

Biodiversity Net Gain Report and Calculation

Site Address: 7 Moor End, Northenden, Manchester, M22 4JQ

Local Planning Authority: Manchester City Council

Date: 22.08.2025

Ref: BNG/WM/Rev-

Clarification

This report has been prepared for our client as stated within our appointment, only and expressly, for the purposes set out in this appointment and we owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in writing and signed, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. This report has been based solely on the specific design assumptions and criteria stated herein. A portion of the data and information included within this report has been gathered through enquiry with a third-party. This data is believed to be correct; however, no liability will be accepted for any discrepancy's inaccuracies, mistakes, or omissions in this.

Office 5716, 182-184 High Street North, East Ham, London, E6 2JA

Email: info@Ecology4U.co.uk

Tel: 0333 335 6418

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APPENDIX A – Designated Site Mapping

APPENDIX B – Priority Habitat Mapping

APPENDIX C – European Protected Species Mapping

APPENDIX D – Small Sites Matrix – Version 1.1.2 Release Date July 24 – Completed

APPENDIX E – Baseline habitat images 2020, Google Earth

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1 Introduction

The proposed works comprise an extension to 7 Moor End, Northenden, Manchester (the Site). The Environment Act 2021 requires a Biodiversity Net Gain (BNG) calculation and report that demonstrates a net gain increase in habitat for wildlife of at least 10% from the existing, following completion of the proposed development. This report assesses the BNG for this proposal.

1.1 Assessment Method

Assessment is in line with CIREA guidance document C776a Biodiversity Net Gain: Good practice principles for development, a practical guide. A baseline has been established, using a baseline assessment desktop survey. The Site contains no habitats requiring condition assessment. Proposed habitat areas, including retained and new, were calculated using the Proposed Site Plan. This data was entered into the DEFRA statutory small sites metric, and results used to make an assessment on whether the proposal meets the statutory requirements for BNG.

2 Baseline Habitats

The baseline habitat is comprised of artificial unsealed, developed sealed, and vegetated garden.

Within the government guidance for use of the Small Sites Metric for garden land, only trees over 300mm width at 1.5m above ground level are measured and included in the calculations. Currently, there is one tree on the Site measuring 450mm DBH. There is also a tree stump on the Site. Where there has been habitat degradation within a site, the BNG regulations require that the baseline habitat of the Site is evaluated as was present in January 2020. We have assessed this using Google Earth image in Appendix E.

In accordance with regulations, we are required to record that as present in the BNG calculations. This totals two trees on the Site, both measuring 450mm DBH. These trees are marked up diagrammatically, and not to scale on the existing habitat plan.

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Fig. 1: Vegetated garden



Fig. 2: Vegetated garden, artificial unsealed, trees marked on habitat plans

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Tel: 0333 335 6418

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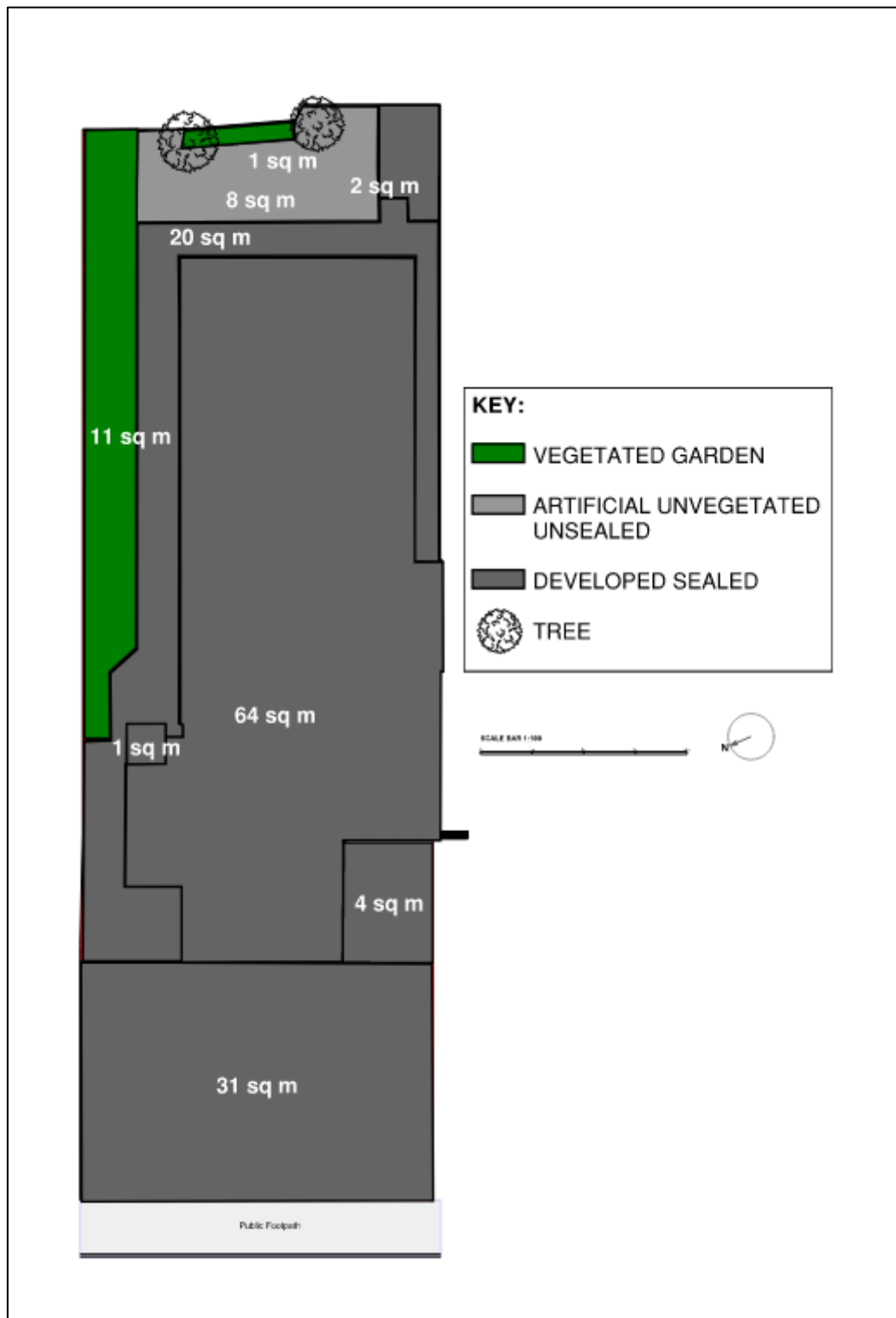


Fig. 3: Existing Habitat Plan

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3 Proposed Development

The proposed development comprises an extension and a path to the north side of the building, and the addition of a sealed bin storage area to the rear of the building.

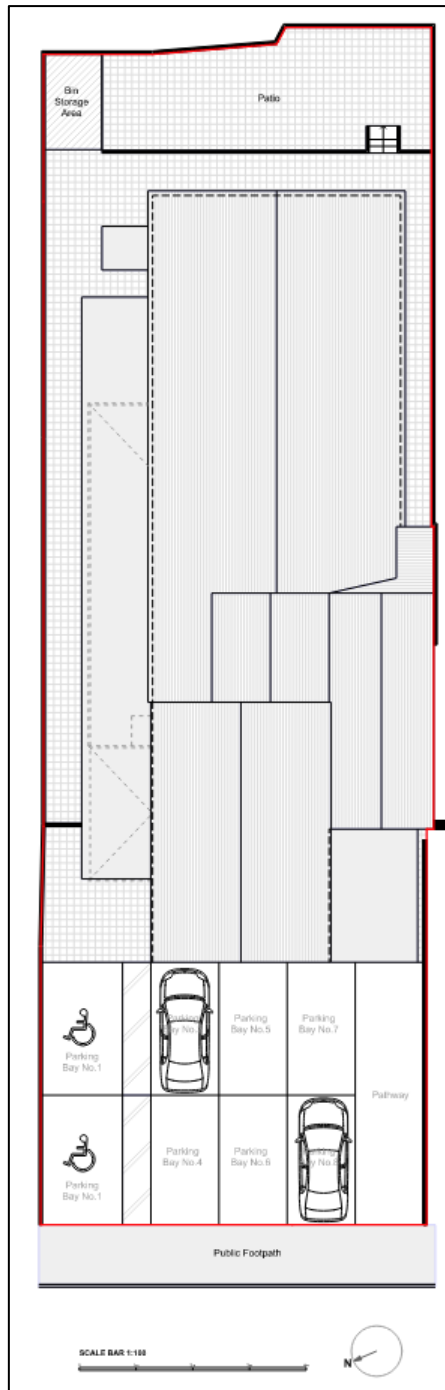


Fig. 4: Proposed Block Plan

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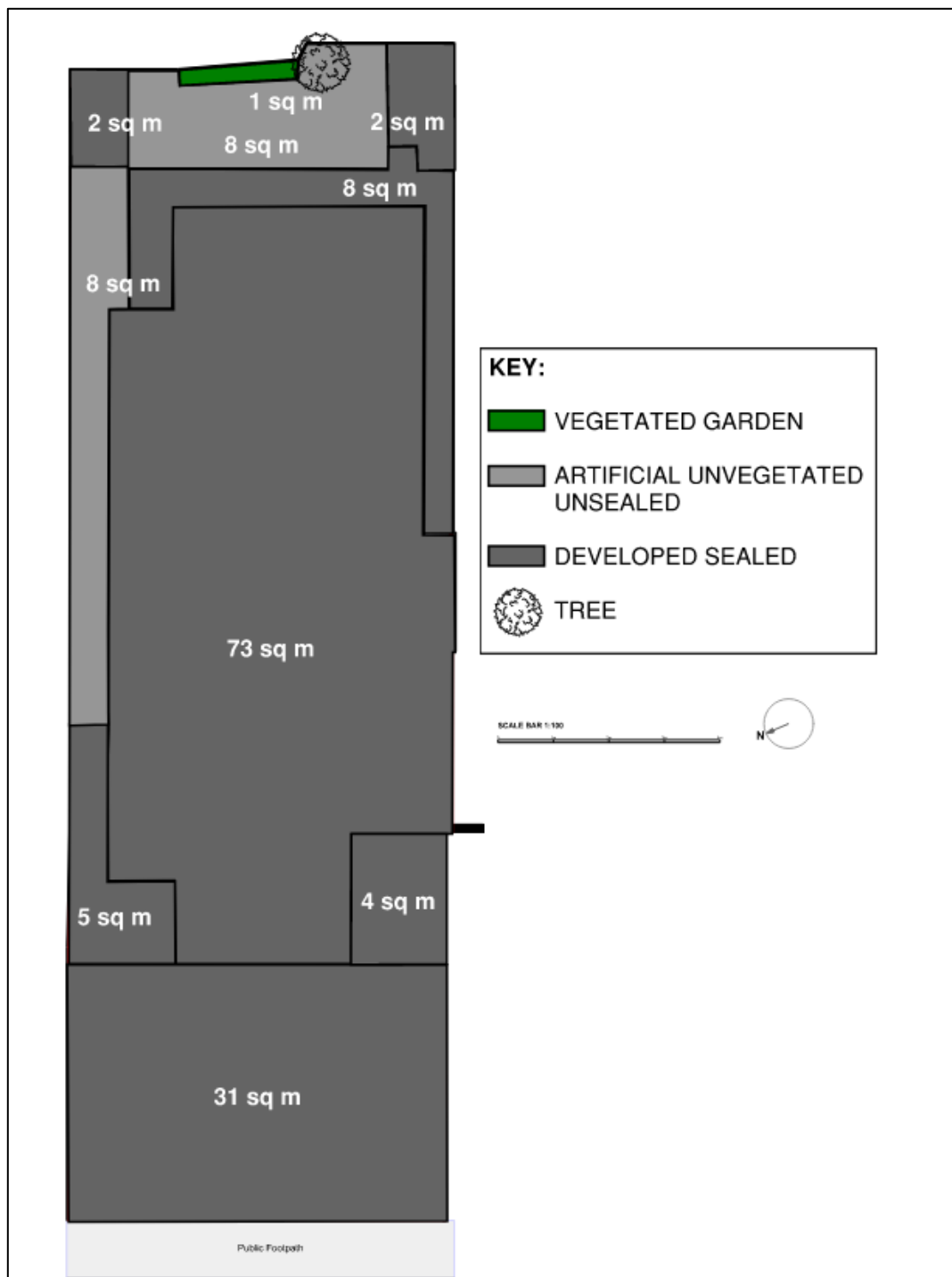


Fig. 5: Post Development Habitat Plan

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4 Designated Sites (see Appendix A)

There are no Sites of Special Scientific Interest (SSSI), SACs, SPAs, Ramsar or other designated sites on the Site nor within 500m of the Site.

5 Priority Habitats (see Appendix B)

We have searched for priority habitats using MagicMap. There is a section of Deciduous Woodland to the west and north of the Site, approximately 300m distant. There is also a small section of land where there is no main habitat, but additional habitat exists, approximately 500m west of the Site. We consider that there is no risk of harm to this habitat, due to the distance from the Site, the extensive intervening-built form and developed land, together with the low impact nature of the proposal, being only an extension to an existing building.

6 European Protected Species (see Appendix C)

There are no recorded Granted European Protected Species Applications on the Site.

7 Biodiversity Impact Assessment (see Appendix D)

The existing and proposed habitat data has been input into the DEFRA statutory Small Sites Metric – Please see Appendix for the full matrix details.

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Headline Results		
Headline		BNG Targets Not Met ▲
Trading Rules		Trading Rules Not Satisfied ▲
Next steps		Scheme alterations or offsite units required
Baseline Units	Area habitat units	0.3019
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Area habitat units	0.1500
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Area habitat units	-0.1520 ▲
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Area habitat units	-50.33% ▲
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Area habitat units required to meet target		0.1821
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Fig. 6: Results

7.1 Results

The metric calculates that there is an overall loss of habitat units of 0.1520, this is a 50.33% reduction. The SSM has demonstrated that this Site will require 0.1821 habitat units to meet the 10% BNG target.

The SSM July 2024 rules instruct as follows:

The post-development private garden has no public access, and biodiversity net gains cannot be legally secured.

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Applicants should not:

- record the creation of any other new habitats within private gardens
- record enhancement of any habitat within private gardens
- however, habitats which are recorded in the baseline and remain within a private garden may be recorded as retained.

It is therefore not possible to secure the necessary 10% additional biodiversity net gain for general habitat units within the site boundary.

The SSM rules further instruct that:

If additional avoidance, creation, or enhancement is required that cannot be met on-site, you should seek off-site units from off-site providers, or as a last resort, statutory credits.

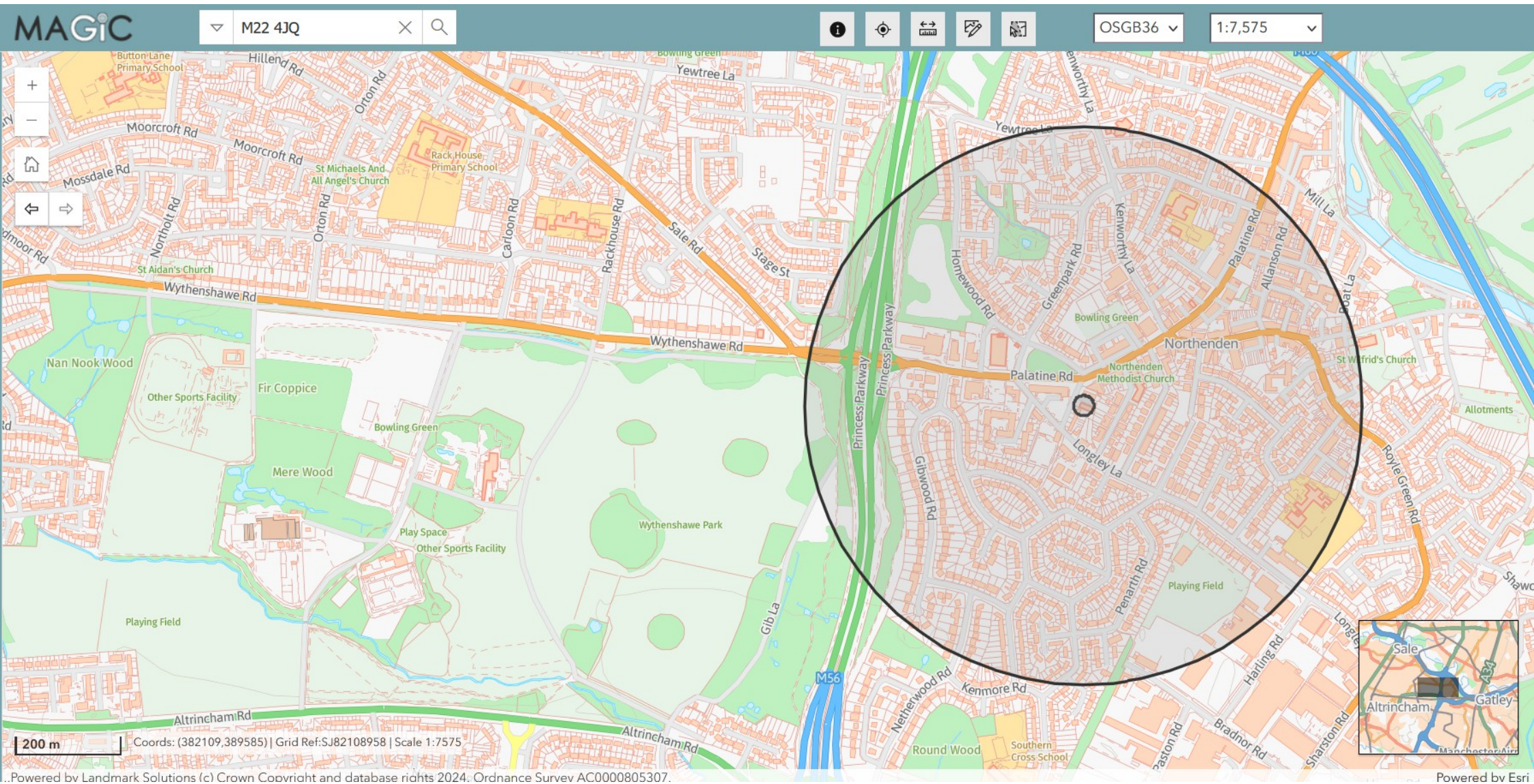
Therefore, this report recommends that off-site units are secured using an off-site provider to achieve the 0.1821 habitat units that represent a 10% increase in habitats for wildlife, post-development.

8 **Conclusions & Recommendations**

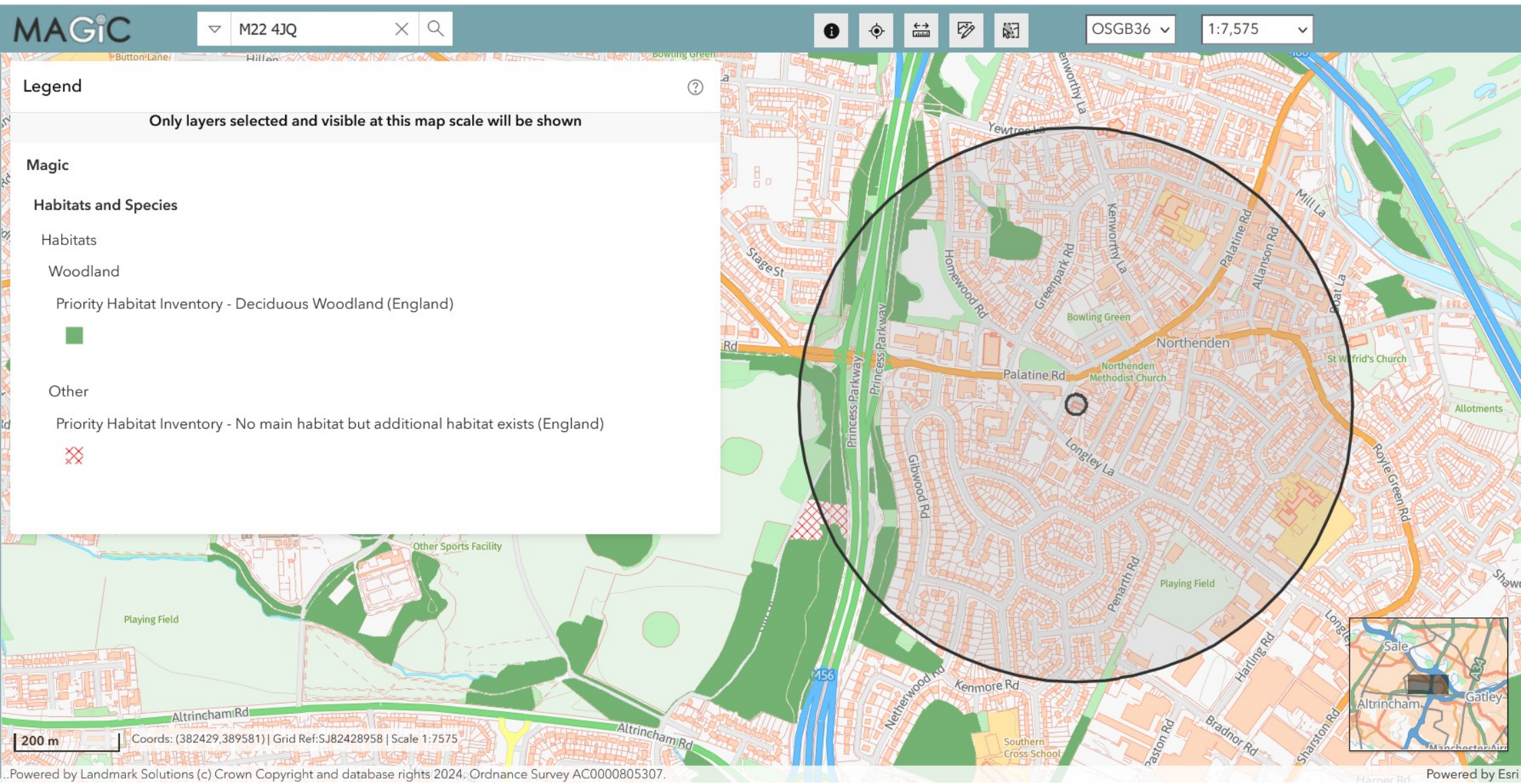
The current proposal does not meet the minimum 10% Biodiversity Net Gain local authority requirement for planning.

The applicant will use this SSM calculation to purchase off-site units from a registered habitat bank provider to ensure that they deliver the minimum requirement of 10% BNG for habitat units. Details of the habitat bank provider and their proposals to achieve the required offsite credits will need to be provided to support the planning application.

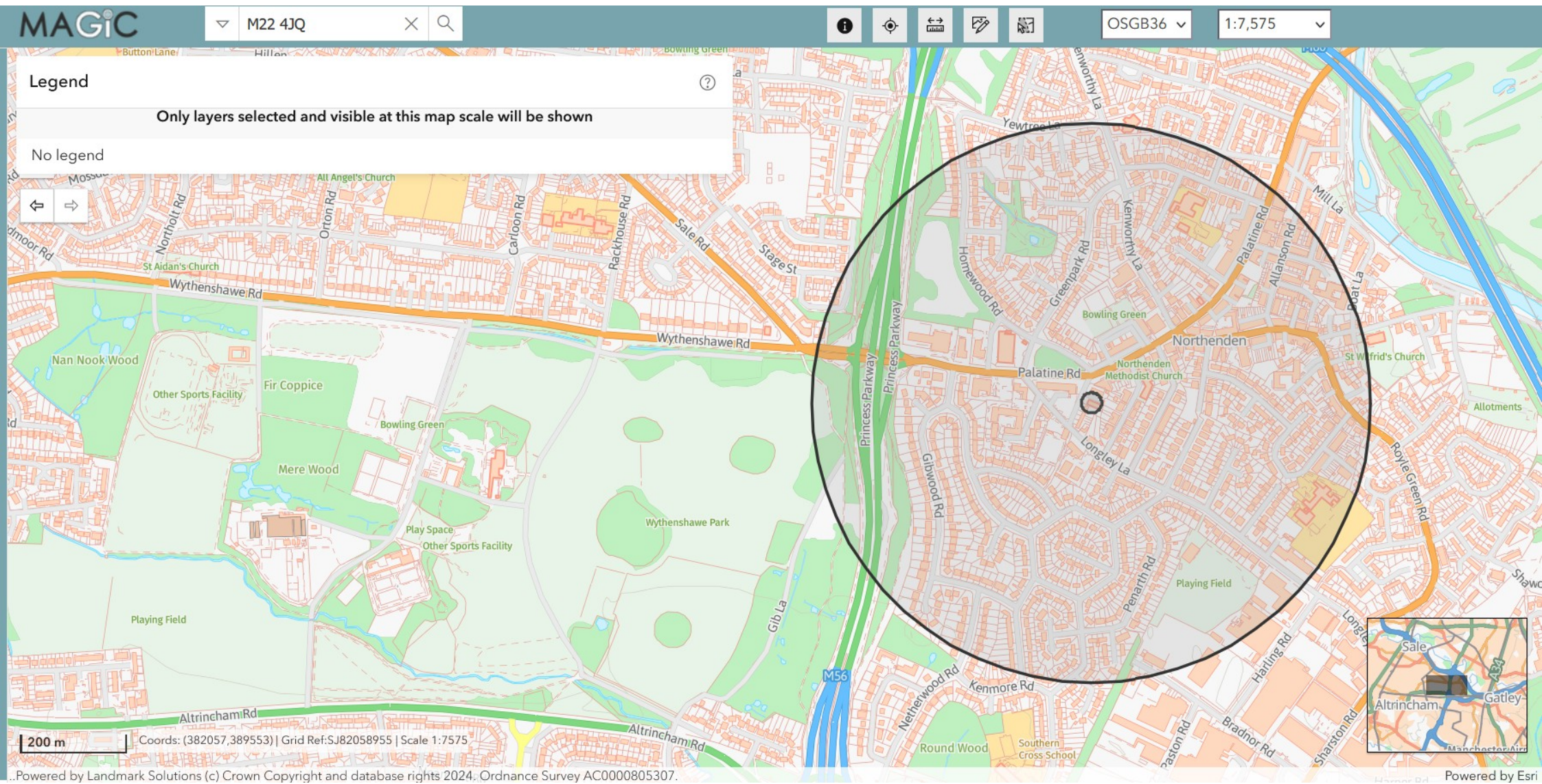
APPENDIX A -
DESIGNATED SITES



APPENDIX B -
PRIORITY HABITATS



APPENDIX C -
PROTECTED SPECIES



APPENDIX D - SMM BNG CALCULATIONS

THE SMALL SITES METRIC IN EXCEL FORMAT IS
SUBMITTED SEPARATELT TO SUPPORT THIS REPORT

APPENDIX E - AERIAL IMAGE
JAN 2020

