

BIODIVERSITY NET GAIN DESIGN STAGE ASSESSMENT

OCTOBER 2025

The Trilogy

27 Ellesmere Street
Manchester
Greater Manchester
M15 4RU

**U R B A N
G R E E N**



QUALITY MANAGEMENT

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Prepared By:	Olivia Buxton	Signature:		Qualifications: Assistant Biodiversity Net Gain Consultant, MSc
Checked By:	Shannon Brady	Signature:		Qualifications: Principal Biodiversity Net Gain Consultant, MSc
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1 Executive Summary

- 1.1.1.1 Ellesmere Manchester Operations Ltd is proposing to develop land at The Trilogy, Ellesmere Street, Manchester (hereafter referred to as 'the site'). The proposals include the redesign of public space within the residential building area.
- 1.1.1.2 Urban Green has been appointed to carry out a Biodiversity Net Gain Design Stage Assessment to support a full planning application for the development of the site.
- 1.1.1.3 This assessment was conducted using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units of the site for the proposed development.
- 1.1.1.4 The proposed development produces a net gain of 0.06 area habitat units (27.13%), and a net gain of 0.1 hedgerow units (64.86%). No watercourse habitats are present onsite. The trading rules have been met for all habitat types present.
- 1.1.1.5 The development complies with all local and national planning policy.

2 Introduction

2.1 Scope

- 2.1.1.1 Urban Green has been instructed by Ellesmere Manchester Operations Ltd to carry out a Biodiversity Net Gain Assessment at The Trilogy, Ellesmere Street, Manchester (hereafter referred to as ‘the site’) and produce the findings in a report.
- 2.1.1.2 The proposals include the redesign of public space within the residential building area.

2.2 Site Context

- 2.2.1.1 The site is located at National Grid Reference SJ 82566 97117 and comprises a total area of approximately 0.22ha (Appendix 1).
- 2.2.1.2 The site is located in an urban area of Manchester, approximately 1.5km southwest of the city centre. Residential and commercial developments dominate the wider landscape, with some pockets of recreational green space. St George’s Park is located approximately 280m southeast and Hulme Park is located approximately 680m east of the site. The Bridgewater Canal flows approximately 100m from the northern boundary of the site and the River Irwell/Medlock is approximately 240m north of the site.

2.3 Purpose of Report

- 2.3.1.1 The report has been produced to document the methods, results and conclusions of a Biodiversity Net Gain Design Stage Assessment that was undertaken on site. The advice herein is based on both desk and field-based studies and intends to fulfil the following purposes:
- Ensure the core principles of Biodiversity Net Gain including the mitigation hierarchy are applied;
 - Identify the baseline habitats present on site (pre-development), assess the condition and provide an indication of the ecological value of those habitats;
 - Identify the post development habitats present on site, assess the possible target condition and provide an indication of the likely importance of those habitats; and
 - Calculate the overall change in biodiversity score from pre- to post-development habitats (measured as habitat units).

2.4 Legislation and Policy

- 2.4.1.1 In England, a minimum of 10% BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (Appendix 2).
- 2.4.1.2 Manchester City Council adopted a local plan in 2012, which will remain in place until 2027. While this document does not directly reference Biodiversity Net Gain, Policy EN 15 (Biodiversity and Geological Conservation) states:
- 2.4.1.3 **Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate**
- 2.4.1.4 This policy has been superseded by the Places for Everyone Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity. The policy states:

Development will be expected to:

a. Follow the mitigation hierarchy of:

- i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
- ii. Adequately mitigating any harm to biodiversity, then
- iii. Adequately compensating for any remaining harm to biodiversity

b. Avoid fragmenting or severing connectivity between habitats;

c. Achieve a measurable net gain in biodiversity of no less than 10%

d. Make appropriate provision for long-term management of habitats and geological features connected to the development;

- 2.4.1.5 Greater Manchester Combined Authority (GMCA) have also produced guidance relating to Biodiversity Net Gain within the 10 GM boroughs and set out a 10% target:

The minimum level of Biodiversity Net Gain is considered to be achieved when the biodiversity units for the habitats (for example, area based habitats, rivers and/or hedges) impacted by the development is increased by 10% or more after the development. If the calculations indicate that a net gain will not be delivered at this stage, either the design should be updated or additional areas for habitat compensation identified (either onsite or outside the development boundary).

3 Methods

- 3.1.1.1 The Biodiversity Net Gain Assessment and Report follow the user guidance produced by Department for Environment, Food & Rural Affairs (2025a) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

3.2 Site Mapping

3.2.1 Existing Habitats

- 3.2.1.1 The site was subject to a field survey on 16/09/25, by Principal Biodiversity Net Gain Consultant, Shannon Brady. The weather conditions were 14°C, with light rain, 7/8 oktas, with wind speed 3 Beaufort scale.
- 3.2.1.2 Plant species were identified and recorded, flora species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and/or uncommon habitats, were searched for during the survey. Any invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019 were also searched for during the field survey.
- 3.2.1.3 Habitat types were identified and recorded using the Coreo habitat mapping application (V2.0) which utilises UKHab classifications (Butcher et al., 2023). Habitat types were based on the UKHab guidance provided and the assessor's best judgment while using these guidelines. Habitats were identified using primary codes and additional secondary codes have been used to record further information regarding various aspects of the site.
- 3.2.1.4 These habitats were subsequently mapped using ESRI ArcGIS Pro software, and habitat areas and lengths were calculated to demonstrate habitats within the proposed development and the surrounding area. The baseline habitat map is displayed in Appendix 3. A summary of primary and secondary codes can be found in Appendix 4.

3.2.2 Post-Development Habitats

- 3.2.2.1 The proposed landscape plan was provided by Re-form Landscape Architecture, (2025a&b) (see Appendix 5) in PDF format, detailing planting mixes and the areas of the proposed habitats. These were used to categorise the proposed habitats to inform the assessment. Calculations for areas relating to each habitat were also provided. The landscape plan has also been converted into a UKHab map using UKHab symbology and habitat classification (Appendix 6).

3.3 The Statutory Biodiversity Metric

- 3.3.1.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from the Department for Environment, Food & Rural Affairs, using data obtained from the field surveys.
- 3.3.1.2 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.

- 3.3.1.3 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby ‘connecting’ features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

3.4 Habitat Scoring

- 3.4.1.1 The Statutory Biodiversity Metric supplies reference documents and user guides to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

3.4.2 Minimum Mapping Units (MMU)

- 3.4.2.1 The UKHab classification system can be applied at various levels – fine scale, suitable for smaller sites, and large scale, used for broader landscapes. The fine scale level, which acknowledges areas of minimum 25m² and lengths of 5m, is considered appropriate for this site.

3.4.3 Baseline Units

- 3.4.3.1 To assess the quality of a habitat, and therefore calculate the units scored, the Statutory Biodiversity Metric utilises three scoring factors detailed as follows:

3.4.3.2 Condition

- 3.4.3.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type (Department for Environment, Food & Rural Affairs, 2025b). These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition.

- 3.4.3.4 Condition assessment results for each habitat have been provided within the ‘user comments’ column of the associated Statutory Biodiversity Metric (Urban Green, 2025).

3.4.3.5 Vegetative Survey Methodology

- 3.4.3.6 Species abundance was described using the DAFOR scale as shown in Table 1. Percentages are an approximate indication rather than a quantitative measure.

Table 1 – Key to Species Abundance

Code	Term	Description	Indicative Percentage Ranges
D	Dominant	Covers most of the area	>50%
A	Abundant	Very common throughout the area.	33 – 50%
F	Frequent	Common or with many individuals.	25 – 33%
O	Occasional	Occurs in several places but not throughout. Populations are not large.	10 – 25%
R	Rare	Occurs in low numbers in relation to size of area.	0.1 - 10%
“L” will be used to indicate abundance in a localised area, e.g. LA = Locally abundant			

3.4.3.7 Distinctiveness

- 3.4.3.8 The distinctiveness of each habitat is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat. Table 2 provides the basis of the distinctiveness assessment for area habitats.

Table 2 – Distinctiveness Assessment for Habitats

Distinctiveness Categories		
Category	Scores	Multiplier
Very High	8	Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action e.g. blanket bog.
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action e.g. lowland fens.
Medium	4	Semi-natural habitats not classed as a Priority Habitat.
Low	2	Habitat of low biodiversity value. Temporary grass and clover ley; intensive orchard; rhododendron scrub.
Very Low (hedgerows)	1	Lowest biodiversity value possible e.g. non-native and ornamental hedgerow
Very Low (area and watercourse)	0	Little or no biodiversity value e.g. hard standing or sealed surface.

3.4.3.9 Strategic Significance

- 3.4.3.10 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area 14 objectives and green infrastructure strategies (see Table 3).

Table 3 – Strategic Significance Assessment for Habitats

Strategic Significance Categories	
Category	Score
High strategic significance Identified in Local Nature Recovery Strategy (LNRS) and delivers specified priorities, or identified local plans as ecologically important	1.15
Medium strategic significance Where LNRS is not available, good potential but not in area defined in local policy – using professional judgment	1.1
Low Strategic Significance Definitions for high or medium not met, i.e., does not deliver specific priorities outlined in LNRS/local plans	1

- 3.4.3.11 A desk-based study using MAGIC was also performed to identify any statutory or non-statutory sites in the area using a 1km radius. There were no statutory or non-statutory designated sites located within 1km of the site.

- 3.4.3.12 Native hedgerows are listed as priority habitats within the Greater Manchester Biodiversity Action Plan (GM BAP).

3.4.4 Local Nature Recovery Strategy

- 3.4.4.1 The Greater Manchester Local Nature Recovery Strategy (LNRS) has been used to inform the strategic significance of existing and proposed habitats within this assessment.
- 3.4.4.2 The Greater Manchester Nature Network Map did not identify the site as being a core local nature site or a nature recovery opportunity area. As such, all existing and proposed habitats have been allocated **low** strategic significance.

3.4.5 Post-Development

- 3.4.5.1 Post-development habitats are subject to the same condition assessments as baseline habitats, based on information provided by the proposed landscape plan.
- 3.4.5.2 Two additional factors are considered within post-development landscapes which are detailed below.
- 3.4.5.3 Temporal Multiplier
- 3.4.5.4 For post development habitat creation or enhancement, a risk multiplier will be automatically applied by the tool to account for the period of diminished ecological value while the habitat reaches the targeted post development condition. This time and therefore risk multiplier differs between habitat types, if the habitat is being created or enhanced and how the habitat is to be managed. The predetermined multiplier is based on the average time to meet targeted condition assuming good practice principles and appropriate management strategies are applied.
- 3.4.5.5 Difficulty Multipliers
- 3.4.5.6 A risk multiplier will be automatically applied by the tool to account the ‘difficulty’ of habitat-specific enhancement or creation. There are two separate difficulty multipliers assigned to each habitat, one for creation and one for enhancement/restoration, recognising that the technical challenges will not necessarily be the same for both.

3.5 Lifespan of Report

- 3.5.1.1 In accordance with CIEEM’s Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM, 2019), the details of this report will remain valid for a period of **18 months** from the date of the survey (i.e. until **16th March 2027**). After this date, this assessment should be reviewed to determine whether any updated surveys are required.

3.6 Constraints to the Survey

- 3.6.1.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.
- 3.6.1.2 Best possible effort was made during the mapping process to ensure that the habitat map accurately represents the area of habitats present on site. Some margin of error is possible

due to the continuous and difficult to define nature of habitat boundaries, however this margin of error has been minimised using professional opinion of experienced ecologists and up to date aerial imagery. As such this is not expected to be a significant constraint and affect the overall Biodiversity Net Gain Calculation provided within this report.

- 3.6.1.3 The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

4 Pre-Development Habitat Assessment

- 4.1.1.1 Baseline habitats were assessed following the methodology outlined in Section 3.
- 4.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric.
- 4.1.1.3 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data.
- 4.1.1.4 Photographs of the habitats present onsite are included in Appendix 7.

4.2 Area Habitats

4.2.1 1) Urban – Introduced shrub (u1 847)

- 4.2.1.1 A large area of introduced shrub is present in the eastern half of the site containing ornamental species such as bigroot geranium (*Geranium macrorrhizum*), wood spurge (*Euphorbia amygdaloides*), barrenwort (*Epimedium sp.*), hart's tongue fern (*Asplenium scolopendrium*) and montbretia (*Crocsmia sp.*).
- 4.2.1.2 Introduced shrub is automatically allocated a condition score of **N/A** in the metric.

4.2.2 2) Urban – Artificial unvegetated; unsealed surface (u1c 818)

- 4.2.2.1 A small square of artificial unvegetated; unsealed surface is present to the east of the site and is surrounded by introduced shrub. It is artificial surfacing that functions as a dog agility area.
- 4.2.2.2 Artificial unvegetated; unsealed surface is automatically allocated a condition score of **N/A** in the metric.

4.2.3 3) Individual Trees – Urban Trees

- 4.2.3.1 A total of 4 trees of **moderate** condition are present onsite. They are located in the eastern half of the site within the introduced shrub. The trees consist of native species, including rowan (*Sorbus aucuparia*) and white willow (*Salix alba*). Detailed condition scores are provided in Appendix 8.
- 4.2.3.2 Trees with the same condition score have been grouped within the BNG metric.

4.2.4 4) Individual Trees – Urban Trees

- 4.2.4.1 One tree of **poor** condition is present onsite. It is located in the northeast of the site within the introduced shrub. The tree is a non-native striped maple (*Acer pensylvanicum*). Detailed condition scores are provided in Appendix 8.

4.2.5 5) Urban – Developed land; sealed surface (u1b)

- 4.2.5.1 A large area of the site is comprised of hardstanding which forms walkways and areas of POS.
- 4.2.5.2 Developed land; sealed surface is automatically allocated a condition score of **N/A** in the metric.

4.2.6 6) Urban – Developed land; sealed surface (u1b5)

- 4.2.6.1 Part of the building is within the red line boundary. This building functions as residential accommodation.
- 4.2.6.2 Buildings are classed as developed land; sealed surface which is automatically allocated a condition score of **N/A** in the metric.

4.3 Linear Hedgerow Habitats

4.3.1 1-2) Native hedgerow (h2a 516 / h2a)

- 4.3.1.1 Two native hedgerows are present on site. They are located in the east of the site, with one located parallel to southeastern boundary, and the other located in the north-east, along the border of the introduced shrub.
- 4.3.1.2 All hedgerows are composed of a native species, common yew (*Taxus baccata*), and are in raised planters.
- 4.3.1.3 The hedgerows are under active management and the invasive species montbretia (*Crocsmia x crocosmiiflora*) is adjacent to the hedgerows.
- 4.3.1.4 The hedgerows have been assessed as **poor** condition.

5 Biodiversity Gain Hierarchy

- 5.1.1.1 The Biodiversity Gain Hierarchy forms part of the statutory framework for biodiversity net gain is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 5.1.1.2 The hierarchy sets out the following actions:
- Developments should aim to avoid any adverse impacts on habitats that have a medium, high or very high distinctiveness within the metric.
 - Where adverse impacts cannot be avoided, appropriate mitigation must be carried out, with the priority being the enhancement of other existing habitats.
 - Other mitigation measures include creation of new onsite habitats and purchase of biodiversity credits.
 - Failure to apply the Biodiversity Gain Hierarchy can result in the rejection of a planning application.
- 5.1.1.3 The landscape proposals have been used to identify habitats that will be enhanced, retained and lost as part of the development, which is summarised and justified in this section. This has been illustrated within the Habitat Retention and Loss Plan (Appendix 9).

5.2 Retained Habitats

- 5.2.1.1 The following habitats will be partially or entirely retained within the landscape proposals:
- Introduced shrub (Partially retained)
 - Urban trees (Partially retained)
 - Native hedgerows (Fully retained)
 - Developed land; sealed surface (Partially retained)
- 5.2.1.2 Some of these retained habitats are of medium distinctiveness. Therefore, by retaining these habitat types the landscape proposals adhere to the principles stated within the Biodiversity Gain Hierarchy.

5.3 Lost Habitats

- 5.3.1.1 The habitats which will be lost onsite are summarised in Table 4. Justification for the loss and proposed mitigation measures are also provided.

Table 4 – Habitat loss and proposed mitigation

Habitat Type	Reason for Loss	Proposed Mitigation
Individual trees	One tree will be lost to the north-east of the site to accommodate the artificial unvegetated; unsealed surface being created as a dog agility and washing area.	The tree will be replaced with 6 additional trees that will be planted across the north-west of the site within the POS.
Introduced shrub	A section of the introduced shrub to the north-east of the site will be lost to accommodate the artificial unvegetated; unsealed surface being	The introduced shrub will be replaced with a new area of introduced shrub to the north-west of the site within the POS.

	created as a dog agility and washing area.	
Artificial unvegetated; unsealed surface	All existing artificial unvegetated; unsealed surface will be lost to accommodate the multi-purpose area and hardstanding being created.	This habitat holds negligible ecological value and therefore no compensation is necessary.
Developed land; sealed surface	A section of hardstanding will be lost to accommodate the creation of introduced shrub and a co-working space in the northwest of site. Small sections of hardstanding will be lost in the east of the site to create work from home pods.	This habitat holds negligible ecological value and therefore no compensation is necessary.

6 Pre-Development Habitat Summary

- 6.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the existing site habitats were calculated as well as the habitat units to be retained, lost and enhanced in site development.
- 6.1.1.2 The results of these calculations are presented in the Table 5.

Table 5 - Pre-Development Unit Summary

	On-site baseline	Retained	Lost	Enhanced
Area Habitat Units	0.22	0.19	0.03	0.00
Linear Hedgerow Units	0.15	0.15	0.00	0.00

7 Post-Development Habitat Assessment

- 7.1.1.1 Proposed habitats were assessed following the methodology outlined in Section 3.
- 7.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric.
- 7.1.1.3 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data.
- 7.1.1.4 For a detailed species list refer to the planting schedule within the landscape proposals.

7.2 Area Habitats

7.2.1 1) Urban – Introduced shrub

- 7.2.1.1 Beds of introduced shrub will be created to the front of the building in the north-west of the site. The shrub will be comprised of ornamental species, such as lady's mantle (*Alchemilla mollis*), purple Bergenia (*Bergenia purpurascens*) and Japanese Lace Fern (*Polystichum polyblepharum*).
- 7.2.1.2 Introduced shrub is automatically allocated a condition score of **N/A** in the metric.

7.2.2 2) Urban – Artificial unvegetated; unsealed surface

- 7.2.2.1 An area of artificial unvegetated; unsealed surface will be created in the north-eastern corner of the site. This will function as a dog agility and washing area.
- 7.2.2.2 Artificial unvegetated; unsealed surface is automatically allocated a condition score of **N/A** in the metric.

7.2.3 3) Urban – Developed land; sealed surface

- 7.2.3.1 An area of hardstanding will be created in the northeast of the site to allow access to the proposed multi-purpose space for residents and the dog agility and washing area.
- 7.2.3.2 Developed land; sealed surface is automatically allocated a condition score of **N/A** in the metric.

7.2.4 4) Urban – Developed land; sealed surface

- 7.2.4.1 Five buildings will be constructed, including three work from home pods, a multi-purpose space for residents and a coworking area.
- 7.2.4.2 Developed land; sealed surface is automatically allocated a condition score of **N/A** in the metric.

7.2.5 5) Individual trees – Urban tree

- 7.2.5.1 A total of 6 non-native trees will be planted onsite within the proposed introduced shrub to the front of the building. The tree species will be comprised of Callery pear 'Chanticleer' (*Pyrus calleryana* 'Chanticleer'), Juneberry (*Amelanchier lamarkii*) and Star magnolia 'rosea' (*Magnolia stellata* 'rosea').

7.2.5.2 This habitat is expected to achieve **poor** condition.

7.3 Linear Hedgerow Habitats

7.3.1 1-3) Native hedgerow (h2a)

7.3.1.1 Three lengths of native hedgerow will be planted onsite - two will be located in the east of the site and the third is proposed in the north-west of the site. The hedgerows will be planted with common yew.

7.3.1.2 The hedgerows are expected to achieve **poor** condition.

8 Post-Development Habitat Summary

8.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the retained, lost and proposed habitats were calculated.

8.1.1.2 The results of these calculations are presented in the Table 6.

Table 6 - Post Development Biodiversity Net Gain Calculation

	Habitat Unit Change					On-site post development	Net change in Biodiversity	
	On-site baseline	Retained	Lost	Enhanced	Created		Habitat units	%
Area Habitat Units	0.22	0.19	0.03	0.00	0.09	0.28	+0.06	+27.13%
Linear Hedgerow Units	0.15	0.15	0.00	0.00	0.1	0.25	+0.1	64.86%

8.1.1.3 The current landscape proposals for the development of the site produce a net gain of 0.06 units (27.13%) in biodiversity for area habitats and a net gain of 0.1 units (64.86%) in biodiversity for hedgerow habitats. The trading rules are satisfied by the landscape proposals.

8.1.1.4 The development therefore complies with local and national planning policy.

9 References

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APPENDIX 1 - SITE CONTEXT

U R B A N
G R E E N



Legend: Red Line Boundary		0.5 Kilometers		N
Client: Ellesmere Manchester Operations Ltd		Issue: 01	Figure: 01	URBANGREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk
Project: The Trilogy		Scale @ A4 1:6,000		
Title: Site Context		Approved by: CL	Checked by: SB	
Drawing Ref: UG_3281_SITE_CONTEXT		Author: SB	Date: 17/09/2025	

APPENDIX 2 - NATIONAL BIODIVERSITY NET GAIN LEGISLATION

Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') for biodiversity, compared to what is present onsite prior to development.

BNG is now a mandatory condition for any new development of land in England (specific exemptions apply), as of 12th February 2024. In order for planning permission to be granted, the development must be able to achieve at least a **10% net gain in biodiversity** for each type of habitat unit present (i.e., area habitats, linear hedgerow habitats and watercourse habitats) and meet the trading rules.

Where a 10% net gain cannot be achieved onsite, offsite mitigation will be necessary and must be carried out under a conservation covenant or planning obligation.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Schedule 14 the Environment Act (2021) states:

Overview

1 (1) This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

(2) Paragraphs 2 to 12 have effect for the purposes of this Schedule.

Biodiversity gain objective

2 (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.

(4) The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

The National Planning Policy Framework (NPPF, 2025) supports the requirements of the Environment Act:

Paragraph 187 of the NPPF states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and

incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Paragraph 192 of the NPPF states:

To protect and enhance biodiversity and geodiversity, plans should:

b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

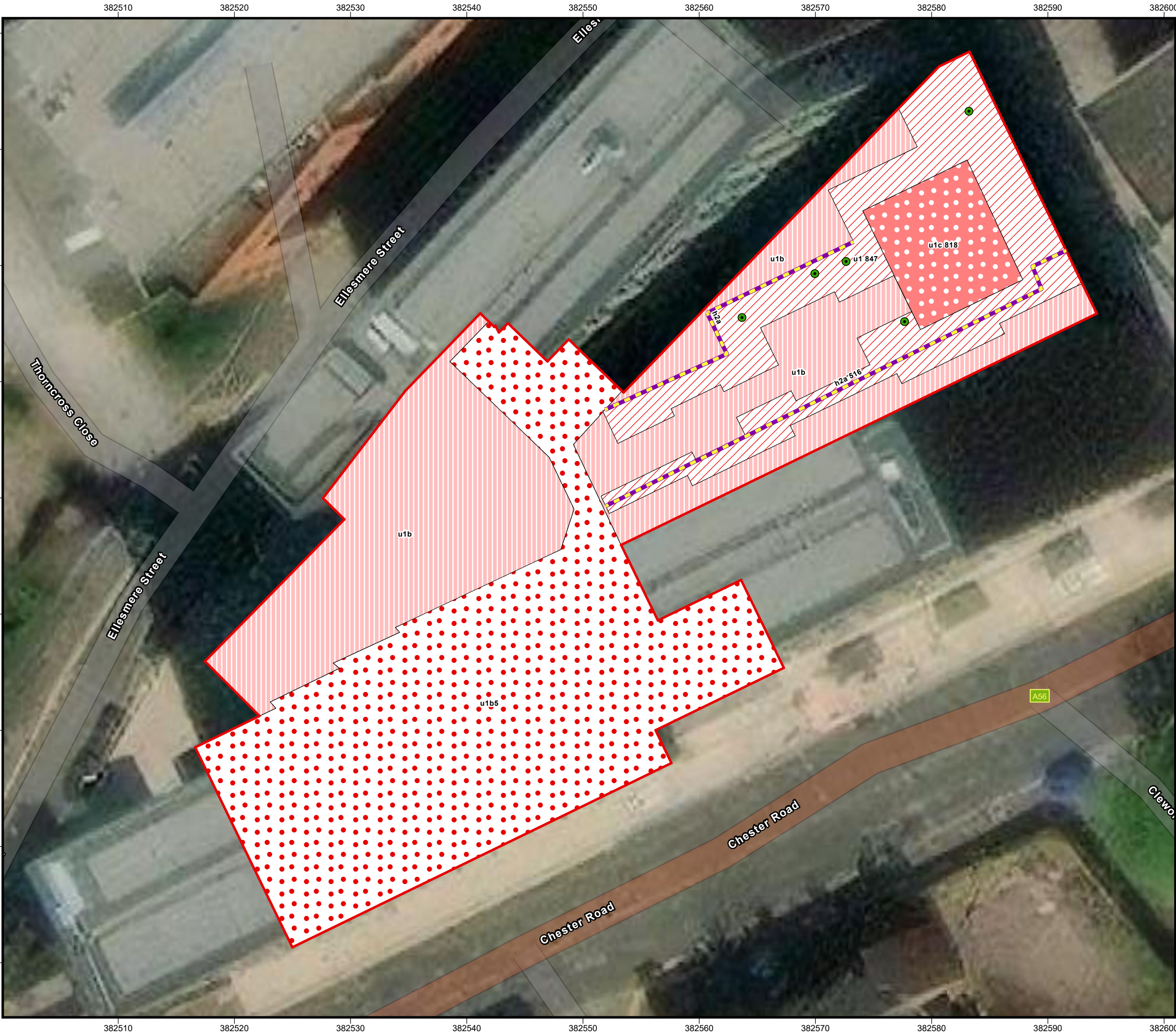
Paragraph 193 of the NPPF states:

When determining planning applications, local planning authorities should apply the following principles:

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while 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.

APPENDIX 3 - BASELINE UKHAB HABITAT MAP

U R B A N
G R E E N



U R B A N
G R E E N

Legend

- Red Line Boundary
- Building
- Developed land sealed surface
- Artificial unvegetated - unsealed surface
- Built-up areas and gardens
- Native hedgerow
- Tree



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Client: Ellesmere Manchester Operations Ltd		
Project: The Trilogy		
Title: UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: OB	Approved: SB
Project: UG3281	Scale @ A3: 1:300	Date: 22/09/2025
Dwg No: UG_3281_BNG_HM_01		Revision: 01

APPENDIX 4 - PRIMARY AND SECONDARY CODES

Primary Code	Definition
h2a	Native hedgerow
u1	Built-up areas and gardens
u1b	Developed land; sealed surface
u1b5	Buildings
u1c	Artificial unvegetated; unsealed surface
Secondary code	Definition
516	Active management
818	Residential building
847	Introduced shrub

APPENDIX 5 - PROPOSED LANDSCAPE PLAN

U R B A N
G R E E N



- KEY
-  Area of retained mixed planting and trees
 -  Area of new mixed planting and trees
 -  Retained hedgerow (77 linear m)
 -  New hedgerow (45 linear m)

The Trilogy, Ellesmere Street. Manchester

BNG Enhancement Proposals
1256-RFM-XX-XX-D-L-0002
Rev P01

re-form
landscape architecture

Tree schedule

Botanical Name	Common Name	Form	Stem	Height	Root Cond.	Support	Qty	Planting Notes
Pyrus calleryana 'Chanticleer'	Callery pear 'Chanticleer'	Multistem	min. 3 stems	3.0-3.5m	RB	Underground guyed	3	General note for all trees: trees specified as rootball for installing within planting season. If trees are planted from April to October, containerised stock must be used. *Trees for wind mitigation
Amelanchier lamarkii	Juneberry	Multistem	min. 3 stems	2.5-3m	RB	Underground guyed	1	
Magnolia stellata 'rosea'	Star magnolia 'rosea'	Multistem	min. 3 stems	2.5-3m	RB	Underground guyed	2	

Indicative ornamental planting species list
Approx. 90m²

Botanical Name	Common Name	Height (cm)	Pot Size	Density
Alchemilla mollis	lady's mantle	25-30	5L	5-7 /m2 for herbacious and 3-5/m2 for shrubs
Anemone x hybrida 'Honorine Jobert'	apanese anemone 'Honorine Jobert'	25-30		
Bergenia purpurascens	purple bergenia	25-30		
Bistorta officinalis	common bistort	25-30		
Blechnum spicant	Hard Fern	25-30		
Carex 'Silver Sceptre'	sedge 'Silver Sceptre'	25-30		
Deschampsia cespitosa	Tufted Hair Grass	25-30		
Geranium macrorrhizum	Balkan cranesbill	25-30		
Luzula sylvatica	Greater Woodrush	25-30		
Polystichum polyblepharum	Japanese Lace Fern	25-30		
Skimmia x confusa 'Kew Green'	skimmia 'Kew Green'	30-40		
Vinca minor	Lesser periwinkle	10-20		
Viburnum davidii	David viburnum	30-40		



Key

Planning application boundary

Existing building

Existing drainage channel retained

Proposed levels

Existing levels

Proposed Paving

Proposed tactile corduroy paving

Proposed timber decking

Proposed timber seating

Proposed overhead structure

Proposed steps

Proposed handrail

Existing attenuation tank

Proposed festoon lighting

Existing lightpost

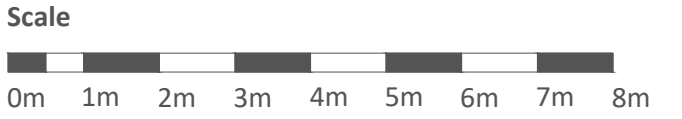
Existing bollard

Proposed fence/ balustrade

Proposed mixed ornamental planting

Proposed tree in soft landscape

- Notes
- All dimensions in mm, unless otherwise stated.
 - Scaling from drawing if printed incorrectly may lead to errors.
 - All information outside red line boundary shown for contextual purpose only.
 - All hatch patterns are indicative only unless stated otherwise.
 - This drawing is to be read in conjunction with the remaining re-form landscape architecture documentation AND all relevant documentation from the design team
 - Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
 - Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
 - All proprietary products shall be installed in strict accordance with manufacturers written instructions.
 - Refer to other consultants' drawings and specifications for the following design information:
 - Foundation details
 - Base course and/or sub bases design & specification
 - Waterproofing of any element
 - Levels & Drainsage design and infrastructure
 - Lighting and ducting
 - Existing & proposed utilities



28.08.20	Revision of internal building layout	LS	MS	JM	P02
19.08.20	First revision for planning application	LS	MS	JM	P01
Date	Description of revision	Drawn by	Checked by	Approved by	Revision

re-form
landscape architecture

W: re-formlandscape.com
E: info@re-formlandscape.com
T: Edinburgh +44 (0)131 354 1876
Leeds +44 (0)113 245 4695
Manchester +44 (0)161 397 4953

Project
THE TRILOGY, ELLESMERE STREET, MANCHESTER
RF25-1256

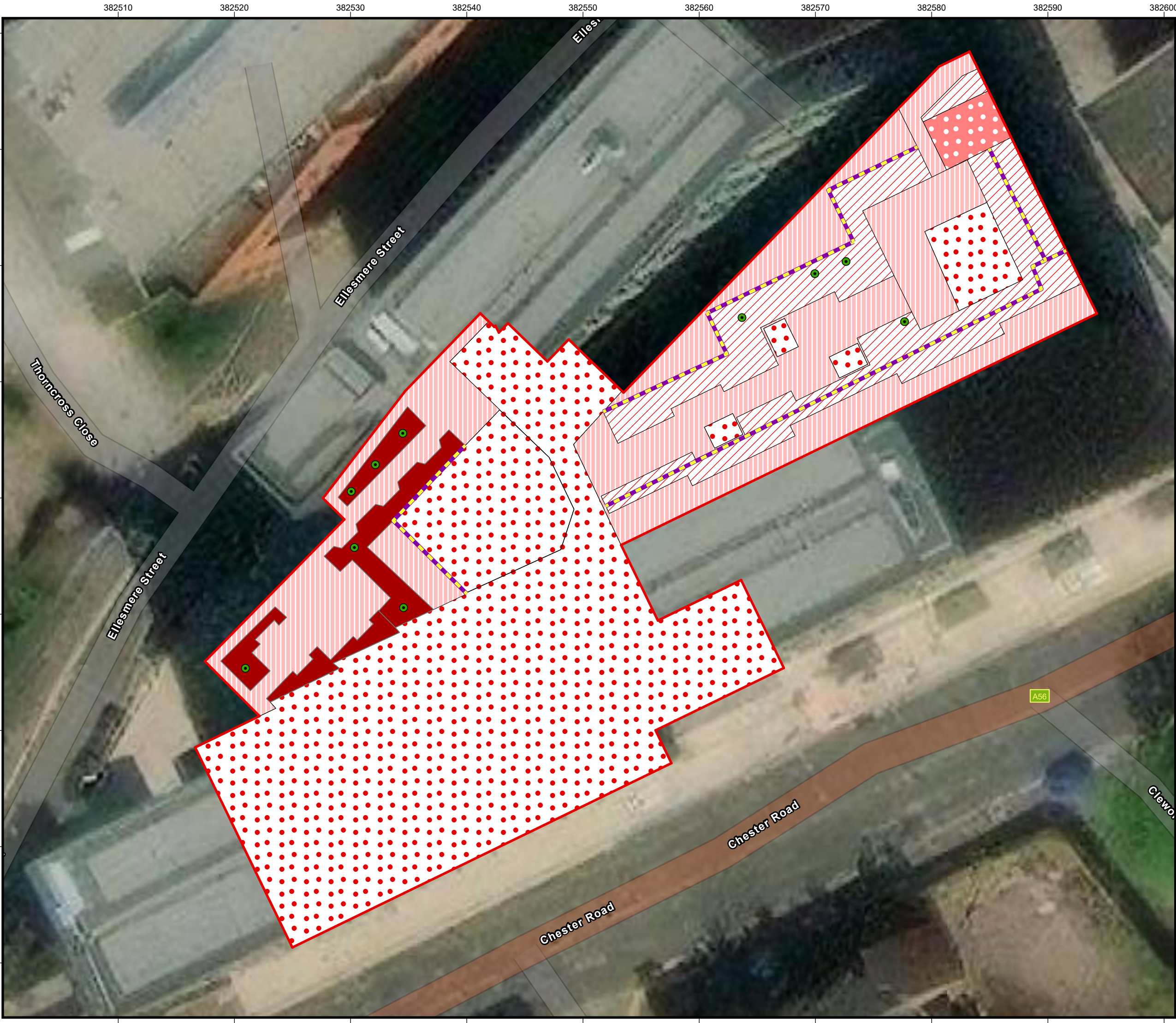
Client
BARINGS

Document title
LANDSCAPE GENERAL ARRANGEMENT

Paper size A1	Scale 1:100
Status FOR INFORMATION	S2
Drawing number 1256-RFM-XX-00-DR-L-0001	Revision P02

APPENDIX 6 - POST- DEVELOPMENT UKHAB HABITAT MAP

U R B A N
G R E E N



U R B A N G R E E N

Legend

- Red Line Boundary
- Building
- Artificial unvegetated - unsealed surface
- Built-up areas and gardens
- Developed land sealed surface
- Introduced shrub
- Tree



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Project:			The Trilogy		
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01		00			
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Dwg No:	UG_3281_BNG_PDHM_01			Revision:	01

APPENDIX 7 - PHOTOGRAPHS OF THE SITE

U R B A N
G R E E N



Photograph 1: Dog agility area containing artificial unvegetated; unsealed surface



Photograph 2: Built up areas and gardens composed of introduced shrub



Photograph 3: Building



Photograph 4: Native hedgerow



Photograph 5: Trees

APPENDIX 8 - TREE CONDITION SCORES

9.1.1 Individual Trees

9.1.1.1 Trees with the same condition score have been grouped within the BNG metric.

Table 7 – Summary of Individual Trees

Species	No. of Trees	Size in Metric	Condition Criteria*						Overall Condition	Comments
			A	B	C	D	E	F		
Rowan (<i>Sorbus aucuparia</i>)	1	Small	Pass	Pass	Fail	Fail	Fail	Pass	Moderate	
White Willow (<i>Salix alba</i>)	1	Small	Pass	Pass	Fail	Fail	Fail	Pass	Moderate	
Rowan (<i>Sorbus aucuparia</i>)	1	Small	Pass	Pass	Fail	Fail	Fail	Pass	Moderate	
Rowan (<i>Sorbus aucuparia</i>)	1	Small	Pass	Pass	Fail	Fail	Fail	Pass	Moderate	
Striped Maple (<i>Acer pensylvanicum</i>)	1	Small	Fail	Pass	Fail	Fail	Fail	Pass	Poor	

Condition Criteria A = The tree is a native species (or more than 70% within the block are native species); Condition Criteria B = Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion); Condition Criteria C = The tree is mature (or more than 50% within the block are mature); Condition Criteria D = There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height; Condition Criteria E = Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark; Condition Criteria F = More than 20% of the tree canopy area is overshadowing vegetation beneath.

Condition Assessment Key: Pass = Fail =

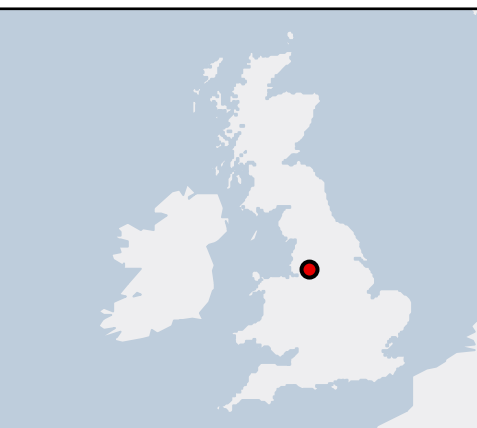
APPENDIX 9 – HABITAT RETENTION AND LOSS PLAN



U R B A N
G R E E N

Legend

- Red Line Boundary
- Retained
- Lost



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