



**BIODIVERSITY NET GAIN ASSESSMENT
SUMMARY REPORT**

LAND EAST OF EBSWORTH STREET, MOSTON, M40 9WB

DECEMBER 2025

Biodiversity Net Gain Assessment Summary Report

LAND EAST OF EBSWORTH STREET, MOSTON, M40 9WB

A report for

Moston Superstore Limited

5-7 Pym Street,
Manchester,
M40 9WE

Report by



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1. INTRODUCTION

1.1 BACKGROUND

Pennine Ecological have been commissioned to undertake a Biodiversity Net Gain (BNG) assessment for the proposed construction of a retail unit at land east of Ebsworth Street, Moston, M40 9WB.

To address the anticipated loss of low-medium distinctiveness habitats as a result of the proposed development a biodiversity net gain (BNG) assessment has been undertaken to determine whether a 10% gain can be achieved. This is in line with both National and Local Planning Policy ((Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)).

The assessment has been undertaken to support the LPA in making an informed decision on whether the proposal will be able to achieve the required 10% net gain.

This document should be read in conjunction with the following documents:

1. Pennine Ecological (2025). Land East of Ebsworth Street - The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled
2. Pennine Ecological (2025). Land East of Ebsworth Street - Preliminary Ecological Appraisal
3. WIP_03.12.25_353-MSI-ZZ-ZZ-DR-A-00-110_P01_Detailed Site Plan

1.2 SITE CONTEXT

The site is situated within an urban area of Moston, Manchester. The surrounding landscape is predominantly residential. The sites central National Grid Reference is SD 8702 0189. The approximately size of the site is 0.2ha. An aerial image of the area subject to survey is shown below.



Photograph 1: Aerial image land east of Ebsworth Street with site boundary in red.

2. BIODIVERSITY NET GAIN RESULTS

2.1 BIODIVERSITY NET GAIN RESULTS

The biodiversity calculation concluded that the development would result in a net gain of biodiversity on the site. The habitat trading rules have been satisfied.

2.1.1 Habitat Net Gain Results

A small area of modified grassland will be removed in the south of the site to allow for additional access. The line of trees on the eastern boundary of the site and individual trees on the southern boundary will be removed. Additional tree planting will replace the trees on the eastern boundary, modified grassland will be created along the western boundary of the site, and sections species-rich hedgerow will be created in the northeast and northwest corners of the site.

A summary of the habitat calculations is provided in Tables 2.1 and 2.2 below.

Refer to Appendix B, Figure 1 for baseline habitats plan. Refer to Appendix B, Figure 2 and 3 for site proposals.

Table 2.1: On site habitat baseline calculations

Habitat	Habitat Area (ha)	Habitat Condition	Habitat Unit Value	Area Retained (ha)	Area Enhanced (ha)	Habitat Units Lost
Modified grassland	0.021	Poor	0.04	0.02	0.00	0.00
Developed land, sealed-surface (including buildings)	0.19	N/A	0.00	0.19	0.00	0.00
Individual trees	0.0204	Moderate	0.16	0.0122	0.00	0.07
Line of trees	0.07 (km)	Poor	0.02	0.023	0.00	0.08 (hedge units)
TOTAL	0.21 (exc. trees)		0.21 habitat units and 0.15 hedgerow units	0.22	0.00	0.07 habitat units and 0.08 hedgerow units

Table 2.2: Proposed on site habitats

Habitat	Area (Ha)	Habitat / Created / Enhanced	Distinctiveness	Condition	Strategic Significance	Standard Time to Target Condition (Years)	Habitat Units Delivered
Developed land, sealed surface (including buildings)	0.0009	Created	V. Low	Condition Assessment N/A	Area not in Local Strategy	0	0
Modified grassland	0.006	Created	Low	Poor	Area not in Local Strategy	0	0.01
Individual trees	0.0285 (7x small trees)	Created	Medium	Moderate	Area not in Local Strategy	27	0.09
Species-rich hedgerow	0.015	Created	Medium	Moderate	Area not in Local Strategy	5	0.1 hedgerow units
TOTAL	0.0069 (exc. trees)						0.1 habitat units and 0.1 hedgerow units

3. CONCLUSION

3.1 CONCLUSION

A summary of the BNG assessment can be found in Table 3.1 and the headline results extracted in Table 3.2 below.

The development has resulted in a 15.59% net gain of habitat units and 12.58% net gain of hedgerow units. Trading rules have been satisfied.

Table 3.1: Summary of BNG Assessment

	Net Habitat Biodiversity Units / Biodiversity %
Onsite	+ 0.03 net habitat unit gain / 15.59% net gain and, + 0.02 net hedgerow unit gain / 12.58% net gain
Trading Rules Satisfied	Yes

Biodiversity Net Gain Assessment
Land East of Ebsworth Street, Moston, M40 9WB

Table 3.2: BNG Headline Results extract

On-site baseline	Area habitat units	0.21		
	Hedgerow units	0.13		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.24		
	Hedgerow units	0.15		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	0.03		
	Hedgerow units	0.02		
	Watercourse units	0.00		
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.03		
	Hedgerow units	0.02		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.03		
	Hedgerow units	0.02		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	15.59%		
	Hedgerow units	12.58%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.21	0.23	0.00
Hedgerow units	10.00%	0.13	0.14	0.00
Watercourse units	10.00%	0.00	0.00	0.00

4. BNG PROPOSALS

The development will result in a 15.59% net gain of habitat units and 12.58% net gain of hedgerow units, therefore, achieving the required 10% biodiversity net gain to satisfy National and Local Planning Policy.

Trading rules have been satisfied.

REFERENCES

DEFRA (2024) The Statutory Biodiversity Metric: User Guide. Last updated: July 2024.

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://ukhab.org/>)

Pennine Ecological (2025). Land East of Ebsworth Street.
The_Statutory_Metric_Macro_Enabled_1.0.4

Pennine Ecological (2025). Land East of Ebsworth Street - Preliminary Ecological Appraisal

WIP_03.12.25_353-MSI-ZZ-ZZ-DR-A-00-110_P01_Detailed Site Plan

Appendix B: Figures

Figure 1: UKHabs Baseline Map



Figure 2: WIP_03.12.25_353-MSI-ZZ-ZZ-DR-A-00-110_P01_Detailed Site Plan



Detailed Site Plan
1 : 200

Block Paving

Feature stated timber fencing/ enclosure

Low Level Perimeter Knee Rail Fence

Level area with low level planting and foliage

Native species-rich hedgerow width

Items to be removed

(A)

20 - Standard Car Parking (including 6 EV Parking (EV) including 6 Provisional EV Parking (P-EV) (This is to include infrastructure for future EV provision))

(B)

3 - Accessible Car Parking (including 1 EV)

(C)

2 - Motorcycle Parking

14 - Customer

6 - Staff

Application site boundary

Site Ownership

Ballard

External general waste bin

General Notes

Drawing to be read together with Arboricultural Impact Assessment, with reference to all tree removal, retention and protection requirements.
Drawing to be read together with J000646 TSD1 Transport Statement - Ebboworth Street

discrepancies are to be reported to the Architectural Team for clarification prior to fabrication or construction.
This drawing is to be read in conjunction with all relevant MSI Architecture drawings, schedules, and specifications. No works shall proceed where discrepancies exist until clarification has been provided.
Drawings are to be read alongside the information provided by other consultants and specialists as follows:

- Structural information – refer to the Structural Engineer's drawings and details.
- Mechanical and electrical information – refer to the M&E Engineer's drawings and details.
- Above-ground drainage – refer to the Public Health Engineer's drawings and details.
- Specialist or proprietary items – refer to the relevant manufacturer's technical literature.

All materials and products shall be installed strictly in accordance with the manufacturer's current instructions and recommendations. Any substitutions must be approved by the Architectural Team before use.
All works shall comply with:

- The approved planning permission and all associated documents.
- The current Building Regulations, British Standards, and Codes of Practice.
- All relevant local authority and statutory requirements.

All works must comply with current Health & Safety legislation, HSE guidance, and the Construction (Design and Management) Regulations (CDM). The Principal Contractor is responsible for maintaining safe systems of work on site.
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Project

Moston Superstore

353 Ebboworth Street, Manchester

Project Number

353-MSI-ZZ-ZZ-DR-A-00-110

Project Name

P02

As indicated

16.10.25

NLM

Project Name

Detailed Site Plan

Work in Progress

03.12.25