to support the wider Mayfield development.

1.2 Purpose of this report

This document forms part of the full planning application for public realm works, including re-grading and re-surfacing footpaths and highways; soft landscaping and tree planting, replacement and re-provision of street lighting, CCTV, and street furniture; removal of car parking spaces; drainage works; and other associated activities.

The purpose of the HMMP is to provide a detailed plan that outlines how the post-development habitats identified in the proposals will be created and managed over the next 30 years. This is in accordance with habitat details provided within the Biodiversity Net Gain (BNG) reports produced by Buro Happold in 2025.

1.3 Project Information

Table 1-1 summarises the key details of the proposed development and project site relevant to the HMMP:

Table 1-1 Proposed development details

Project and development information	
Development name and address	Pigeon Triangle, Baring Street, Manchester, OS Grid Ref SJ 84941 97731
Project type	Pocket Park / public realm urban greenspace
Planning application ref number (if applicable)	144737/FO/2025
Client details	The Mayfield Partnership
Developer details	The Mayfield Partnership
Author details	Chloe Tustain, Ecologist Adam Sneath, Senior Biodiversity Consultant
Reviewer details	Jenny Ross, Associate Ecologist, MCIEEM
Landowner	The Mayfield Partnership Manchester City Council Highways*
Land Manager	The Mayfield Partnership estate team
Period covered by this management plan	2026 - 2056
Planning authority	Manchester City Council
Central OS grid reference	SJ 84941 97731
Metric revision/title	Statutory Biodiversity Metric – Calculation Tool v1.0.4 (updated 3 July 2025)
Are any Irreplaceable Habitats present onsite	No
HMMP checklist completed	Yes – Appendix F

**MCC Highways own some of the land within the RLB, however this will retain its current usage (road and pavement) and will not contain any habitats for management under this HMMP.*

1.4 Funding and Legal Agreement

The long-term funding required to secure delivery of the Habitat Management and Monitoring Plan (HMMP) will be guaranteed through a legally binding Section 106 (S106) agreement with Manchester City Council (MCC). Under this

agreement, the developer will make monetary contributions directly to MCC to cover the full costs of monitoring, reporting, and enforcing the required habitat management actions over the 30-year BNG maintenance period.

1.5 Site context

‘Pigeon Triangle’, Baring Street, Manchester (central OS Grid reference is SJ 84941 97731, see Figure 1) forms a part of the wider Mayfield Strategic Regeneration Framework development area. This site lies within an urban setting directly south of Manchester Piccadilly train station. To the south of the site is Mayfield Park, which supports a range of habitats, including grassland, scrub, woodland and the River Medlock. A site plan is shown below (Figure 1-1).

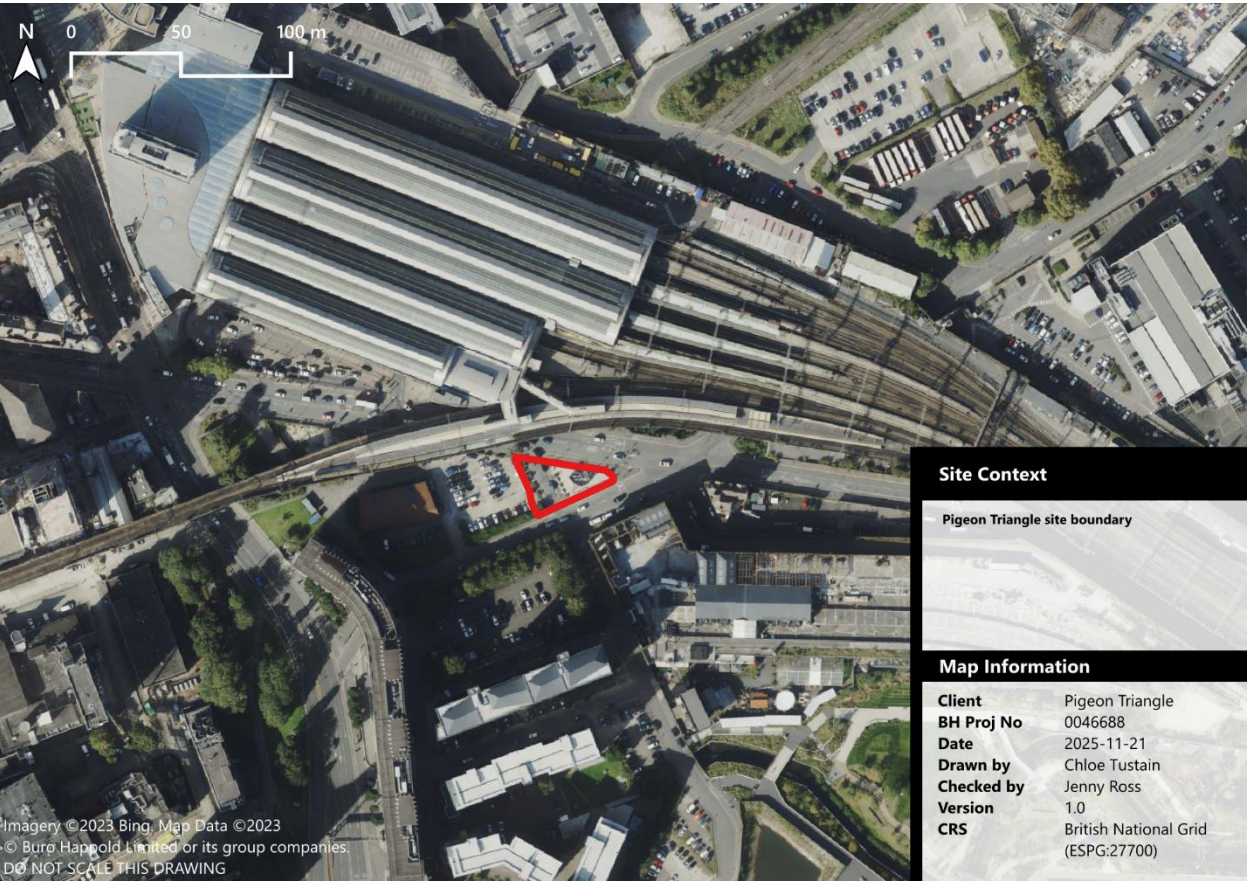


Figure 1-1 Site boundary plan

1.6 Roles and responsibilities

The contractor appointed to deliver the landscaping works will be responsible for implementing habitat creation measures. Ongoing habitat management will be undertaken by The Mayfield Partnership estate team. Table 1-2 sets out the respective roles and responsibilities under the HMMP for each proposed habitat type.

Table 1-2 Roles and responsibilities for habitat creation and management

Habitat type	Role	Responsibility
Mixed shrub and herbaceous planting (introduced shrub).	Habitat creation	Contractor for landscaping works
Mixed shrub and herbaceous planting (introduced shrub).	Management	Mayfield Partnership estate team
Urban trees	Habitat creation	Contractor for landscaping works
Urban trees	Management	Mayfield Partnership estate team

Habitat type	Role	Responsibility
Baring street verge (Other neutral grassland)	Habitat creation	Contractor for landscaping works
Baring street verge (Other neutral grassland)	Management	Mayfield Partnership estate team
Rain Garden	Habitat creation	Contractor for landscaping works
Rain Garden	Management	Mayfield Partnership estate team
All habitat types	Monitoring	MCC appointed ecologist

1.6.1 Public access

The Pigeon Triangle park is designed as a public recreation space and will be fully accessible to the public.

1.6.2 Climate

1.6.2.1 Current climate

Manchester experiences a temperate maritime climate (Köppen–Geiger Cfb), characterised by mild temperatures, high humidity and rainfall distributed throughout the year. Key climate details (source: Met Office) are listed below:

- Average annual temperature: approximately 9.6°C
- Annual precipitation: around 1,200 mm
- Warmest month: July, with average temperatures close to 16°C
- Coldest month: January, with average temperatures around 4.0°C

Planting palettes have been chosen to be resilient to the local climatic conditions of Manchester.

1.6.2.2 Predictive climate

Climate models based on the UK Climate Projections (UKCP18), suggest the main predicted impacts of climate change in England, are warmer, drier summers and warmer, wetter winters, with an increase in extreme precipitation events.

Climate change has been considered when selecting trees and ground flora. A range of species that can tolerate both drought periods and significant rainfall, as well as raised temperatures, are proposed as part of the tree schedule and planting mixes. Adaptive management strategies are included within this plan to allow for the predicted impacts of climate throughout the 30-year period. For example, maintenance includes tree watering in long dry periods to reduce drought stress (although tree species chosen can tolerate drought conditions and regular watering will not be required).

1.7 Site baseline and impact assessment

This section includes a summary of the relevant ecological baseline information, as identified through a desk-based study and field surveys. Table 1-3 summarises the baseline ecological receptors identified, notes whether they are considered within this HMMP, and references where the information can be found, where relevant.

Table 1-3 Baseline ecological receptors and development impact checklist

Baseline and environmental information	Considered within plan	Document reference or reason if not included
Statutory / Non-statutory Designated Sites	Yes	This document
Protected and Notable Species	Yes	This document
Invasive Non-Native Species (INNS)	Yes	This document
Biological Records Plan - Sites and Species	Yes	This document
Baseline Habitats Survey	Yes	This document

Baseline and environmental information	Considered within plan	Document reference or reason if not included
Land tenure and Public Access	Yes	This document
Climate	Yes	This document
Geology and Topography	No – assessment and review of environmental-specific information included in separate planning documents.	Geoenvironmental Desk Study Report 0046688-BHE-XX-XX-RP-YG-0001 (Buro Happold, 2025)
Agricultural Land Status	No	No agricultural land present on-site.
Soils and Substrates	No – assessment and review of environmental-specific information included in separate planning documents.	Geoenvironmental Desk Study Report 0046688-BHE-XX-XX-RP-YG-0001 (Buro Happold, 2025)
Contaminated Land	No – assessment and review of environmental-specific information included in separate planning documents.	Geoenvironmental Desk Study Report 0046688-BHE-XX-XX-RP-YG-0001 (Buro Happold, 2025)
Hydrology and Drainage	No – assessment and review of environmental-specific information included in separate planning documents.	Drainage Strategy Report for Planning PT-BHE-XX-XX-RP-C-3000 (Buro Happold, 2025)
Flood Risk Zones	No – assessment and review of environmental-specific information included in separate planning documents.	Drainage Strategy Report for Planning PT-BHE-XX-XX-RP-C-3000 (Buro Happold, 2025)
Landscape Character and Designations	No – assessment of landscape character included in separate planning documents	Design and Access Statement (DAS) (Studio Egret West, 2025)
Historic Land Use	No – assessment and review of environmental-specific information included in separate planning documents.	Geoenvironmental Desk Study Report 0046688-BHE-XX-XX-RP-YG-0001 (Buro Happold, 2025)
Historic Environment and Earth Heritage	No – assessment and review of environmental-specific information included in separate planning documents.	Geoenvironmental Desk Study Report 0046688-BHE-XX-XX-RP-YG-0001 (Buro Happold, 2025)

1.7.1 Designated sites

Table 1-4 summarises the designated sites relevant to the proposed developments as assessed within the Preliminary Ecological Assessment and Biodiversity Net Gain Report (Buro Happold, 2025).

No statutory designated sites are located within or adjacent to the site. Approximately 360m north is the Ashton Canal which connects to the Rochdale Canal. Certain stretches of the canal are designated as a Special Area of Conservation (SAC) due to the presence of a significant population of floating water-plantain (*Luronium natans*) within a botanically diverse aquatic plant community that also supports a wide range of pondweeds (*Potamogeton spp.*). The canal is predominantly mesotrophic and the *Luronium* population is considered representative of the formerly more widespread canal populations of north-west England. There are no other statutory designated sites within a 1km search area of the site.

Results of the data search via the MAGIC website identified that there are no Habitats of Principal Importance (HPI) on site or intersecting the site boundary. However, there are 44 parcels of deciduous woodland HPI within a 1km radius of the site.

Table 1-4 Designated sites relevant to the proposed developments

Site name	Reason for designation	Distance from project site (km)	Potential impact from project
Rochdale Canal	Designated for canal corridor habitats supporting notable aquatic flora and fauna, including floating water	0.44	No impact

Site name	Reason for designation	Distance from project site (km)	Potential impact from project
	plantain (<i>Luronium natans</i>), a UK Priority Species.		
Ashton Canal SBI	Designated as a locally important canal habitat (SBI/LWS), recognised by GMEU as supporting substantive nature conservation interest, typically including aquatic and marginal vegetation, invertebrate assemblages, and riparian species.	0.36	No impact

1.7.2 Protected and notable species

Table 1-5 summarises the protected and notable species relevant to the proposed developments as assessed within the EclA reports. Data was obtained from the local environmental records centre and through field surveys for otters and bats. The CEMP contains mitigation measures in place to ensure construction activities are controlled and any potential negative impacts mitigated to a negligible effect on the identified protected and notable species, and the habitats they utilise.

Table 1-5 Protected and notable species relevant to the proposed development

Species Group	Records within 1 km	Site Relevance (Suitability & Likelihood of Presence)
Bats – Roosting	15 records (common pipistrelle, soprano pipistrelle, <i>Myotis</i> sp.; nearby viaduct roosts)	The site contains no features suitable for roosting bats. Roosting bats are highly unlikely to be present.
Bats – Foraging/Commuting	35 records (pipistrelles and noctule)	The site is hard-standing, brightly lit, and lacks natural structure; connectivity in the surrounding urban landscape is poor. Very low suitability for foraging or commuting bats, presence unlikely.
Birds	Schedule 1 and Section 41 species within 1 km	Only feral pigeon noted on site. Limited vegetation and high disturbance levels provide negligible nesting opportunities for notable species. The site is unlikely to support protected or priority birds.
Badger	Records of badger signs within 1 km	No suitable foraging, sett-building habitat or commuting routes due to urban barriers. Badgers are highly unlikely to be present.
Invertebrates	Section 41 moths recorded 20m south	Minimal vegetation on site; planters offer only very low ecological value. Unlikely to support notable invertebrate assemblages.
Other Species (e.g., hedgehog)	Hedgehog records within 1 km	No evidence of hedgehogs recorded, and no suitable habitat features present. Site is brightly lit and surrounded by busy roads. Hedgehogs are unlikely to occur on site.

1.7.3 Baseline habitats

A UK Habitat Classification System (UKHab) survey was undertaken on 17th April 2024 following the methodology set out by Butcher *et al.* (2023) to identify habitats present on site.

To allow for completion of the BNG calculations, condition assessments were made for the urban trees. The other habitat types present (developed land, planters and introduced shrub) do not require condition assessment.

Table 1-6 Baseline habitat summary

Habitats	Description	Distinctiveness	Condition Score	Strategic significance	Aim to retain and/or protect
Developed land; sealed surface	The majority of the site is hardstanding. The main area consists of a gravel surface with no vegetation. At the edge of the site boundary paved roads, pavements and the edge of car park are present.	V. Low	N/A	Low	No
Ground level planters	In total there are 13 ground level planters within the site boundary, planted with a mix of ornamental flowering species, such as geraniums and some native species, including black medick. In some of the planters invasive <i>buddleia</i> sp. and cotoneaster shrubs have established. Some of the plants in the planters seem to have died.	Low	N/A	Low	No
Introduced shrub	A small patch of a non-native laurel shrub extends into the site, although the majority falls outside of the red line boundary.	V. Low	N/A	Low	No
Urban trees	There are four small urban trees on site. The largest of these is an apple tree in the northwest corner of the carpark. The other three trees are confined to planters and are younger and smaller.	Medium	Poor	Low	The apple tree will be retained.

A map of the baseline habitats is presented below in Figure 1-2.



Figure 1-2 – Baseline habitat map (UKHab)

2 Planned Management Activities

2.1 Overview/ summary

The Pigeon Park proposal involves the refurbishment of an existing hard-surfaced area to create a small public greenspace incorporating new planting, trees and permeable surfacing. The site is currently predominantly sealed ground with limited vegetation, comprising several planters containing trees and shrubs and a single free-growing apple tree. The proposed works will introduce new soft landscaping, including areas of shrub and herbaceous planting, rain-garden features and 19 new trees. Materials already present on site will be reused where possible.

Biodiversity net gain calculations indicate that the proposed development will result in a **326% net gain** in habitat units, which is significantly above the required 10% BNG. The design has also followed the BNG hierarchy and avoided the removal of existing habitats where possible.

2.1.1 Management Plan Aims and Objectives

The overall aim of the HMMP is to ensure the long-term success of biodiversity and net gain initiatives through the production of a working document that outlines methods and measures towards the successful establishment of enhanced and created habitats set out as part of the proposed development’s design.

The plan intends to provide the details for the sustainable management of these habitats and the required maintenance to ensure the habitat type and condition proposed for the habitats are achieved and conserved for a minimum of 30 years, ensuring the integrity of the proposed ecological interventions are continued and the benefits of the increased biodiversity experienced by local residents and wildlife.

The plan provides an outline of monitoring requirements, to provide a mechanism for reviewing the habitat condition over the lifespan of the HMMP. The plan is intended to be a live, working document, whereby results of monitoring may be used to alter and adapt the management prescriptions in response to positive or negative changes affecting the habitats and their target condition.

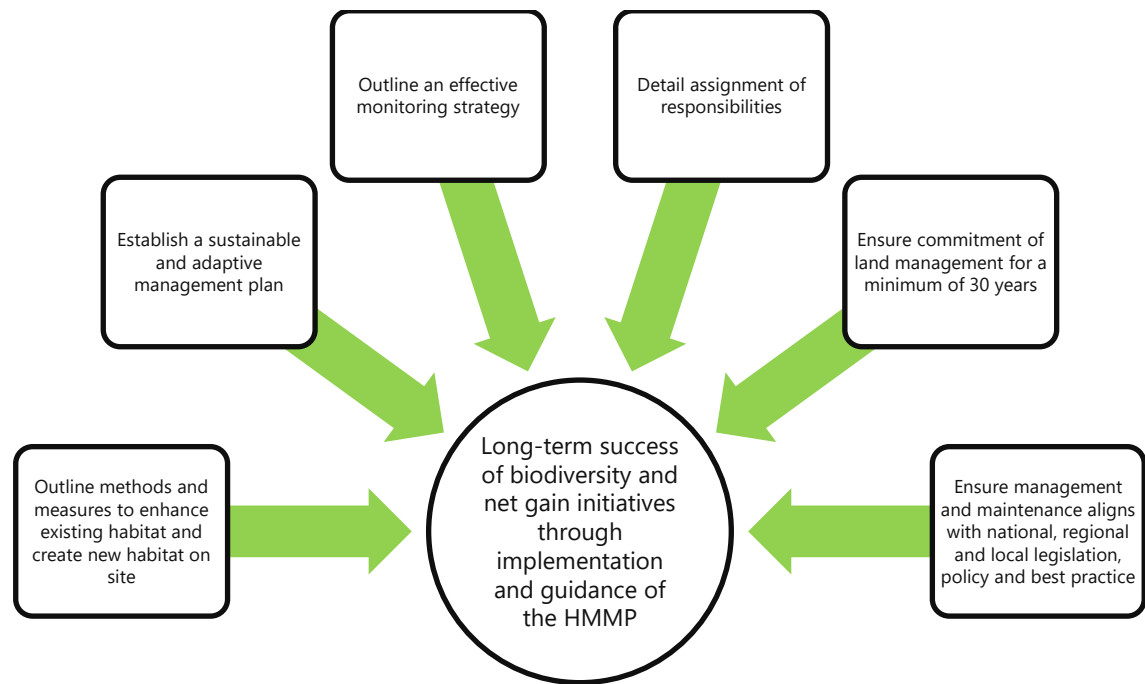


Figure 2-1 Aims and objectives of HMMP

2.1.2 Principles Informed by Design Stage

The BNG Hierarchy provides a stratified process for conserving the integrity and value of existing habitats and biodiversity by aiming to avoid removal and damage of habitats first, followed by limiting and mitigating impacts to habitats, and finally compensating for the loss of habitats, where required.

As the site is predominantly hard standing, there were very few ecological features suitable for retention. However, the BNG hierarchy was followed through the retention of a small urban apple tree - the only notable ecological feature present - accompanied by the creation of new habitats and the planting of new urban trees.

2.2 Habitat and condition targets

Table 2-1 summarises the proposed target habitat types, including the existing baseline habitats and their target habitat type and condition post-development. Due to the urban nature of the site and the high footfall, along with surrounding hard infrastructure, only moderate to poor habitat conditions are targeted as these represent the realistic outcomes achievable in such an environment.

Table 2-1 Summary of habitat and condition targets for the proposed park development

Target Habitat Type	Targeted Condition	Years to Targeted Condition	Condition assessment criteria targeted to pass
Introduced shrub	N/A	1	N/A
Rain garden	Moderate	3	Criteria B and C
Other Neutral Grassland	Poor	2	Criteria C and D
Urban trees (19)	Poor	10	Criteria F

The proposed landscaping plan for the site is shown in Figure 2-2.

The management and monitoring requirements are set out in the following sections, based on whether the habitats are retained (Section 2.3) or created (Section 2.4).



General Notes	
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.	
Notes	
Key	
—	Planning boundary
+00.000	Proposed levels
Ex +00.000	Existing levels
1:40	Proposed falls
Hard Landscape	
Paving Type 05	Description: Hawkey Park Buff Setts Size: 200 x 100 x 100mm Finish: Seem surface finish with cropped sides Supplier: Marshalls Laying Pattern: Stretcher Bedding: Shenton bedding sand and jointing sand Substrate: Designed to accommodate pedestrian loading Refer to spec clause Q24/132
Paving Type 05B	Description: Hawkey Park Buff Setts Size: 100 x 100 x 100mm Finish: Seem surface finish with cropped sides Supplier: Marshalls Laying Pattern: Stretcher Bedding: Shenton bedding sand and jointing sand Substrate: Designed to accommodate pedestrian loading Refer to spec clause Q24/132A
Paving Type 09	Description: Offsets from Hawkey Park Soft Production Size: Varies Finish: Seem surface finish. Cut or broken edges Supplier: Marshalls Laying Pattern: Set out on site Bedding: Shenton bedding sand and jointing sand Substrate: Designed to accommodate pedestrian loading Refer to spec clause Q24/134
Paving Type 10	Description: Reclaimed concrete slabs to be reused from Avenue: 'Intelligent' Garden. Size: Varies Finish: As manufactured
Paving Type 10A	Description: Reclaimed concrete slabs to be reused from on plan. Size: Varies Finish: As manufactured
Paving Type 11	Description: Reclaimed Granite Setts to be reused from current site Size: As manufactured Finish: As manufactured Laying Pattern: Stretcher Bedding: Shenton bedding sand and jointing sand Substrate: Designed to accommodate pedestrian loading Refer to spec clause Q24/133
Stepping Stones	Description: Reclaimed stepping stones to be reused from Avenue: 'Intelligent' Garden Size: Varies Finish: As manufactured
Concrete Traffic Barriers	Description: Concrete Traffic Barriers. All concrete blocks reused from current site Size: As manufactured Finish: As manufactured
Edge Type 01 - Steel Bar Edging	Description: Steel Reinforcement Bar used as landscape edging Size: 25mm High Tensile Steel Reinforcement Bar Finish: As manufactured Supplier: TBC
Furniture Type 01 - Deadwood Log Benches	Description: Deadwood log benches to be reused from Avenue: 'Intelligent' Garden Size: As manufactured Finish: As manufactured
Furniture Type 02 - Lighting Columns	Description: Proposed lighting column. To match lighting columns located in Mayfield Park. Size: 5m high Finish: RAL colour TBC Supplier: Fagihult
Bib Tap	Description: Proposed bib tap Size: TBC Finish: TBC
Recessed Manhole Cover	Description: Proposed recessed inspection chamber Size: TBC Finish: Galvanised steel Supplier: ACQ or similar approved
Existing Feeder Pillars	Description: Existing Feeder Pillars to be retained
Existing Street Lights	Description: Existing Street Lights to be retained
Soft Landscape	
Semi-mature Tree Planting	Description: Rootballed and grafted trees Refer to detailed planting plans for further details. All proposed trees reused from Avenue: 'Intelligent' Garden.
Existing Tree Planting	Existing trees to be retained
Planted Areas	Shrub and herbaceous planting. Refer to detailed planting plans for further details
Crevice Garden	Refer to detailed planting plans for further details.
Sunken rain garden / swale	Seasonally wet and dry with planting designed to tolerate these conditions. Refer to detailed planting plans for further details.

Figure 2-2 – Proposed landscape plan for Pigeon Triangle

2.3 Habitat retention

Existing habitat to be retained on site is limited to a single small urban apple tree (Figure 2-3). Maintenance operation measures for this tree are presented below in Table 2-2.

Table 2-2 Maintenance operation measures and frequency for retained apple tree

Maintenance operation	Frequency
Inspect overall tree health (canopy condition, leaf production, signs of stress, pests or disease).	Annually (spring or summer)
Remove damaged, diseased or dead branches following BS 3998 principles.	As required
Maintain a weed-free area (approx. 1.5 m radius) around base of tree.	2-3 times annually
Water tree during prolonged dry weather to prevent drought stress.	As required
Remove litter, debris and obstructions from the rooting zone.	Prior to other tasks / As required
Check for structural defects (splits, cavities, decay fungi, unstable limbs).	Annually
Soil decompaction/aeration if evidence of rootzone compaction is identified.	As required
Replace vandalised, dead or unsafe tree with a like-for-like apple tree of appropriate size and provenance.	If required during the 30-year period



Figure 2-3 – Tree to be retained (Source: Google, 2025)

2.4 Habitat creation

As part of the park’s creation, extensive soft landscaping and new tree planting is proposed. As the landscape design has been prepared using project-specific typologies rather than the terminology of the UK Habitat Classification System, each landscaping element has been translated into the most appropriate equivalent UKHab and Biodiversity Metric habitat types. These planned landscape types and their BNG habitat equivalents are presented in Table 2-3.

Table 2-3 Proposed soft landscaping, BNG metric habitat translation and planting palette/ species

Proposed landscaping habitat	BNG metric habitat translation	Target condition	Proposed planting palette, seed mix etc
Block garden Crevice garden Cascade garden	Introduced shrub	N/A	These landscape typologies represent areas of ornamental herbaceous planting. Some native species will be included, but exact proportions are unknown. Therefore, these typologies are categorised as introduced shrub on a precautionary basis. A range of flowering species are proposed, which be beneficial for local pollinators.
Rain garden	Rain garden	Moderate	The rain garden mix is expected to contain a variety of flowering species with varied vegetation structure. Species will be suited to wet habitats. The planting will contain native species (proportion unknown). It is therefore assigned as moderate condition.
Baring street verge	Other neutral grassland	Poor	The Baring street verge will be planted with a Pre grown mix from Pictorial Meadows ‘Woodland Fringe’. This wildflower mix consists of 18 native species, approximately 65% of the mix. Therefore, it has been classified as ONG, although it is unlikely to contain enough characteristic species to represent a good example of this habitat. It is thus assigned as poor condition.
Urban tree	Urban tree	Poor	19 proposed trees to be planted. These include native species (<i>Betula pendula</i> – silver birch, <i>Salix alba</i> – white willow) but the majority are non-natives (e.g., <i>Betula nigra</i> – river birch, <i>Broussonetia papyrifera</i> – paper mulberry). Trees will have low connectivity to surrounding landscape and limited root space, therefore they are assigned a target condition of poor on a precautionary basis.

2.4.1 Mixed Shrub & Herbaceous Planting (includes introduced shrub and rain garden)

2.4.1.1 Habitat establishment

To ensure successful habitat establishment the following operations are necessary for the first 5 years after initial habitat installation.

- Control and removal of weeds
- Pruning of shrubs for floral, foliage and stem colour effect and to remove weak, dead and diseased branches
- Pruning of species to ensure naturalistic form; plus to promote flowering/berry production/retention (where appropriate)
- Remove dead growth and trim herbaceous perennial and ornamental grass plants in spring, avoiding damage to any new shoots that have emerged
- The removal of any failed, vandalised, unhealthy or dead specimens as soon as possible and provide replacements of the same size to those adjacent, during the next available planting season
- Watering of plants to ensure moisture levels are maintained appropriate for optimum growth
- Removal of litter from all planting beds to maintain the Site in a tidy condition
- Top up mulch annually to achieve a 75mm layer.

2.4.1.2 Ongoing maintenance

After the 5-year establishment maintenance period has ended, The Mayfield Partnership estate team should continue carrying out the operations outlined, with the exception of mulching and regular watering, which should only be necessary during extreme drought conditions.

2.4.2 Tree planting

2.4.2.1 Habitat establishment

To ensure successful tree establishment the following operations are necessary for the first 5 years after planting.

- Maintenance of a weed free area, 1.5m out from the base of semi-mature each tree
- Watering to ensure moisture levels are maintained appropriately for optimum growth
- Application of a slow-release fertiliser around the base of all trees to ensure soil fertility is maintained
- The removal of any vandalised, unhealthy or dead specimens as soon as possible and replacement with trees of the same size to those adjacent, during the next available planting season
- Inspection, adjustment and maintenance of anchors, stakes and ties
- Removal of any items that have been attached to tree;
- Re-firming of trees after strong winds, frost
- Pruning to remove dead, dying or diseased wood during dormant season
- Pollarding willows once reached desired height and maturity and to standard horticultural standards
- Remove suckers and formatively prune if necessary to achieve natural shape, healthy growth and to favour a single leader
- Topping up mulch at the end of the rectification period to achieve a 75mm layer.

2.4.2.2 Ongoing maintenance

After the 5-year establishment maintenance period has ended, The Mayfield Partnership estate team should continue carrying out the operations outlined, with the exception of mulching and regular watering, which should only be necessary during extreme drought conditions.

2.4.3 Other Neutral grassland

2.4.3.1 Habitat establishment

To ensure the successful establishment of the grassland, the following operations will be required for a minimum of 2 years after initial installation of the habitat:

- Cut the grassland 3 times in the first 2 growing seasons, in June, Mid-August and in winter
- Do not cut grassland below 100mm in height
- Strim edges to hard standing and tree pit mulch circles
- Arisings to be removed from the site
- Watering every 3 days without rain until a sward is established. Sprinklers are preferred over a hose pipe and are to be used morning or evening
- If the grassland has not fused to produce a sward of foliage by mid-summer, apply a nitrogen only fertiliser (such as Nitro Chalk)
- Repair damaged or failed areas by re-seeding
- Remove litter to maintain the Site in a tidy condition.

2.4.3.2 Ongoing Maintenance

After the 2-year establishment maintenance period has ended, The Mayfield Partnership estate team should continue carrying out the operations outlined, with the following amendments.

- Irrigation is no longer needed, unless in extreme drought
- 1–4 cuts should be carried out per year with aim to allow seeding of most species to occur before first cut.
- Cutting height and timing should be varied across different areas to encourage species diversity.

The Mayfield Partnership estate team and landscape architect should review the planting evolution every 3 to 5 years, to assess the distribution of species and level of weed invasion.

Table 2-4 Maintenance operation measures and frequency for the successful establishment and maintenance of created habitats

Maintenance Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mixed Shrub & Herbaceous Planting													
Weed control and removal	4x Annually												
Assess growth and consider slow-release fertiliser	Annually												
Pruning to remove dead, dying or diseased growth	Annually												
Trimming of herbaceous & ornamental grass and perennial species	As required												
Replace damaged/vandalised/unhealthy stock	As required												
Watering of areas to ensure moisture levels are appropriate	Annually												
Removal of litter from planting beds	As required												
Top up mulch	1x Annually												
Urban trees													
1.5m weed control around base of tree	4x Annually												
Re-firming of trees	As required												
Apply slow-release fertiliser around base of tree	Annually												
Removal of items attached to trees	As required												
Pruning to remove dead, dying or diseased wood	As required												
Replace damaged/vandalised/unhealthy stock	Annually												
Water to ensure moisture levels are appropriate	As required												
Top up mulch	1x Annually												
Other neutral grassland?													
Cutting during the two seasons	3x Annually												
Cutting after first two seasons	1-4x Annually in mosaic fashion												
Repairing damaged or worn areas by re-seeding	As required												
Assess growth and condition nitrogen based fertiliser	As required												
Weed removal by hand	As required												
Water to ensure moisture levels are appropriate	As required												
Removal of litter	Prior to all other tasks												

2.5 Habitat Creation and Management – Risk Register and Remedial Measures

Table 2-5 details identified risks towards successful establishment of newly enhanced or created habitats. Remedial measures have been identified to ensure adaptive and effective management throughout the 30-year period.

Table 2-5 Risk register and remedial measures specific to habitat types

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
February 2026	Other neutral grassland	Newly planted mix fails to establish	>10% of area fails to establish	Undertake second round of seed sowing/planting. If repeated failure occurs, review target planting species and their requirements to provide a more suited habitat.
February 2026	Urban trees	Newly planted trees fail to establish	Any newly planted tree as part of the proposed development design found to be dead.	Replace failed specimens on a like-for-like basis. Should repeat failings occur, review tree species and/ or location.
February 2026	Introduced shrub Rain garden	Mixed shrub and herbaceous planting fails to establish	>10% of area fails to establish	Undertake second round of seed sowing/planting. If repeated failure occurs, review target planting species and their requirements to provide a more suited habitat.

3 Monitoring Schedule

3.1 Monitoring Strategy

To monitor the progress of the habitats within the sites, condition assessments will be conducted for each enhanced or newly created habitat at intervals of 1, 2, 5, 10, 15, 20, 25 and 30 years post-construction to determine if they are progressing towards their intended target conditions. Additionally, photographs taken before and after the habitat creation will be utilised to further document and evidence the progress of the target habitats.

3.2 Monitoring Methods and Intervals

Table 3-1 summarises the habitat type, methods and timing intervals in place to monitor the progress of the targeted habitat parcels over a 30-year period.

Table 3-1 Monitoring methods and intervals for each enhanced or created habitat on site

Habitat type	Monitoring methods	Monitoring interval and timings
Other Neutral grassland	The proposed area of ONG will undergo monitoring to measure the progress towards the desired condition and composition. Condition assessments will be conducted at each visit to ensure the habitat is progressing to the targeted condition. The species composition and abundance within the embankments will be measured against what is expected for this habitat.	Monitoring will be conducted in year 1, 2, 5, 10, 15, 20, 25, and 30 post-creation to ensure establishment and progression towards the targeted habitat condition with a single visit in each year. If required, additional monitoring visits will be arranged. Surveys to be completed between May and August.
Urban trees	The proposed individual trees will undergo monitoring to measure the progress towards the desired condition and composition. Condition assessments will be conducted at each visit to ensure the habitat is progressing to the targeted condition.	Monitoring will be conducted in year 1, 2, 5, 10, 15, 20, 25, and 30 post-creation to ensure establishment and progression towards the targeted habitat condition with a single visit in each year. If required, additional monitoring visits will be arranged. Surveys to be completed between May and August.
Introduced shrub Rain Garden	The proposed areas of mixed shrub and herbaceous planting will undergo monitoring to measure the progress towards the desired condition and composition. Condition assessments will be conducted at each visit to ensure the habitat is progressing to the targeted condition.	Monitoring will be conducted in year 1, 2, 5, 10, 15, 20, 25, and 30 post-creation to ensure establishment and progression towards the targeted habitat condition with a single visit in each year. If required, additional monitoring visits will be arranged. Surveys to be completed between May and August.

3.3 Monitoring reports

Table 3-2 details a schedule of when the targeted habitat enhancement and creation parcels should be monitored and reported through the 30-year timescale. Manchester City Council will be responsible for monitoring, which will be carried out either by a contracted ecologist or council ecologist.

Table 3-2 Monitoring report schedule

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	October to November	Report on results of the following: Condition of individual trees Condition of ornamental planting Condition and species composition of ONG Condition and species composition of Rain Garden planting
Y2	September	October to November	As above
Y5	September	October to November	As above
Y10	September	October to November	As above
Y15	September	October to November	As above
Y20	September	October to November	As above
Y25	September	October to November	As above
Y30	September	October to November	Report on final habitat conditions

3.4 Adaptive management

Management of each habitat type will be adjusted to ensure they achieve their projected condition and optimal targeted state. Monitoring will be conducted by a contracted ecologist or council ecologist in years 2, 3, 5, 10, 15, 20, 25, and 30. In the interim, if extreme weather events occur or concerns are reported by the public or landowner regarding any of the targeted habitats, additional monitoring visits will be arranged. Any issues or concerns identified will be discussed with The Mayfield Partnership estate team, and remedial actions will be taken. This may include more frequent monitoring visits, modifications to the management plan, or changes in management practices.

Risk factors have also been identified with remedial measures in place if required as outlined in Table 2-5. The HMMP is intended to be a working document, to be updated and reviewed where required to ensure the most effective, sustainable and adaptable measures are in place for successful habitat establishment and increased biodiversity.

Appendix A Site Images

Habitat	Image
Developed land; sealed surface	

HMMP Checklist

A.1 Habitat Management and Monitoring Plan Checklist

This checklist is to guide you when authoring the Habitat Management Monitoring Plan (HMMP), whether using the ‘HMMPT’ or an alternative template. It will help ensure consistency and support reviewers.

This is a guide only. Refer to the relevant Local Planning Authority (LPA) for any specific requirements. You can append the list to your completed HMMP before submitting to the LPA.

Use the list to check and reference relevant associated documents in your submission.

You can write over and delete the grey text. If you need information in a different format or need assistance, please email biodiversitynetgainenquiries@naturalengland.org.uk or call 0300 060 3900, select Option 1.

Project and Development Information	
Site or development name	Site or development name
Planning application ref number (if applicable)	Planning application reference number or N/A if Habitat Bank
Register Reference Number (if applicable)	Register reference number or N/A if onsite delivery
Developer or Client details	Developer or client name and address
Author details	Name, organisation, and company address of ecologist or other professional completing HMMP
Name and reference of HMMP	Provide the name of the HMMP and the relevant reference number
Date checklist completed	Click or tap to enter a date.

Sections Excluded Justification
Please provide clear and concise justifications if you intend to exclude any sections from the HMMP in your submission. For example, if a section(s) has been covered elsewhere within the planning process and is referenced in this checklist. Acceptance of excluded sections is at the discretion of the LPA or regulating authority – check requirements with the relevant LPA.

Checklist of Contents Completed	Tick if included	Reference of supporting information Where not included, provide reference or link for document(s) supporting your HMMP. Or state if N/A
1. Project Background		
Project Information	☒	Provided in this document
Funding	☒	Provided in this document
Legal Agreement	☒	S106 agreed, details provided in this document
Summary of Habitat Proposal and Plans	☒	Provided in this document
Site Boundary Map	☒	Provided in this document
Site Context Map	☐	Provided in Pigeon Triangle Preliminary Ecological Assessment and Biodiversity Net Gain Report (Buro Happold 2025)
Phasing Strategy	☐	N/a – no project phasing
Roles & Responsibilities	☒	Provided in this document
Land Use Summary	☒	Provided in this document
Site Context Photos	☒	Provided in this document
Site Baseline and Environmental Information Checklist	☒	Provided in this document
Environmental Information	☒	Some information provided in this document. Where other documents are required these are detailed in Table 2.3.
2. Planned Management Activities		
Management Plan Aims and Objectives	☒	Provided in this document
Design Principles Informed by Baseline Information	☒	Provided in this document
Habitat and Condition Targets	☒	Provided in this document
Habitat Retention	☒	Provided in this document
Habitat Retention and Protection Measures Map	☐	The only retained feature is a single urban tree, for which an image is provided. A map was therefore not appropriate.
Creation, Enhancement and Management Targets and Prescriptions	☒	Target conditions provided in this document
Habitat Creation, Enhancement and Management – Risk Register and Remedial Measures	☒	Risks and associated remedial measures for each habitat type are provided in this document
3. Monitoring Schedule		
Monitoring Strategy	☒	Provided in this document
Monitoring Methods and Intervals	☒	Provided in this document
Monitoring Reports	☒	Provided in this document
Adaptive Management	☒	Provided in this document

Adam Sneath
Buro Happold Limited
Camden Mill
Lower Bristol Road
Bath
BA2 3DQ
UK

T: +44 (0)1225 320 600
F: +44 (0)870 787 4148
Email: [Click here to enter text.](#)