

Vacant Land at the Corner of Halliwell Lane and Newsholme Street, Manchester

Biodiversity Impact Assessment

Studio Tashkeel Architecture

P.2313.25
October 2025

Ascerta
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Reference	Site	Client	Date
P.2313.25	Vacant Land at the Corner of Halliwell Lane and Newsholme Street, Manchester, M8 9FR	Studio Tashkeel Architecture	03 October 2025

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Table of contents

Executive Summary	4
1. Introduction	5
1.1 Purpose of this report	5
1.2 Ecological background	5
2. Methods	6
2.1 Field survey	6
2.2 Biodiversity baseline methods	6
2.2.1 Habitat distinctiveness	6
2.2.2 Habitat condition	6
2.2.3 Habitat strategic significance	6
2.2.4 Trading summary	7
2.2.5 Information and data used to inform the BNG calculation	7
2.2.6 Limitations	7
3. Biodiversity Baseline	8
3.1 Biodiversity baseline for area habitats on-site	8
4. Impacts on Biodiversity	9
4.1 Post-development biodiversity value of the proposed development site	9
5. Change in Biodiversity Value	10
6. References	11

Appendix no.	Name
1	Drawing P.2313.25.E01 Baseline Habitats
2	Drawing PL002 Proposed Site Plan
3	Drawing P.2313.25.E02 Post-Intervention: Habitat Plan
4	Condition Assessment Sheets

Executive Summary

This report presents an assessment study of effects on biodiversity in connection with the proposed development at Vacant Land at the Corner of Halliwell Lane and Newsholme Street, Manchester, M8 9FR (hereafter referred to as the site). The site OS grid reference is SD 83849 01259 and the What3Words reference is dishes.sleep.lungs.

This report calculates 'biodiversity units' using the Department for Environment Food and Rural Affairs (DEFRA) *Statutory Biodiversity Metric, February 2024* (DEFRA, 2024), and following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024* (DEFRA, 2024). The units are calculated based on the area (or length), condition and distinctiveness of habitats found on the site. Pre-development and post-development biodiversity values are calculated and compared to identify any change in the biodiversity value of the site.

Mandatory Biodiversity Net Gain (BNG) is set out in the Environment Act 2021 (UK Parliament, 2021) and applies in England and Wales as a requirement to demonstrate net gain as the result of a new development.

Based on the current development proposals and recommended enhancements, there will be a net gain/loss of **-0.04 (-83.92%)** in habitat area units within the site, demonstrating that a net gain in biodiversity units has not been achieved, in line with the National Planning Policy Framework (NPPF) and the Manchester City Core Strategy 2012–2027 (adopted July 2012).

Post-development biodiversity units within the proposed development site were calculated based on the habitats displayed on the dawning PL002 Proposed Site Plan, Appendix 2, and in drawing P.2313.25.E02 Post-Intervention: Habitat Plan, at Appendix 3.

1. Introduction

1.1 Purpose of this report

Ascerta has been instructed by Studio Tashkeel Architecture to carry out a Biodiversity Impact Assessment (BIA) of the land at the site, see **Photograph 1**. This assessment has been prepared to support a planning application for the site.



Photograph 1: The extent of the site

1.2 Ecological background

The proposed development site has not been subject to any other known ecological surveys. The site comprises of modified grasslands, as amenity space. The vacant land at the corner of Halliwell Lane and Newsholme Street, Manchester, is situated within a highly urbanised environment. The site is surrounded by terraced housing, schools, and commercial properties. BNG has been defined as ‘development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation’ (Baker, 2016).

Good practice principles for BNG are set out within *Biodiversity Net Gain: Good Practice Principles for Development*. The key principles include:

- Apply the ‘Mitigation Hierarchy’ (in line with CIEEM Guidelines for Ecological Impact Assessment [EcIA]) and be ‘additional’ by achieving outcomes that exceed existing obligations
- Avoid losing biodiversity which cannot be off-set elsewhere (e.g. irreplaceable habitats)
- Address risk (e.g. difficulty of achieving habitat creation/enhancement for net gain)
- Make a ‘measurable’ net gain contribution (e.g. calculated using an appropriate metric) and ensure that calculations consistent and transparent (i.e. limitations and assumptions are clearly identified)
- Ensure that net gain design achieves the best outcome for biodiversity (this may require both quantitative and qualitative assessment) and create a net gain legacy for long-term benefits

2. Methods

2.1 Field survey

A walkover survey of the site was conducted on the 25 September 2025, when the habitat types and linear features were identified and mapped. A habitat survey using UKHab Version 2.01 (UK Habitat Classification Working Group, 2023) methodology was undertaken along with habitats, hedgerows and watercourse (ditch) condition assessments (Natural England Farm Environment Plan [FEP] Manual, 3rd Edition, [March 2010]).

2.2 Biodiversity baseline methods

To calculate a biodiversity baseline, this study used methods detailed within *The Statutory Biodiversity Metric*, February 2024, and following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024*. Habitats were identified and digitised within the QGIS application QField (QGIS Development Team, 2024). Areas were measured in hectares and linear features in kilometres. The biodiversity unit value for each habitat was then calculated by multiplying the habitat area (or length) by its distinctiveness score and then by its condition score, both described below. Using the BNG QGIS Template, the unit values for each habitat were then consolidated within the QGIS import tool and imported into the Statutory Biodiversity Metric Version 4 to produce the biodiversity baseline for the site. Linear habitats were assessed with the same methodology, yet separately to areas.

2.2.1 Habitat distinctiveness

Habitats identified are entered into DEFRA's Statutory Biodiversity Metric which then assigns a pre-determined distinctiveness value. Habitat distinctiveness is a collective measure of biodiversity and includes parameters such as species-richness, diversity, rarity, and the degree to which a habitat supports species rarely found in other habitats.

2.2.2 Habitat condition

Condition of the habitats present has been assessed during the site visit using *The Statutory Biodiversity Metric: User Guide 2024*. The post-development biodiversity units were calculated using information from the proposed site plan dawning PL002 Proposed Site Plan Proposed Site Plan, Appendix 2, and drawing P.2313.25.E02 Post-Intervention: Habitat Plan, Appendix 3. To calculate the post-development biodiversity units, the habitat areas are multiplied by the distinctiveness and condition values and then divided by a multiplier based on the difficulty of creating the proposed habitat and the time needed to achieve the proposed condition. The BBUs were then subtracted from the post-development units to determine any change in biodiversity value of the site as a result of the proposed development. The target condition of the habitats is based on guidance set out within *The Statutory Biodiversity Metric: User Guide 2024* which may require ecological input.

2.2.3 Habitat strategic significance

Nature Recovery Areas, National Character Area objectives and green infrastructure strategies were used to identify whether the site was as identified, desirable or not in the local strategy.

2.2.4 Trading summary

'Trading Up' is a concept which requires 'conserving through offset components of biodiversity that are of a higher conservation priority (for example, because they are more irreplaceable and vulnerable) than those affected by the development project for which the offset is envisaged' (BBOP, 2018). For example, should non-irreplaceable habitats be lost/impacted as a result of the proposed development, offsets should be achieved through the creation/enhancement of habitat of the same or higher distinctiveness, where environmental conditions are appropriate and where it generates the greatest benefits for biodiversity.

2.2.5 Information and data used to inform the BNG calculation

The following information was used to inform the Biodiversity Unit Calculations. GIS layers and survey data of:

- The site
- Drawing P.2313.25.E01 Baseline Habitats Plan, Appendix 1
- Drawing PL002 Proposed Site Plan Proposed Site Plan, Appendix 2
- Drawing P.2313.25.E02 Post-Intervention: Habitat Plan, Appendix 3
- Condition Assessment Sheets

2.2.6 Limitations

This BNG report only addresses impacts on habitats within the site. Other ecological impacts, such as those related to protected species, are not covered by this report. The BNG calculations are based on a field survey of habitats and their condition at the time of survey, and the subsequent mapping of these habitat parcels and linear features in QGIS/QField. Habitat areas and linear features have been calculated in GIS and are not rounded, for precision.

The UKHab survey of the site was undertaken within September 2025, which falls inside the recommended survey period for identifying botanic species (March to October inclusive). However, some plant species may have been missed and a complete species list for the site may not have been gained.

The calculations within this report are based on the proposed site plan dawning PL002 Proposed Site Plan Proposed Site Plan, Appendix 2. Please also refer to drawing P.2313.25.E02 Post-Intervention: Habitat Plan, Appendix 3, **Table 4.1** and within Section 4.

3. Biodiversity Baseline

3.1 Biodiversity baseline for area habitats on-site

The baseline area habitats, drawing P.2313.25.E01 Baseline Habitats, Appendix 1, includes one type within the development area. Following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024*, biodiversity scores have been calculated and assessed and are displayed in **Table 3.1** below.

Table 3.1: Baseline: Habitat areas biodiversity calculation

Existing area habitats				Distinctiveness		Condition		BBU
Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)					
				Distinctiveness	Score	Condition	Score	
Grassland	Modified grassland	No	0.0252	Low	2	Poor	1	0.05
Total habitat areas ha			0.0252	Biodiversity baseline units				0.05

The site currently comprises modified grasslands used as amenity space collectively summing to **0.05 BBU**. Please refer to drawing P.2313.25.E01 Baseline Habitats Plan, Appendix 1, and **Table 3.1** above.

4. Impacts on Biodiversity

4.1 Post-development biodiversity value of the proposed development site

Drawing P.2313.25.E02 Post-Intervention: Habitat Plan, Appendix 3, shows two new habitat area types within the proposed development; this includes developed land; sealed surface and vegetated gardens. Habitat area and feature distinctiveness and condition scores have been calculated and assessed and are displayed in **Tables 4.1** below.

Table 4.1: Post-development: Habitat areas created biodiversity calculation

Broad habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		CBU
			Distinctiveness	Score	Condition	Score	
Urban	Developed land; sealed surface	0.0210	V. low	0	N/A - Other	0	0.00
Urban	Vegetated garden	0.0042	Low	2	N/A	1	0.01
Total habitat areas created		0.0252	Created biodiversity units				0.01

The habitat area to be created on-site includes 0.0210ha of developed land; sealed surface. This includes new buildings and access and vegetated gardens totalling 0.0042ha collectively totalling **0.01 BBU**. Please refer to drawing P.2313.25.E02 Post-Intervention: Habitat Plan, Appendix 3, and **Table 4.1** above.

5. Change in Biodiversity Value

Based on the current development proposals and recommended enhancements, there will be a net loss of **-0.04 (-83.92%)** in habitat area units within the site, demonstrating that a net gain in biodiversity units has not been achieved, in line with the NPPF and the Manchester City Core Strategy 2012–2027 (adopted July 2012).

6. References

CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal.

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Appendix 1



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LANDSCAPE | TREES | ECOLOGY

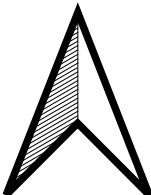


UKHab V2.01 Key

Survey Area

Baseline Habitats

g4 Modified grassland



DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:
Studio Tashkeel Architecture

PROJECT:
Vacant Land at the Corner of Halliwell Lane and Newsholme Street,
Manchester (63.65 & 69 Halliwell Lane, Cheetham Hill, Manchester
M8 9FR)

DRAWING TITLE:
Baseline Habitats Plan

SCALE: NTS@A3	DRAWN BY: JS	DRAWING No: P.2313.25.E01
DATE: 02/10/2025	CHKD BY: LH	REV: -

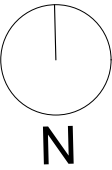
Appendix 2



Location Plan
Scale 1:1250 @ A3

Element Key

Site Boundary



SCALE BAR 1:1250

General Notes:

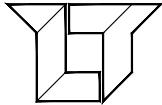
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Design intent drawing only. Construction to comply with latest building regulation requirements.

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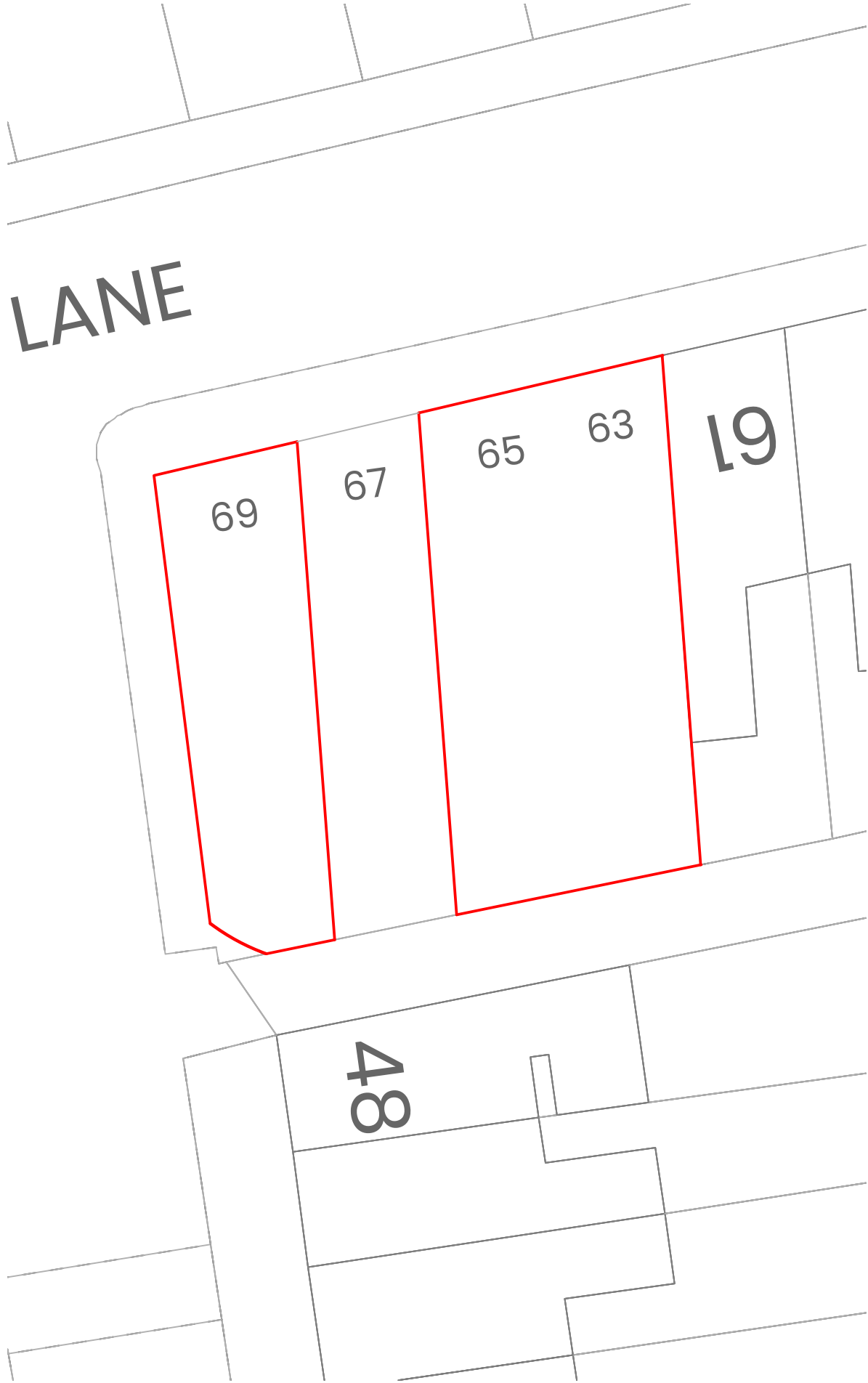
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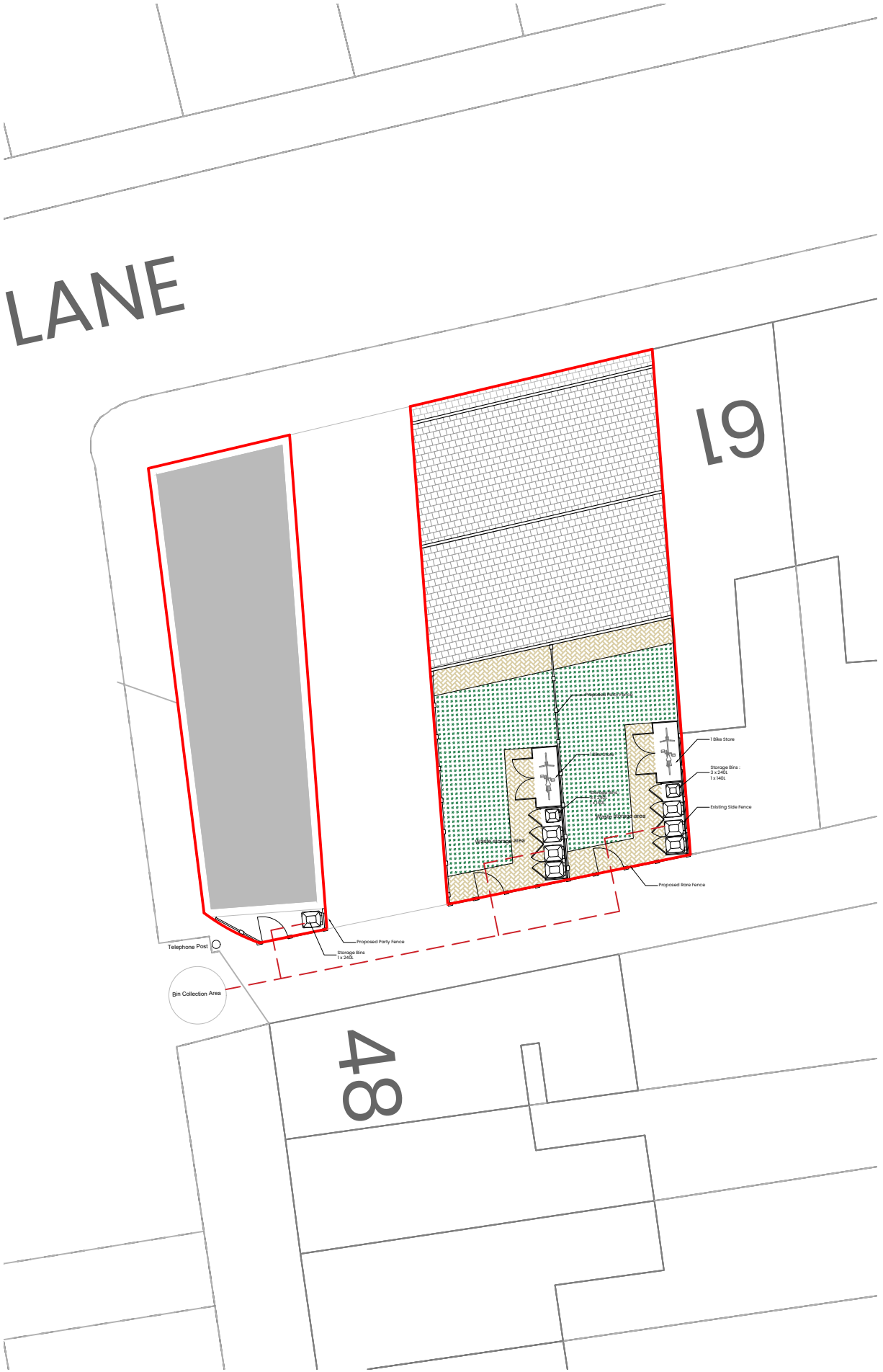


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client name MS Property		
project 63,65 & 69 Halliwell Lane		
drawing Location Plan		
project number 23_137		scale 1:1250 @ A3
drawing number PL001	rev -	issue status Planning
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GA Existing Site Plan
Scale 1:200 @ A3



GA Proposed Site Plan
Scale 1:200 @ A3

N

Element Key

Site Boundary

Red Block Paving

Turf

04812

SCALE BAR 1:200

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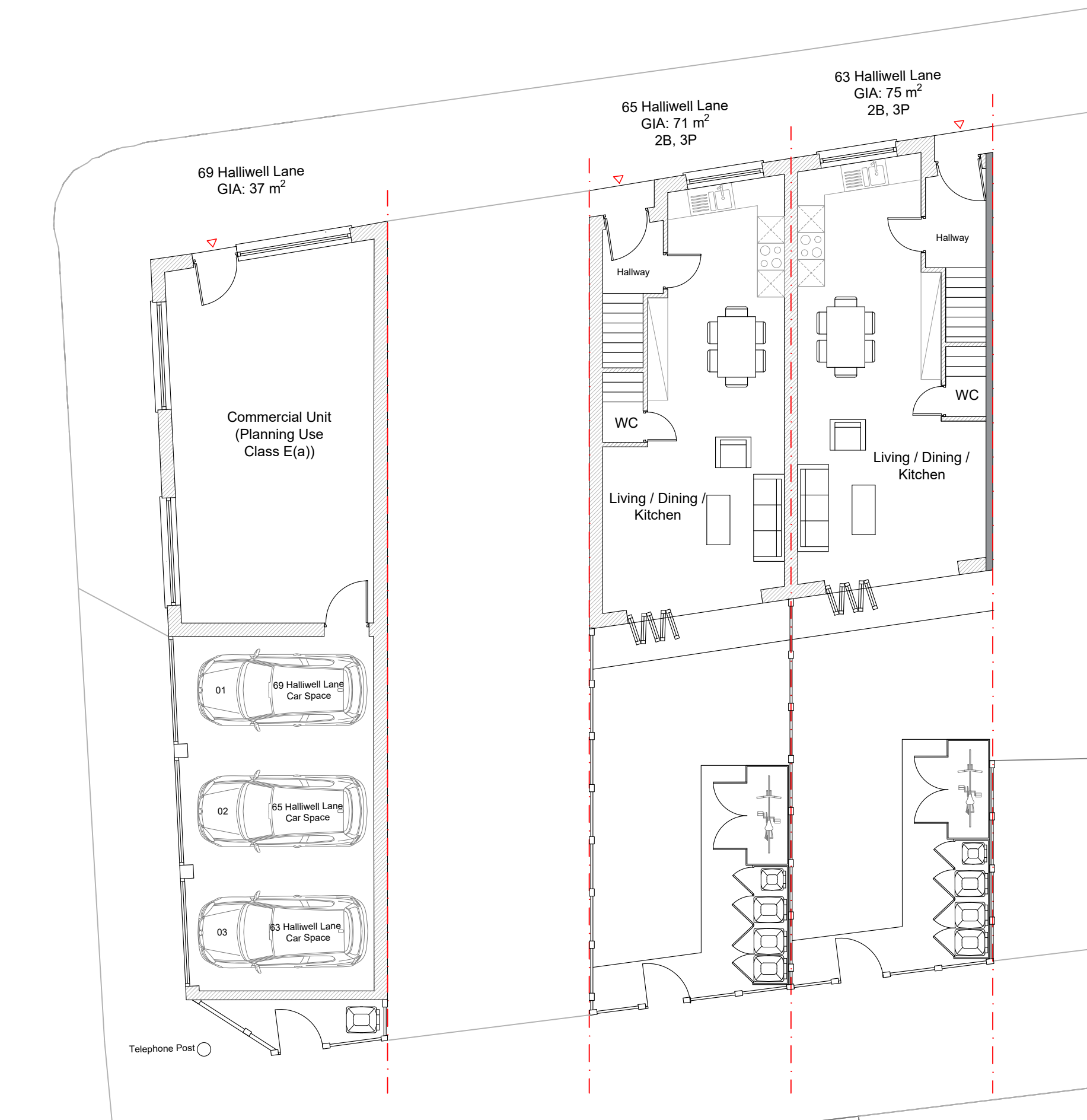
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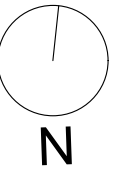
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client name		
MS Property		
project		
63,65 & 69 Halliwell Lane		
drawing		
GA Existing and Proposed Site Plan		
project number		scale
23_137		1:200 @ A3
drawing number	rev	issue status
PL002	-	Planning
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GA Proposed Ground Floor Plan
Scale 1:100 @ A3



SCALE BAR 1:100

General Notes:

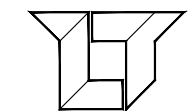
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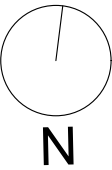
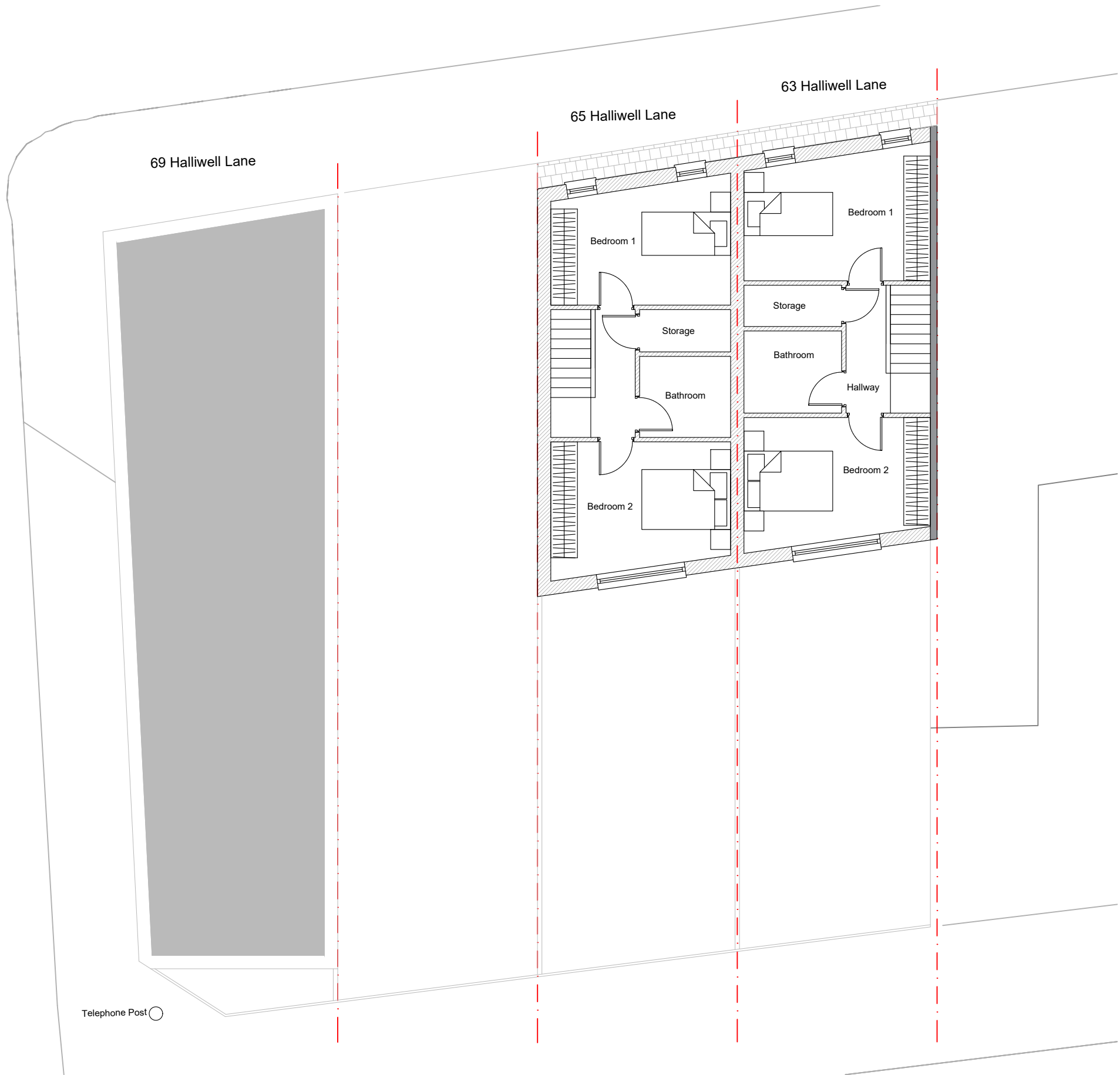
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client name MS Property		
project 63,65 & 65 Halliwell Lane		
drawing GA Proposed Ground Floor Plan		
project number 23_137	scale 1:100 @ A3	
drawing number PL003	rev -	issue status Planning
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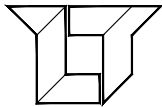
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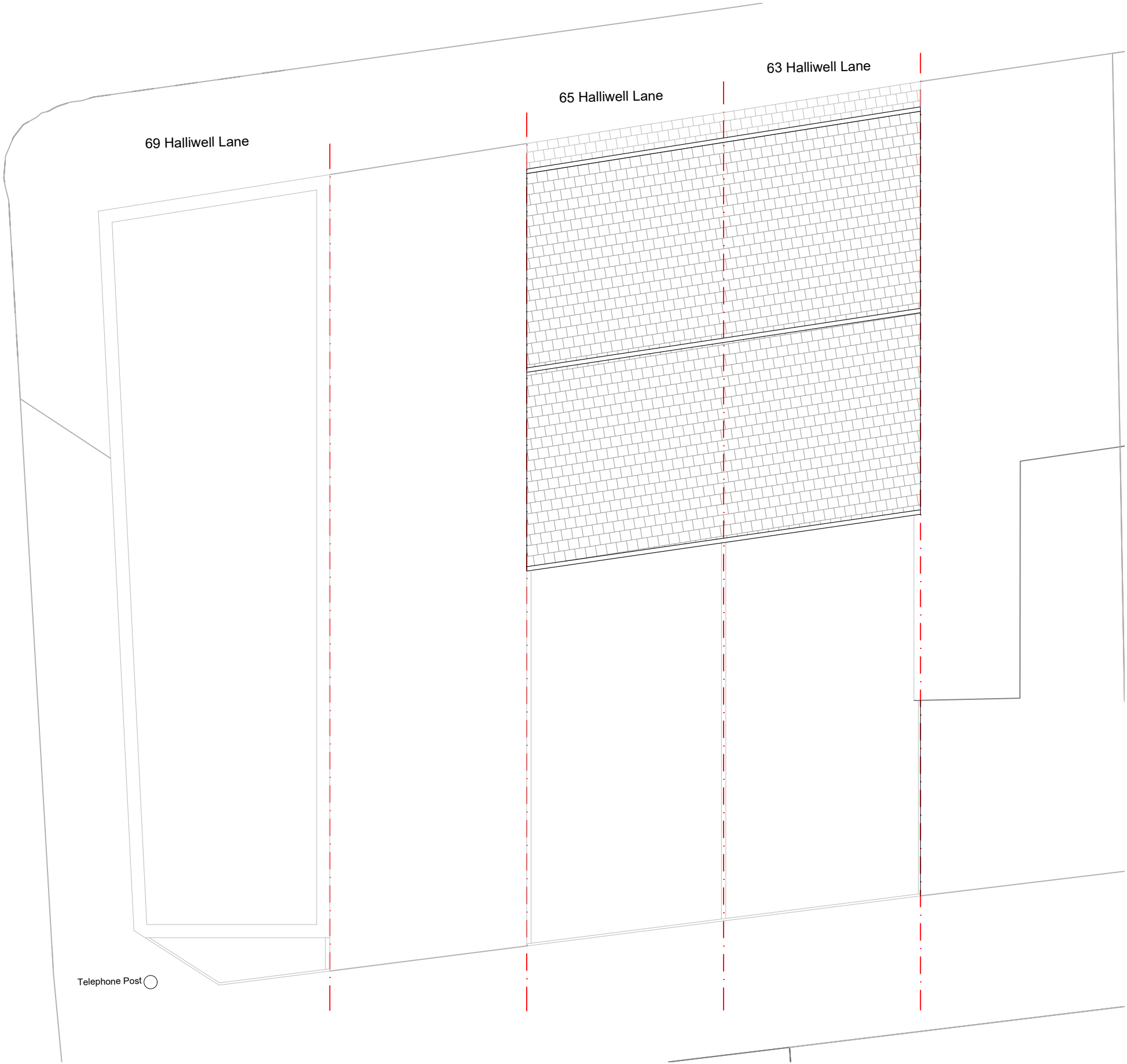


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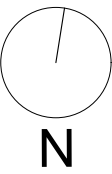
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client name MS Property		
project 63,65 & 69 Halliwell Lane		
drawing GA Proposed First Floor Plan		
project number 23_137	scale 1:100 @ A3	
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GA Proposed First Floor Plan
Scale 1:100 @ A3



GA Proposed Roof Plan
Scale 1:100 @ A3



SCALE BAR 1:100

General Notes:

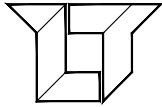
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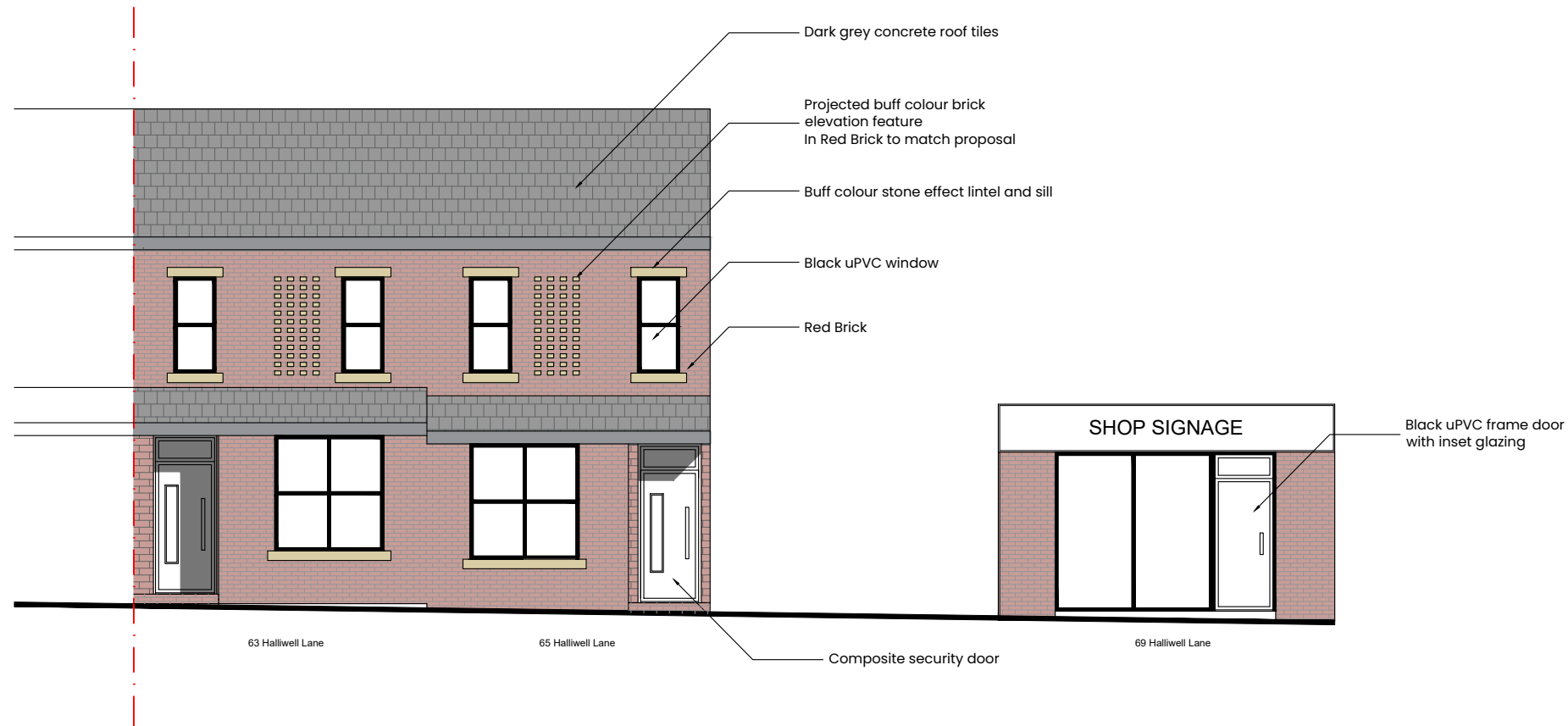
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client name MS Property		
project 63,65 & 69 Halliwell Lane		
drawing GA Proposed Roof Plan		
project number 23_137		scale 1:100 @ A3
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GA Proposed Front Elevation
Scale 1:100 @ A3

Element Key
- - - - - Site Boundary



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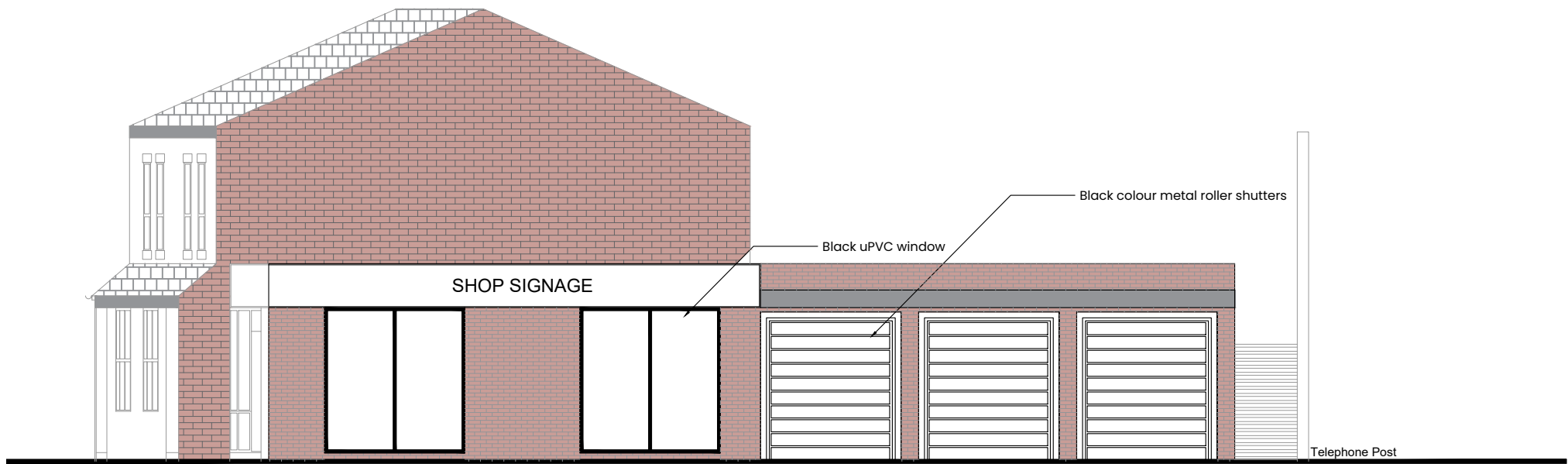
General Notes:

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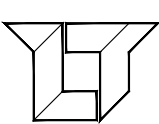
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GA Proposed Side Elevation
Scale 1:100 @ A3

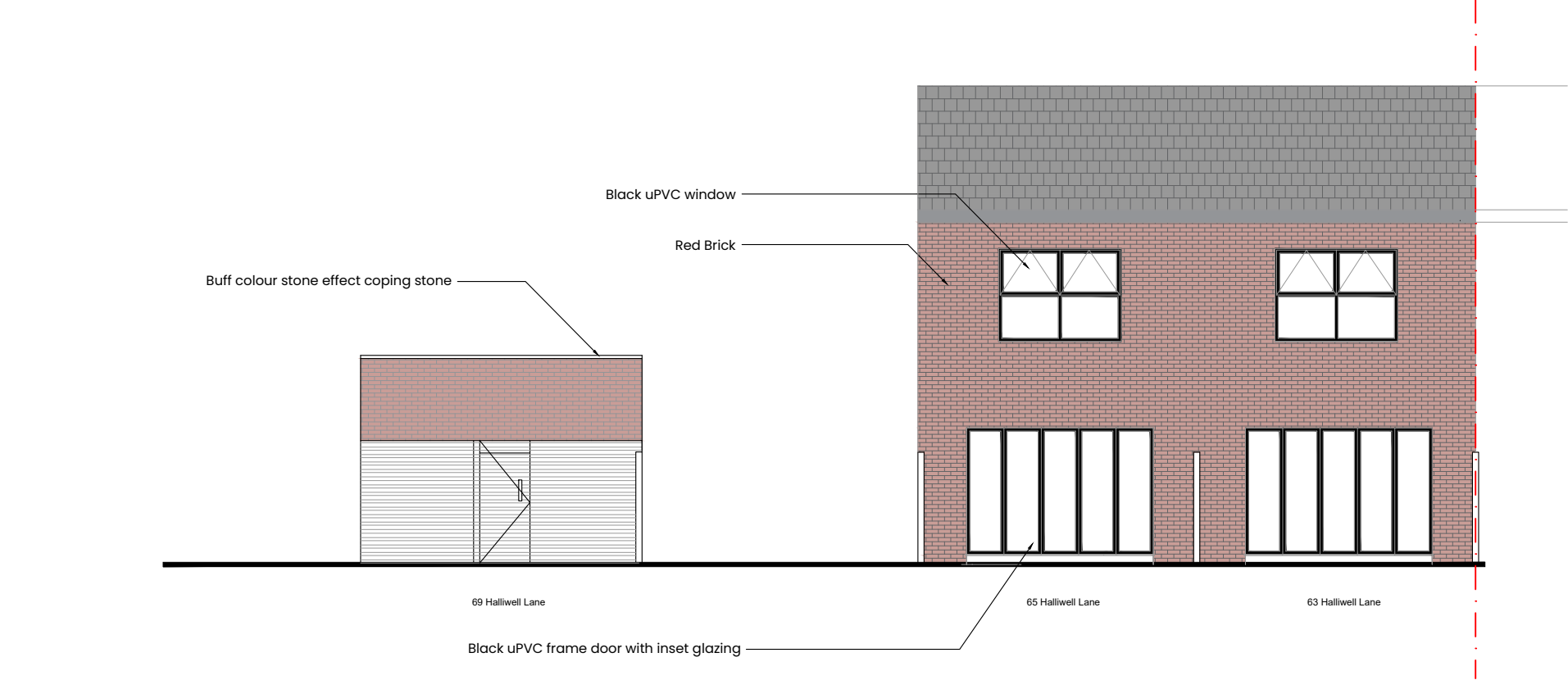
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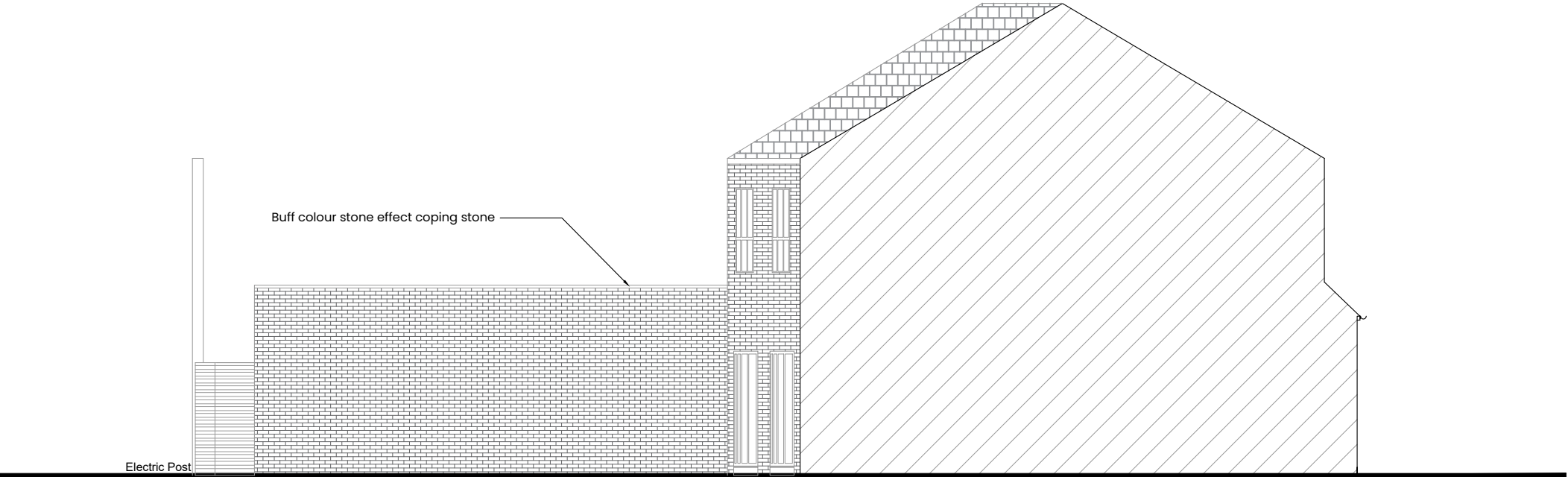
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drawing GA Proposed Front & Side Elevation		
project number 23_137	scale 1:100 @ A3	
drawing number PL006	rev -	issue status Planning
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GA Proposed Rear Elevation
Scale 1:100 @ A3



GA Proposed Side Elevation
Scale 1:100 @ A3

Element Key

Site Boundary



SCALE BAR 1:100

General Notes:

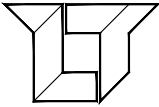
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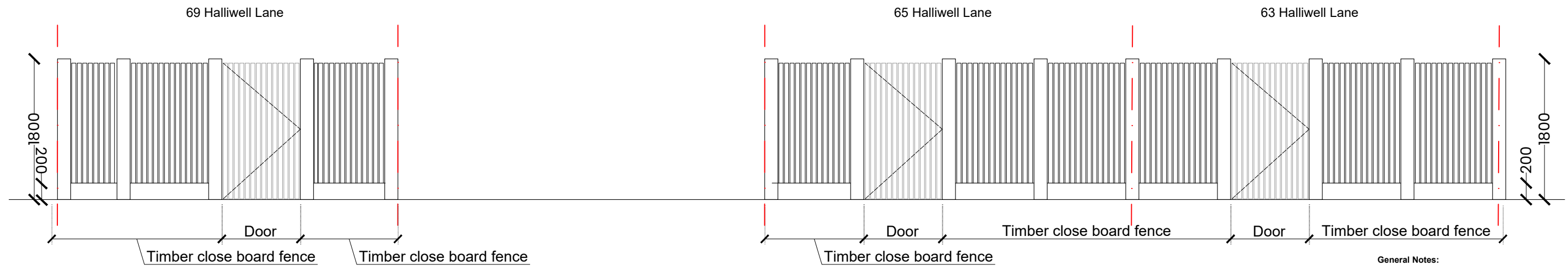
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client name MS Property		
project 63,65 & 69 Halliwell Lane		
drawing GA Proposed Rear & Side Elevation		
project number 23_137	scale 1:100 @ A3	
drawing number PL007	rev -	issue status Planning
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GA Proposed Fence to Rear Elevation
Scale 1:100 @ A3

General Notes:

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

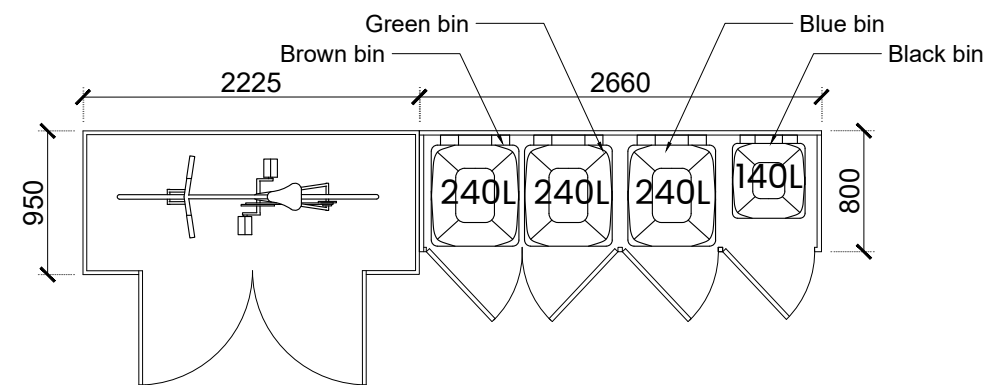
Design intent drawing only. Construction to comply with latest building regulation requirements.

All statutory approvals must be sought prior to development.

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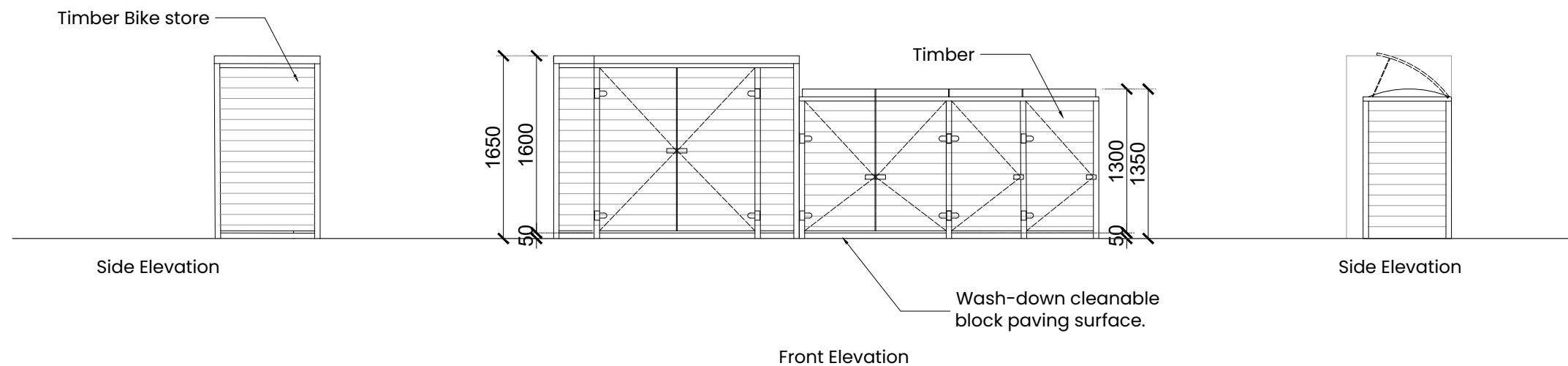
SCALE BAR 1:50



Plan Details

/	First Issue	29/7/25	SSD	MK
Rev	Description	Date	Dr by	App by

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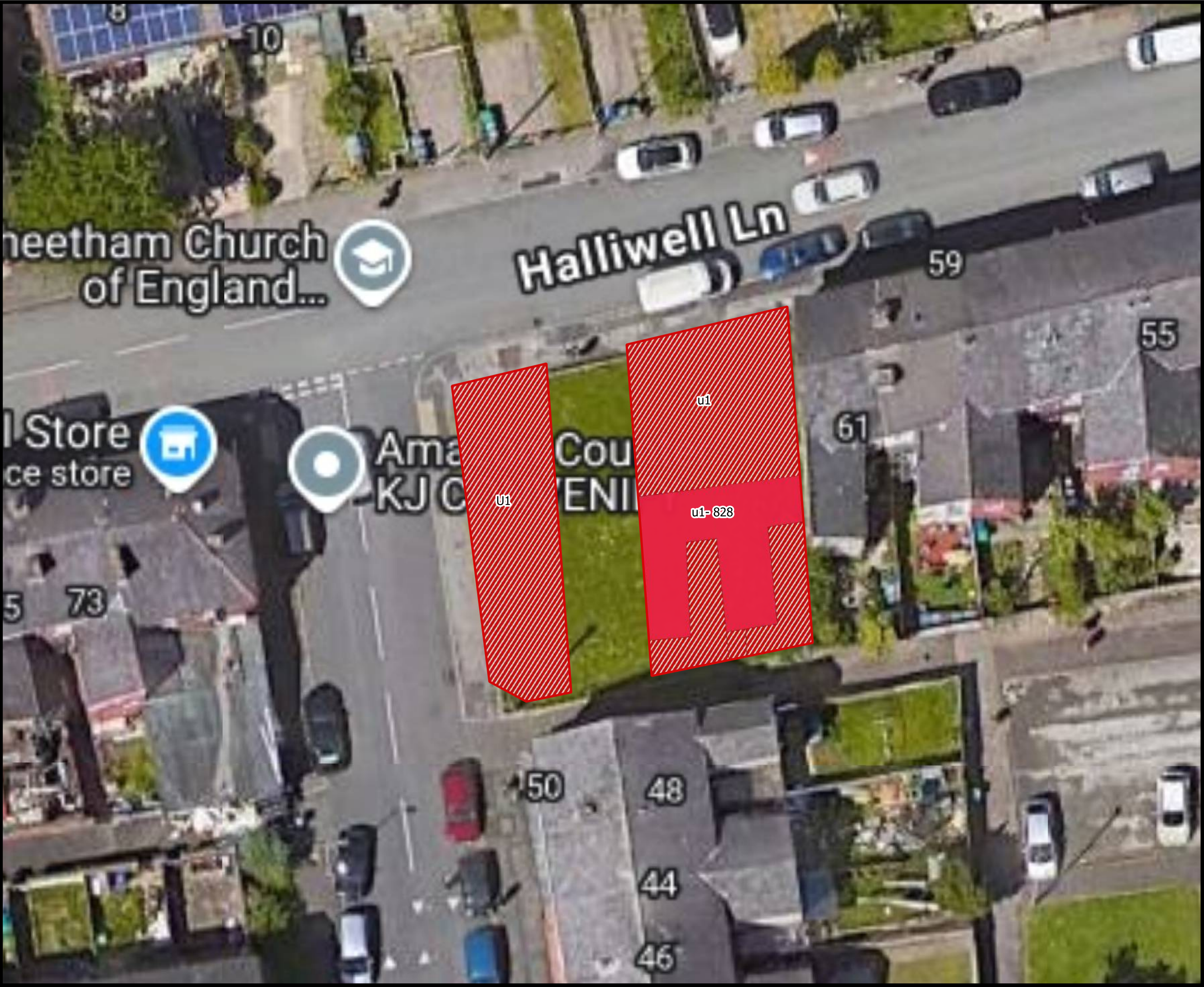
GA Bin and Cycle Store Enclosure Details
Scale 1:50 @ A3

client name		
MS Property		
project		
63,65 & 69 Halliwell Lane		
drawing		
GA Fence, Bins and Bike Storage Details		
project number		scale
23_137		1:50 @ A3
drawing number	rev	issue status
PL008	-	Planning
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Appendix 3



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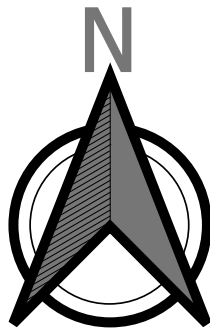
UKHab V2.01 Key

Site Location Boundary

Proposed Habitats

u1 Developed land; sealed surface

u-828 Vegetated garden



DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:

Studio Tashkeel Architecture

PROJECT:

Vacant Land at the Corner of Halliwell Lane and Newholme Street, Manchester (63.65 & 69 Halliwell Lane, Cheetham Hill, Manchester M8 9FR)

DRAWING TITLE:

Post Invention Habitat Plan

SCALE: NTS@A3	DRAWN BY: JS	DRAWING No: P.2313.25.E02
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DATE: 02/10/2025	CHKD BY: LH	REV: -
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Appendix 4

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	2313.25 Vacant Land at the Corner of Halliwell Lane and Newsholme Street, Manchester (63,65 & 69 Halliwell Lane, Cheetham Hill, Manchester M8 9FR	Survey date and Surveyor name	25.09.25
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	g4
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Yes	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².	No	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			4

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Yes	
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

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