Land at Piccadilly Wharf, Store Street, Manchester M1 2WA

PRELIMINARY ASSESSMENT OF BIODIVERSITY NET GAIN

November 2025

ERAP (Consultant Ecologists) Ltd Reference: 2025-356b

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Document Control

Survey Type:	Surveyors	Survey Date(s)
UK Habitat Classification Survey (including Condition Assessments of habitats) for On-site Habitats	Brian Robinson B.Sc. (Hons) MCIEEM	5th November 2025
Reporting	**Personnel**	**Date**
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1.0 INTRODUCTION

1.1 Background and Rationale

1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by Merebridge Construction to carry out an assessment of Biodiversity Net Gain (BNG) at land at Piccadilly Wharf, Store Street, Manchester M1 2WA (hereafter the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SJ 84986 98076.

1.1.2 The assessment was requested to inform a planning application proposing the development of the site to a 16 storey block of apartments.

1.1.3 This BNG assessment has been prepared to provide an assessment of the biodiversity value of the baseline of the site, and an initial assessment of the value of post intervention habitats based on the site proposals, and provides guidance in relation to the requirements to attain a net gain in accordance with *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016).

1.1.4 This report also advises on how compliance with Chapter 15, paragraph 193(d) of the *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2024)[1] can be achieved, which states '*opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'*.

1.2 Site Description

1.2.1 An aerial image of the site is appended at **Figure 1**. The total site area is **0.0606 hectares**[2].

1.2.2 The habitats present within the site are described and assessed in *2025-356 Land at Piccadilly Wharf, Store Street, Manchester M1 2WA, Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2025), hereafter referred to as the 'ecology report'.

1.2.3 The site has been cleared of vegetation prior to the site survey; previous ecological information has been collected to provide an assessment of the pre-degradation habitats. Details of the process used are presented at **Section 2.3**.

1.2.4 A summary of the habitats present within the site (both of the existing and pre-degradation habitats) is presented at **Section 3.1** of this report.

1.3 Proposed Development Description

1.3.1 The assessment has been requested to inform a planning application proposing the development of the site to a residential apartment black. The proposals are presented at *Store Street, Manchester City Centre: Proposed Plans – Level 16 (Roof) Drawing Number 25-008-FA-XX-16-DR-A-04316* (Four Architects, 2025).

[1] Hereafter the NPPF

[2] As measured by ERAP (Consultant Ecologists) Ltd; detail on the methods used to measure the area of the site are presented at **Section 2.0**. It has been considered suitable in this instance to measure the area habitats in hectares to four decimal places (i.e. to a m^2 level of accuracy).

1.4 Scope of Study

1.4.1 This report has been prepared to accompany a completed assessment of BNG using *The Statutory Biodiversity Metric Calculation Tool* (Natural England, 2025). The completed Microsoft Excel spreadsheet assessment is presented as a separate document, named '*ERAP Ltd 2025-356 Piccadilly Wharf, Store Street Statutory Biodiversity Metric 10.11.25*', hereafter referred to as the 'BNG Metric'.

1.4.2 It is intended that this report provides a transparent assessment to demonstrate the calculation of net gain, based on the reasonable parameters assumed for the proposals (refer to **Section 2.3**). This approach has been applied on a number of other sites ERAP (Consultant Ecologists) Ltd has assisted with and has been accepted by the relevant Local Planning Authorities (LPA) and their ecological advisors to enable a planning application to progress.

2.0 METHOD OF SURVEY

2.1 Habitat Assessment and Mapping

Baseline Habitats

2.1.1 A Phase 1 Habitat Survey including an assessment in accordance with the UKHab and condition assessments of the habitats present was carried out by Brian Robinson on 5th November 2025. The weather was dry with overcast, with a light air (Beaufort scale 1) and an air temperature of 14°C.

2.1.2 On site habitat mapping was assisted via use of GPS technology and QField on-site mapping software, using ESRI World Imagery and *Topographical Survey of Land at: Store St, Manchester Drawing Ref S20-SST-T* (G.E.O (UK) Ltd, 2021) as base plans. The plan has been provided to ERAP (Consultant Ecologists) Ltd as a .pdf file, which has been converted to a .dxf, inputted to QGIS and resized to match the ERSI World Imagery.

2.1.3 Each of the habitats within the site has been assessed in accordance with the UKHab to determine each habitat type present. This has allowed a reliable classification of habitats in accordance with those used by the BNG Metric.

2.1.4 The UKHab has been designed to function at two scales: fine scale (25m^2 or 5 metres length) and large scale (400m^2 or 20m^2 length). It has been considered for the purposes of this survey (where the UKHab has been used to inform the BNG calculation of a relatively small area) that a finer scale of 5m^2 is appropriate for the classification of habitats.

2.1.5 A plan showing the current baseline habitats present within the site is appended at **Figure 2**. A plan showing the pre-degradation habitats is presented at **Figure 3**.

2.1.6 Condition Assessments for each of the habitats present within the site have been completed in accordance with *The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology* (Natural England, July 2025) and are appended at **Section 7.1**.

Post Intervention Habitats

2.1.7 The post intervention habitats have been calculated using the proposals plan. This plan has been provided to ERAP (Consultant Ecologists) Ltd as a .pdf; the file has been converted to .dxf format and inputted into QGIS to match the base plans.

2.1.8 A plan showing the proposed post intervention habitats is appended at **Figure 4.**

2.2 Survey and Reporting Limitations

2.2.1 All measurements have been either estimated whilst on site or measured using QGIS.

2.2.2 A detailed landscaping scheme has not been provided for the site. As described at **Section 4.0**, this report provides an assessment of the ecological value of the baseline habitats (in accordance with the BNG Metric) prior to development and a preliminary assessment of the ecological value of the site post intervention in accordance with the proposed habitats outlined at the proposals plan.

2.3 Evaluation Methods and Rules Applied

Habitats and Assessment

2.3.1 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority Habitat Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities* (NERC) *Act 2006*. Where suitable, the ecological value of the habitats present have been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018).

2.3.2 QGIS has been used to calculate the total area of each baseline habitat present within the site and the area / length of the proposed habitats at the site.

2.3.3 Each habitat and any individual trees have been assessed to determine whether they are 'irreplaceable habitat', defined in NPPF as '*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen'.* The further detail presented in *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024* (GOV.UK, 2024) has also been referred to.

Relevant Guidance

2.3.4 Government advice on wildlife, as set out in the NPPF and associated government circulars has been taken into consideration.

Strategic Significance

2.3.5 The site does not lie within a Local Nature Recovery Strategy area, nor does the site have any statutory or non-statutory designation for nature conservation. For these reasons a strategic significance of 'Area / compensation not in local strategy / no local strategy' has been applied at the BNG Metric for the area habitat units and trees.

Assumptions

2.3.6 Reasonable assumptions have been made in relation to the condition assessments for the proposed habitats at the site; the proposed condition assessment for each habitat is appended at **Section 7.2**.

2.3.7 In accordance with Google Streetview and Google Earth historical imagery the site was cleared of vegetation at some point between July 2024 and the date of the most recent site survey, and was also

previously cleared of vegetation prior to a survey completed at the site by ERAP (Consultant Ecologists) Ltd in 2021. Google Earth historical imagery indicates the site was initially cleared of vegetation between April 2020 and March 2021.

2.3.8 *Guidance: Biodiversity Net Gain* (GOV.UK, 2025) states the following in relation to habitat degradation prior to a site survey:

There are special provisions for the calculation of the pre-development biodiversity value of onsite habitat when loss or impact to habitats (or 'degradation') has occurred prior to the submission of a planning application and Biodiversity Gain Plan in order to discourage the deliberate degradation of existing onsite habitats to reduce the pre-development biodiversity value.

For the Biodiversity Plan, Paragraph 6 of Schedule 7A of the Town and Country Planning Act 1990 makes provision relating to unauthorised degradation takes place, and Paragraph 6A of the 1990 Act makes provision relating to degradation taking place which is in accordance with a planning permission:

- *Where unauthorised degradation of the onsite habitat has taken place on the land between 30 January 2020 and the date of relevant date, the biodiversity pre-development value of the onsite habitat should be calculated as the biodiversity value of the habitat on the date immediately before the carrying out of these degradation activities. The relevant date should therefore be set as a date immediately before these activities. Unauthorised degradation of onsite habitat is any degradation which is not in accordance with a previous planning permission.*
- *If activities to implement or in connection with a planning permission are carried out after 25 August 2023 that lower the biodiversity value of the onsite habitat, the pre-development biodiversity value of the onsite habitat is taken to be the biodiversity value immediately before the carrying out of the activities. The relevant date should therefore be set as a date immediately before these activities.*

If there has been degradation and there is insufficient evidence about the biodiversity value of the onsite habitat immediately before the degradation, the pre-development biodiversity value of the onsite habitat must be taken to be the highest biodiversity value of the habitat which is reasonably supported by any available evidence relating to it. This requirement must be applied to the calculation of pre-development biodiversity value in the metric tool, and the Biodiversity Gain Plan template asks for information regarding whether there has been prior habitat degradation.'

2.3.9 It is therefore considered that the baseline habitats should be, as much as reasonably possible, reflective of the pre-clearance habitats circa April 2020.

2.3.10 Manchester City Council Planning Portal has been accessed to find any ecological reports for the site which pre-date the clearance of vegetation. *Store Street, Manchester: Ecological Assessment* (TEP, 2014), hereafter the '2014 report', and accessed from the portal via planning Application reference 107245/FO/2014/C2, provides a detailed description of the site prior to its subsequent clearance. The information provided in the 2014 report has been used to inform the assessment of the baseline habitats within the site.

3.0 BASELINE HABITATS

3.1 Site Description

3.1.1 Refer to **Figure 2** for the existing baseline habitats within the site, and **Figure 3** for the pre-degradation baseline habitats within the site. The site is described in the (2025) ecology report as follows:

'The approximately 0.06 hectares site is located within urban surroundings, and (at the time of the survey) supported disturbed ground with colonising ruderal herbs, and an area of scrub at its northern end.'

3.1.2 The site is described in the 2014 report as follows:

'The site is situated alongside Store Street with commercial units to the south and residential development to the east. A retaining wall, approximately 3m in height and topped with wrought iron railings, forms the northern site boundary alongside Store Street and the site itself is at an elevated location above Store Street beyond this retaining wall. The site generally slopes westwards towards the retaining wall and Store Street.'

3.1.3 And:

'The main habitat type on site is semi-natural broad-leaved woodland (TN1). The woodland is predominantly self-seeded, semi-mature and scrubby with numerous non-native species The woodland is dominated by Italian alder Alnus cordata *with dog rose* Rosa canina *agg. and Norway maple* Acer platanoides *both abundant and frequent respectively. Further tree species recorded across the site include, among others, hazel* Corylus avellana*, ash* Fraxinus excelsior*, wild cherry* Prunus avium*, bird cherry* Prunus padus*, elder* Sambucus nigra *and alder* Alnus glutinosa*.*

A number of cotoneaster species are also present on site, two of which were recorded as tree cotoneaster Cotoneaster cornubia *and Himalayan cotoneaster* Cotoneaster simonsii*. Groundflora within the woodland lacks diversity and is dominated by ivy* Hedera helix *with frequent patches of bramble* Rubus fruticosus *agg. noted.'*

3.2 Assessment of Baseline Habitats

3.2.1 **Table 3.1** provides a summary of the habitats present, their condition assessment result and their area within the site.

3.2.2 Based on the description of the habitat in the 2014 report and the location of the site it is reasonably considered that the pre-degradation habitat would have meet the description of w1g other woodland; broadleaved of the UKHab. Due to the site's location, the history of the land uses in the local area and the description of the woodland provided in the 2014 report, the presence of woodland of a Priority Habitat status and / or an irreplaceable habitat is reasonably discounted.

3.2.3 A condition assessment for the habitat, based on the description provided in the 2014 report, is appended at **Section 7.1**.

Table 3.1: Summary of Baseline Area Habitats within the Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Habitat Distinctiveness	Condition Assessment Result	Area (ha)
Habitat 1 Woodland (pre-clearance habitat)	w1g other woodland: broadleaved.	Woodland and forest - Other woodland; broadleaved	Medium	Moderate	0.0606
				Total:	**0.0606**

3.2.4 The baseline BNG score for the site is provided at **Section 5.0**.

4.0 POST INTERVENTION HABITATS

4.1 Consideration of Mitigation Hierarchy

4.1.1 The habitats within the site have already been cleared, circa 2021. The proposals present an opportunity to compensate for this historic loss of woodland via compensation off-site. It is not considered feasible or ecologically advantageous to recreate a small area of woodland within the site, taking into account the proposed development of the site.

4.2 Consideration of Proposed Habitats

4.2.1 A landscape proposals plan has not been provided and it has been assumed in this report that the whole site will be developed to buildings and hardstanding.

Table 4.1: Summary of Area-based Habitats to be Created at the Site

Habitat Type	BNG Equivalent Habitat	Habitat Distinctiveness	Target Condition	Area (ha)
Habitat A Buildings and hardstanding	Urban – Developed land; sealed surface	V.Low	N/A - Other	0.0606
			Total	**0.0606**

5.0 HEADLINE RESULTS, EVALUATION AND CONCLUSION

5.1 The headline results of the BNG Metric are presented at **Table 5.1**.

Table 5.1: Results of Statutory Biodiversity Metric Calculation Tool

On-site Baseline	Area habitat units	0.48	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site Post Intervention	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On—site net change (units % percentage)	Area habitat units	-0.48	-100.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Total Net Unit Change	Area habitat units	-0.48	
	Hedgerow units	**0.00**	
	Watercourse units	**0.00**	
Total Net % Change	**Area habitat units**	**-100.00%**	
	Hedgerow units	**0.00%**	
	Watercourse units	**0.00%**	

Trading Rules Satisfied?	**No**

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	Comment
Area habitat units	10%	0.48	0.53	0.53	
Hedgerow units	10%	0.00	0.00	0.00	No additional hedgerow units required to meet target
Watercourse units	10%	0.00	0.00	0.00	No additional watercourse units required to meet target

5.2 A net gain for area-based habitats is not demonstrated by the BNG Metric.

5.3 It is considered that agreeing a biodiversity payment for the loss of area habitat units associated with the site with a habitat bank or other similar provider is the most appropriate course of action to attain net gain at the site.

5.4 Note that trading rules will still need to be satisfied even if an overall gain of 10% is attained[3].

5.5 It is essential that, in addition to the result of the BNG Metric, the assessment of biodiversity net gain takes into account the measures to be accommodated and implemented at the site to secure gains and betterment for biodiversity that the BNG Metric cannot take account of.

[3] Trading rules requirements:

Habitat Distinctiveness Category	Trading Rules Requirement
Low	Same distinctiveness or better habitat required
Medium	Same broad habitat or a higher distinctiveness category required
High	Same habitat required.
Very high	Same habitat required – bespoke compensation will be necessary.

5.6 At this site it is advised that the following measures are also considered as part of the assessment of biodiversity net gain:

a. Incorporation of opportunities for roosting bats at the new building as, although the habitats in the local area are suitable for use by foraging bat species such as *Pipistrellus* species, there are no significant opportunities for roosting bats (particularly maternity roosts) at the site currently (this is considered to provide additionality); and

b. Incorporation of opportunities for use by nesting birds at the developed site. This includes a net increase in opportunities for specific species not currently able to breed at the site such as swift (a red-listed bird species[4]) and house sparrow and starling (both red listed and Priority Species) at the new building.

6.0 REFERENCES

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[4] In accordance with the BOCC: Birds of Conservation Concern (Stanbury, et al., 2021).

7.0 APPENDIX: CONDITION ASSESSMENTS AND FIGURES

7.1 Condition Assessments of Baseline Habitats

7.1.1 The condition assessment criteria have been determined using the description provided in the 2014 report. Where information is not provided in the 2014 report an assessment of 'Good' (or '3') has been used.

Table 7.1: Condition Assessments for Habitat 1: Woodland

Habitat Reference	A	B	C	D	E	F	G	H	I	J	K	L	M	Total No. of Criterion Passed	Condition Assessment Result
Habitat 01: Woodland	2	3	2	3	1	3	2	3	1	2	1	3	1	27	Moderate
															Good (total score >32)
															Moderate (total score 26 to 32)
															Poor (total score 13 to 25)

Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)
A. Age distribution of trees. See EWBG method INDICATOR 1 for more information. If tree species is not a birch Betula sp., cherry (Prunus sp). or Sorbus sp.: 0 – 20 years (Young); 21 - 150 years (Intermediate); and >150 years (Old). For birch, cherry or Sorbus species; 0 - 20 years = Young; 21 - 60 years =Intermediate; >60 years = Old. A recognisable age-class should be a consistent recognisable layer across the woodland or stand being assessed. Presence of a few saplings would not indicate that the woodland has an 'age-class' of young trees.	Three age classes present.	Two age classes present.	One age class present.
B. Wild, domestic and feral herbivore damage. See EWBG method INDICATOR 2 for more information. Browsing pressure is considered to be significant where >20% of vegetation visible within each survey plot shows damage from any type of browsing pressure listed.	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in 40% or less of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.
C. Invasive plant species. See EWBG method INDICATOR 3 for more information. Assessed for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, the habitat has been split into parcels accordingly. Check for the presence of all plant species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), particularly the following invasive non-native species: American Skunk Cabbage, Indian Balsam, Japanese Knotweed, Cherry Laurel, Shallon, Snowberry, Variegated Yellow-archangel, Rhododendron and Tree-of-heaven.	No invasive species present in woodland.	Rhododendron or cherry laurel not present, other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species >10% cover.
D. Number of native tree species. See EWBG method INDICATOR 4 and Table 2 for more information. The number of different native tree or shrub species including young trees and shrubs. A list of commonly found native tree and shrub species is provided in Table 2. Not all species listed are native to all parts of the UK. Note a list of commonly found non-native tree species are also included and should be recorded if present.	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	None to two native tree or shrub species across woodland parcel.

Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)
E. Cover of native tree and shrub species. See EWBG method INDICATOR 5 and for more information. The abundance of native tree species in upper (>5 m) and understorey (up to 5 m) layers including young trees and shrubs.	> 80% of canopy trees and >80% of understory shrubs are native.	50-80% of canopy trees and 50-80% of understory shrubs are native.	< 50% of canopy trees and <50% of understory shrubs are native.
F. Open space within woodland. See EWBG method INDICATOR 6 for more information. Open space within woodland in this context is temporary open space in which trees can be expected to regenerate (for example, glades, rides, footpaths, areas of clear-fell). This differs from permanent open space where tree regeneration is not possible or desirable (for example, tarmac, buildings, rivers). Area is at least 10 m wide with less than 20% covered by shrubs or trees. Automatically 'Good' if woodland is less than 10 hectares, given the increased ratio of edge habitat to woodland where the woodland is less than 10ha.	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted.	21- 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category.
G. Woodland regeneration. See EWBG method INDICATOR 8 for more information. This indicator measures regeneration potential of the woodland by considering three classes: seedlings; saplings; and young trees of 4-7 cm DBH. All three classes would fall in the 'young' category of the 'age distribution of trees' indicator, but the regeneration indicator gathers additional information by considering regeneration potential - if seedlings, saplings and young trees are all present that means natural regeneration processes are happening.	All three classes present in woodland; trees 4-7cm DBH, saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.
H. Tree health. See EWBG method INDICATOR 9 for more information and Table 3 for a list of diseases and pests and their risk level.	Tree mortality less than 10%, no pests or diseases and no crown dieback.	11% to 25% mortality and/or crown dieback or low risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.
I. Vegetation and ground flora. See EWBG method INDICATOR 10 directing to NVC key for more information. The 'UKHab to NVC translation table' in the UK Habitat Classification resources may also be useful to assess this.	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community10 at ground layer present.
J. Woodland vertical structure. This criterion looks at structural diversity and is useful to understand in conjunction with the age of trees in a woodland. Vertical structure is defined as the number of canopy storeys present. Possible storey values are: 1) Upper; 2) Complex: recorded when the stand is composed of multiple tree heights that cannot easily be stratified into broad height bands (such as upper, middle or lower); 3) Middle; 4) Lower; and 5) Shrub layer. There might be no storeys where the woodland has been felled. See EWBG INDICATOR 11 for more information.	Three or more storeys across all survey plots or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.
K. Veteran trees. See EWBG method INDICATOR 12 for more information. See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: *Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK* (www.gov.uk).	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.
L. Amount of deadwood. See EWBG method INDICATOR 13 for more information. This includes logs, large dead branches on the forest floor and stumps (<1 m tall) >20 cm diameter at narrowest point and >50 cm long. Also includes standing dead trees (>1 m tall) and also deadwood on standing live trees. Diameter is measured at the narrowest point on the stem. Minimum diameter of 20 cm.	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems, branch stubs and stumps or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems, branch stubs and stumps or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems, stubs and stumps or an abundance of small cavities.

Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)
M. Woodland disturbance. See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery, animal poaching or litter.	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground.	1 hectare or more of nutrient enrichment and / or more than 20% of woodland area has damaged ground.

7.2 Condition Assessments of Created Habitats

7.2.1 No condition assessment is required for the buildings and hardstanding proposed at the site.

7.3 Figures

Figure 1: Aerial Image of the Site

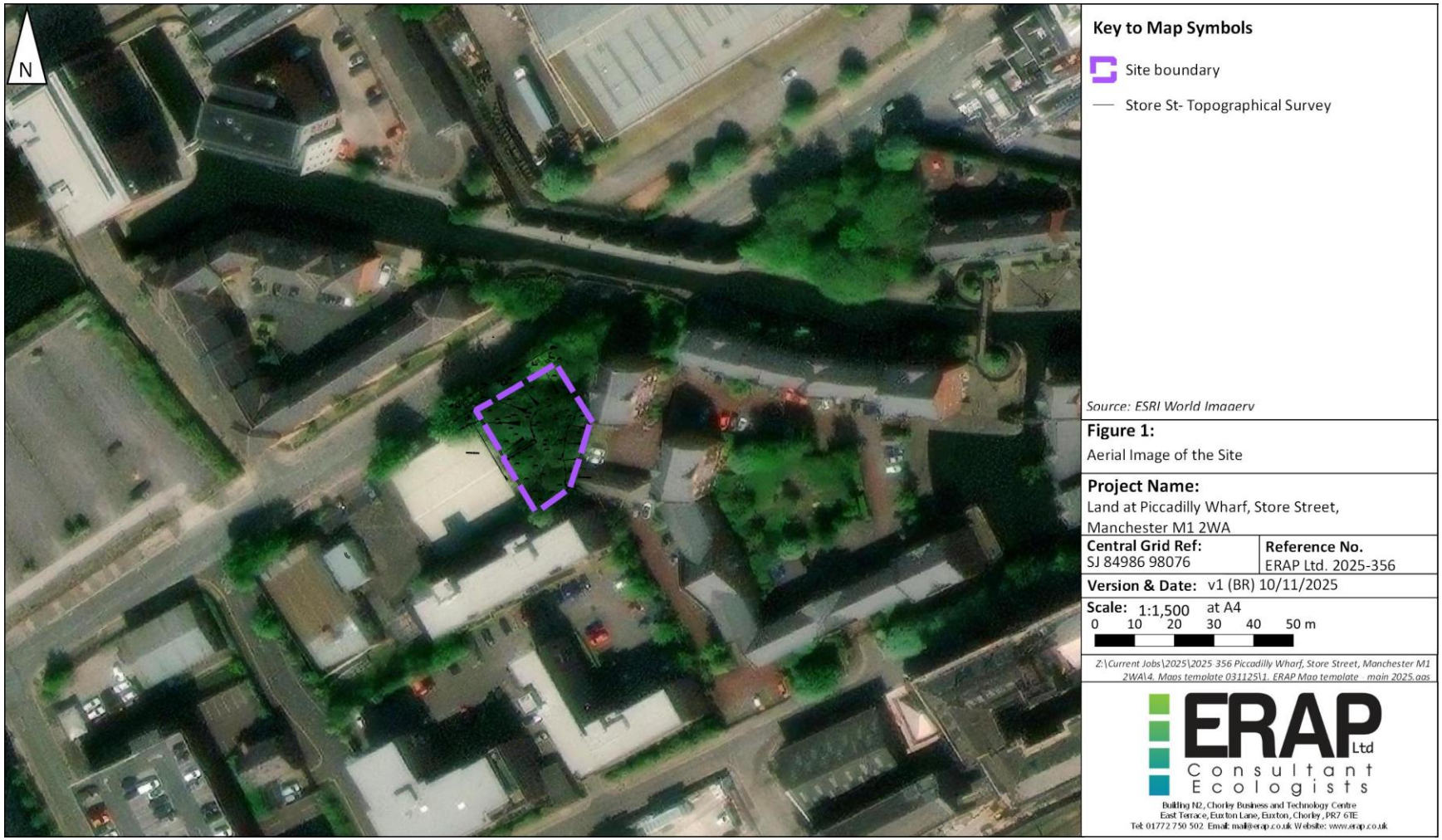
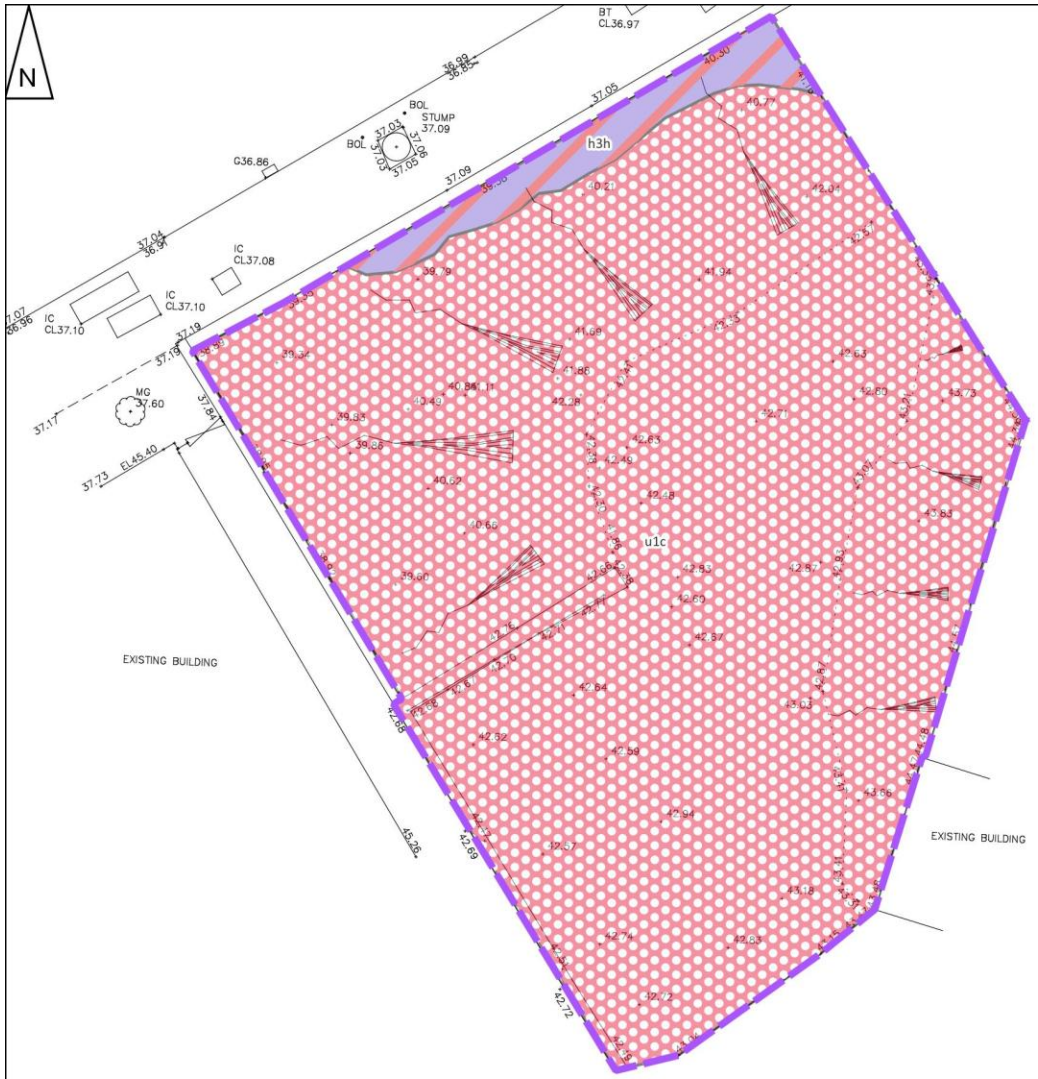


Figure 2: Plan of Current (2025) Baseline Habitats



Key to Map Symbols

- Site boundary
- h3h - mixed scrub
- u1c - artifical unvegetated, unsealed surface
- Store St- Topographical Survey

Figure 2:
Plan of Current (2025) Baseline Habitats

Project Name:
Land at Piccadilly Wharf, Store Street, Manchester M1 2WA

Central Grid Ref:	**Reference No.**
SJ 84986 98076	ERAP Ltd. 2025-356

Version & Date: v1 (BR) 10/11/2025

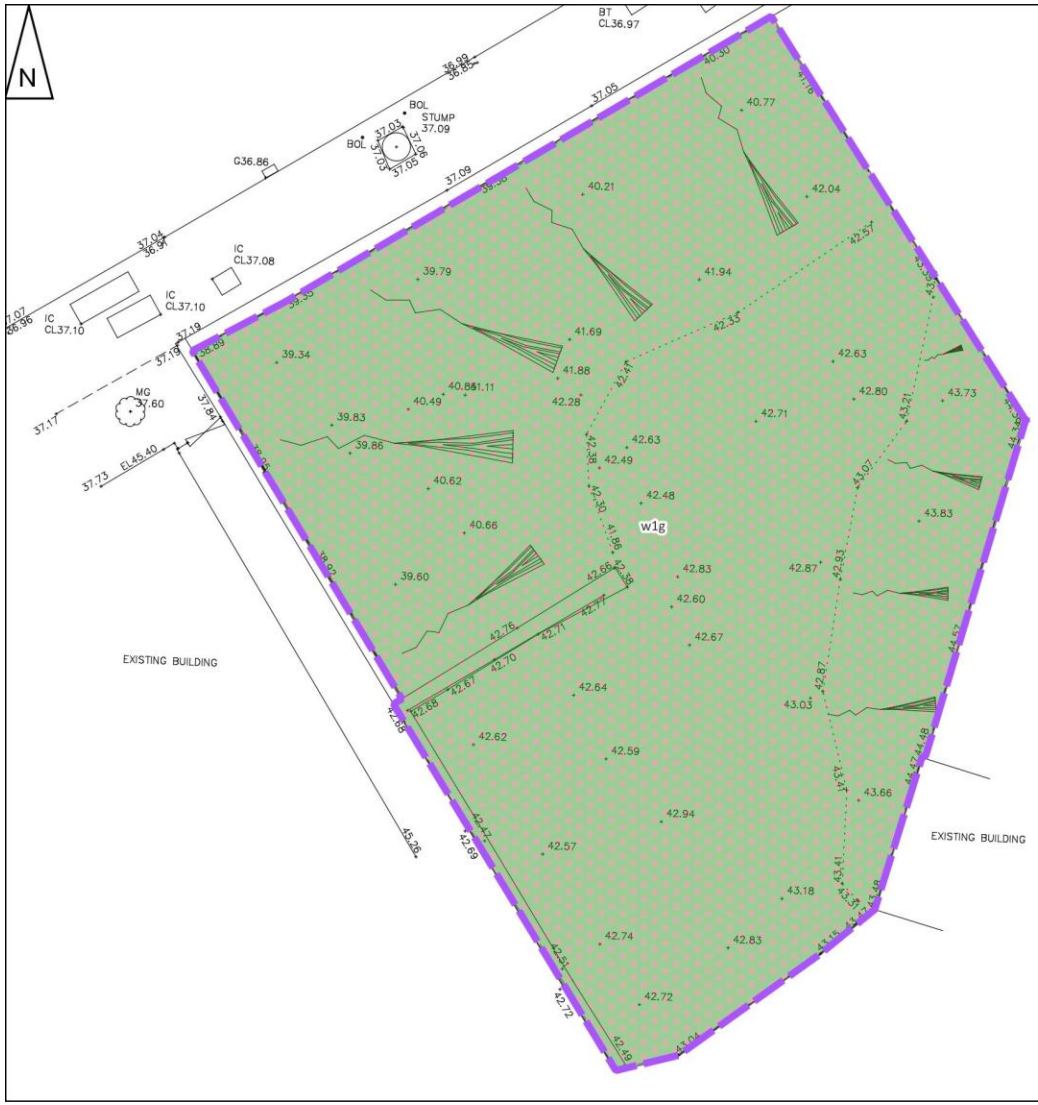
Scale: 1:250 at A4

0 2 4 6 8 10 m

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Figure 3: Plan of Pre-degradation (2020) Baseline Habitats



Key to Map Symbols

- Site boundary
- w1g - other woodland; broadleaved
- Store St- Topographical Survey

Figure 3:
Plan of Pre-degradation (2020) Baseline Habitats

Project Name:
Land at Piccadilly Wharf, Store Street, Manchester M1 2WA

Central Grid Ref:	**Reference No.**
SJ 84986 98076	ERAP Ltd. 2025-356

Version & Date: v1 (BR) 10/11/2025

Scale: 1:250 at A4

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Figure 4: Plan of Proposed Post intervention Habitats

