LandStudio



MANCHESTER BUSINESS PARK

Preliminary Ecological Appraisal [redacted]

March 2025

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This document has been produced by Land Studio on behalf of Motion Project Management. The contents of the document are intended for submission with a planning application related to the development proposals at Pennant Park. Land Studio has prepared this report in accordance with the instructions of the above-named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

CONTENTS

01 ... 3

MANCHESTER BUSINESS PARK: INTRODUCTION ... 4

02 ... 7

MANCHESTER BUSINESS PARK: DESK STUDY METHOD ... 8

03 ... 9

MANCHESTER BUSINESS PARK: DESK STUDY RESULTS ... 10

04 ... 15

MANCHESTER BUSINESS PARK: EXTENDED UK HAB SURVEY METHOD ... 16

05 ... 17

MANCHESTER BUSINESS PARK: EXTENDED UK HAB SURVEY RESULTS ... 18

06 ... 21

MANCHESTER BUSINESS PARK: [redacted] ... 22

07 ... 24

MANCHESTER BUSINESS PARK: EVALUATION ... 25

08 ... 29

MANCHESTER BUSINESS PARK: RECOMMENDATIONS ... 30

09 ... 34

MANCHESTER BUSINESS PARK: LEGISLATION & PLANNING POLICY ... 35

10 ... 41

MANCHESTER BUSINESS PARK: CONCLUSION ... 42

11 ... 43

MANCHESTER BUSINESS PARK: REFERENCES ... 44

12 ... 45

MANCHESTER BUSINESS PARK: APPENDICIES ... 47

Appendix A: Plant Species and Abundance ... 47

Appendix B: Evaluation Assessment Methodology ... 49

Appendix C: Biodiversity Net Gain Condition Assessment Sheets ... 52

MANCHESTER BUSINESS PARK: **INTRODUCTION**

01

MANCHESTER BUSINESS PARK:

INTRODUCTION

Site Context & Development Background

Motion Project Management (the Client) is seeking planning permission for the erection of a new business park on Aviator Way, Manchester. The proposed development will comprise the clearance of existing vegetation, and the construction of four new commercial units with associated hard standing and landscape planting. Land within the site will be used for access and storage of construction materials and refuse.

The proposals described above are hereafter referred to collectively as 'the development'.

The development will be located at Land to the north of Aviator Way, Manchester, M22 5TG (central grid reference: SJ 82633 85625). The area affected by the development is hereafter referred to as 'the Site', see Figure 1.

The approximately 3.2Ha Site comprises a grassland field bordered to the north and west by scrub, to the east and west by Manchester Business Park units, and to the south by Aviator way and a tramline. The surrounds are characterised by residential housing to the north, Manchester Airport and commercial development to the south, east and west, and interspersed farmland in the wider area.

Planning permission for the development is currently being sought by Motion Project Management from Manchester City Council planning authority.

Brief and Objectives

Motion Project Management commissioned Land Studio in March 2025 to undertake a Preliminary Ecological Assessment (PEA) of the Site. A Biodiversity Net Gain (BNG) assessment was also commissioned, the results of which will be presented in a separate report.

The brief was to:

- Undertake an extended UK Habitat Classification habitat survey of the Site, recording the main habitats present, following UKHab survey methodology (2023) and in line with CIEEEM Guidelines for Preliminary Ecological Appraisal (2017);
- Carry out an ecological desk study to review relevant local planning policies and obtain records of designated sites, protected and priority habitats and species, and invasive non-native species from third parties;
- Make a preliminary assessment of the potential of the Site to support protected species or species of conservation concern;
- Provide a PEA report covering the following aspects:
  - Identify the likely ecological constraints associated with a project;
  - Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy';
  - Identify any additional surveys that may be required; and
  - Identify opportunities offered to deliver ecological enhancement.

[redacted]

Ecology Background

There is no known ecological assessment conducted at the Site. A planning application located approximately 30m to the northwest of the Site (124820/FO/2019) for '*the Construction of a temporary 729 space car park with associated access arrangements onto Enterprise Way, for a temporary period of five years'* contained a PEA report (AECOM, 2018) and a Preliminary Roost Assessment (PRA) of Trees for Bats Addendum (Tyler Grange, 2019a). The PEA report also covers an adjacent associated development approximately 275m to the west (121270/OO/2018) for '*the erection of a 6 storey building comprising 26,803 sqm gross office floorspace (use class B1(a)) and erection of a 6 storey multi-storey car park to provide 1,147 parking spaces, landscaping and public realm, with vehicular access onto Enterprise Way and associated works (Phase 1); and, Outline application with all matters reserved for 39,673 sq. m gross office space (use class B1(a)) and associated car parking (maximum 832 spaces) (Phases 2 and 3)*', which noted potential for [redacted] roosting bats. A PRA of trees for bats, survey for [redacted] nesting birds, and non-native invasive plant species was conducted to discharge associated conditions associated with 124820/FO/2019 in 2019 (Tyler Grange, 2019b). A pre-works commencement survey for [redacted] breeding birds was

conducted to discharge associated conditions associated with 121270/OO/2018 in 2020 (Tyler Grange, 2020) which noted bat roost potential at several trees [redacted]

A planning application located approximately 300m to the southwest (138586/FO/2023) for '*Erection of a 9-storey extension comprising of 216 bedrooms (net increase of 214 bedrooms) to the existing hotel*' contained a PEA report (TEP, 2023) which noted that several trees were suitable for roosting bats and nesting birds[redacted]

No other nearby recent planning applications held ecological reports to inform this assessment.

Limitations

All areas of the Site were fully accessible during the extended UK Habitat survey [redacted]

The extended UK Habitat survey was carried out in March which is considered to be within the sub-optimal period (outside of the main flowering season) for botanical survey. However, this is not considered to be a significant limitation as only common habitats were present and all habitats within the survey area were able to be characterised accurately in accordance with the UK Habitat Classification (UKHab) methodology. This document does not contain a comprehensive list of botanical species; plant species which are only evident at certain times of year may have gone undetected.

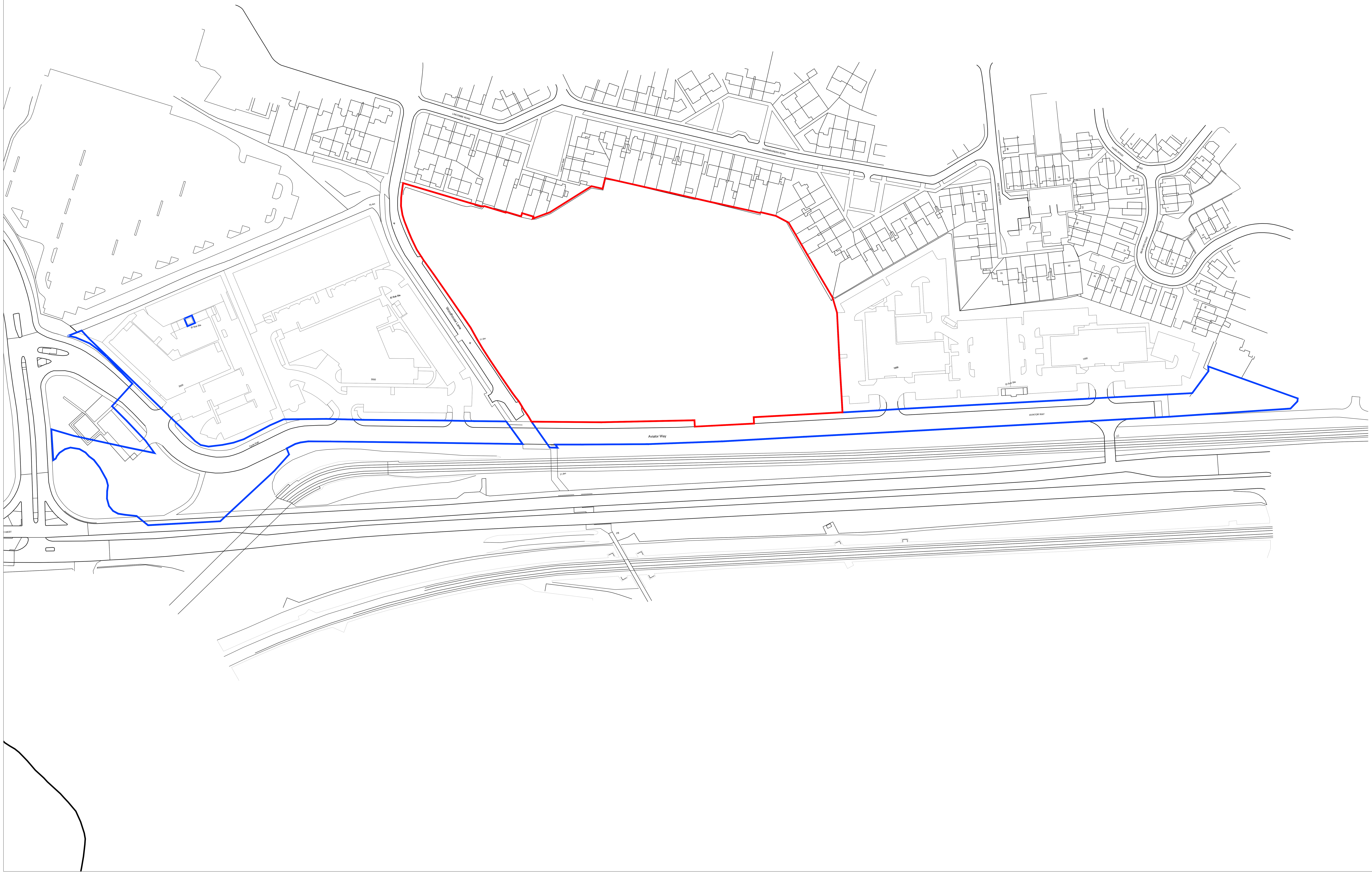
The species data collated during the desk study is mainly derived from records submitted by members of the public and ad hoc surveys undertaken by volunteers. Therefore, it should not be taken as a definitive list of the protected species and other species of conservation concern that occur in the local area.

This report is based on the Site extent (see Figure 1) and the description of the development provided in Section 03. Subsequent changes to either may result in a requirement to reassess the potential impacts of the works and the requirements for avoidance, mitigation, and enhancement.

Surveyors

The PEA survey was undertaken by Melissa Finch MSc BSc (Hons) QCIEEM – Ecological Consultant.

[redacted]



NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- Whilst information on this sheet is issued to scale, scaling directly from this drawing may result in inaccuracies. For precise measurements, refer to the stated dimensions or contact the Architect
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

Planning Application Boundary
7.93acres / 3.21ha

Blue Line Ownership Boundary
11.69acres / 4.73ha

0 10 20 30 40 50m
Scale 1:1250 @ A1

REV	Date	Drawn by: -	Checked by: -
P04	02/12/25	AS	AS
Minor blue line amendment			
P03	26/11/25	AW	AS
Planning Issue			
P02	05/11/25	AG	AS
Red line boundary updated			
P01	31/10/25	AG	AS
Initial Issue			

Status: S2
Purpose of Issue: For Information

drawing stage: **Planning**

client: **Ask Real Estate**

project: **Manchester Business Park**

drawing title: **Site Location Plan**

date: 03/10/25 drawn: AG
scale@A1: 1:1250 checked: AS
AEW Reference Number **13502**

Rev **P04**

Job No **13502-AEW-SI-XX-DR-A-05000**

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MANCHESTER BUSINESS PARK: **DESK STUDY METHOD**

02

MANCHESTER BUSINESS PARK: DESK STUDY METHOD

Desk Study

The desk study was undertaken in March 2025 by reviewing records from the sources listed in the Table 1.

Table 1: Desk Study Sources & Search Areas

Information Source	Nature of Information & Search Area Radius
Defra MAGIC Maps	Statutory designated wildlife sites of International and European importance within a 10km radius of the Site. Statutory designated wildlife sites of national importance within a 2km radius of the Site. Non-statutory designated wildlife sites of local importance within 2km Priority habitats within a 1km radius of the Site. Waterbodies within a 0.25km radius of the Site
Greater Manchester Local Record Centre (GMLRC) *and* RECORD - Local Environmental Records Centre for Cheshire, Halton, Warrington & Wirral	Ancient Woodland within a 1km radius of the Site. Non-statutory designated wildlife sites of local importance within 2km. Priority habitats within a 1km radius of the Site. Protected, priority, and invasive species records (from the past 10 years) within a 2km radius of the Site.
Woodland Trust Ancient Tree Inventory	Ancient and Veteran trees within 1km of the Site.

The main study area was defined as an area that encompassed the Site and all land within 2km of the perimeter of the Site, see Figure 1. Records of designated sites, protected species, and priority species were sought for the full study area, whereas records for priority habitats, ancient woodland, and ancient and veteran trees were sought for part of the study area encompassing the Site and within 1km of the perimeter of the Site.

The search areas for biological records were deemed to be suitable based on the zone of influence for the works. The zone of influence for a project is defined as the area over which ecological features may be subject to significant effects as a result of the proposed project and associated activities (CIEEM, 2016).

MANCHESTER BUSINESS PARK: **DESK STUDY RESULTS**

03

MANCHESTER BUSINESS PARK: DESK STUDY RESULTS

Desk Study

The results of the desk study are summarised below. The locations of designated sites, priority habitats and ancient woodlands are shown on Figure 1.

Designated Sites and Priority Habitats

International and European Designated Sites:

Rostherne Mere Ramsar SSSI NNR is located approximately 7.5km to the west.

The Meres & Mosses of the northwest Midlands form a nationally important series of open water and peatland sites. These have developed in natural depressions in the glacial drift left by the ice sheets which covered the Cheshire-Shropshire plain some 15,000 years ago. Rostherne Mere is the deepest and one of the largest meres. It lies in a deep hollow in glacial drift to the south-west of Altrincham. It is internationally important for its birds.

Ramsar Criterion 1: Good representative example of the meres of the Shropshire-Cheshire Plain. Rostherne Mere is one of the deepest and largest of the meres. Its shoreline is fringed with common reed Phragmites australis and a small area of peat bog has developed at the north-west end of the mere. Ramsar Criterion 3: Over winter this site regularly supports nationally important numbers of: Shoveler (*Anas clypeata*) 86 individuals and Pochard (*Aythya ferina*) 757 Individuals.

Rostherne Mere is designated as a SSSI as it is nationally important for birds and is one of the most extensively researched freshwater sites in the country having a history of investigation covering more than 70 years. The subjects researched include the birds, fish and algae as well as the sediments, bottom fauna and water chemistry. The mere has one of the longest documented records of freshwater algae outside the Lake District, samples having been collected as early as 1912.

Midland Mere & Mosses (Phase 1) Ramsar SSSI NNR is located approximately 8.5km to the southwest.

The Meres and Mosses of the Clwyd-Shropshire-Cheshire-Staffordshire plain form an internationally important series of open water and peatland sites. The 16 component sites include nutrient-rich water bodies (meres), associated fringing habitats of reed swamps, fen, carr and damp pasture, and floating quaking bog (schwingmoor). The wide range of resulting habitats supports numerous rare species of plants and invertebrates.

Ramsar criterion 2: Supports a number of rare species of plants associated with wetlands, including the nationally scarce Cowbane (*Cicuta virosa*), Elongated Sedge (*Carex elongata*). Also present are the nationally scarce bryophytes Dicranum affine and Sphagnum pulchrum.

Midland Mere & Mosses is designated as a SSSI and comprises 16 component sites, including Bagmere SSSI, Berrington Pool, Shropshire SSSI, Betley Mere SSSI, Bomere, Shomere and Betton Pools SSSI, Brown Moss SSSI, Chartley Moss SSSI, Clarepool Moss SSSI, Fenemere SSSI, Flaxmere Moss SSSI, Hatch Mere SSSI, Marton Pool, Chirbury SSSI, Quoisley Meres SSSI, Tatton Meres SSSI, The Mere, Mere SSSI, White Mere SSSI, and Wybunbury Moss SSSI.

National Designated Sites:

Cotteril Clough SSSI is located approximately 1.95km southwest.

The site comprises part of a ravine, or clough, cut into the Keuper Marl by the erosion of the Cotteril Brook. The majority of the site is woodland with associated stream habitat and is the most diverse clough woodland on base rich soils in Greater Manchester.

SSSI Impact Risk Zone (IRZ)

The Site falls within a SSSI IRZ and the LPA is advised to consult Natural England if the development matches any of the below descriptions:

- Infrastructure: Airports, helipads and other aviation proposals.
- Minerals, Oil and Gas: Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
- Air Pollution: Livestock & poultry units with a floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500 tonnes.
- Combustion: General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.

As the development does not meet the above criteria, no further action is recommended.

Local and Non-statutory Designated Sites:

Big Wood Site of Biological Importance (SBI) is located approximately 0.78km to the northeast of the Site.

Painswick Park Meadows SBI is located approximately 1.16km to the northwest of the Site.

Oversley Lodge Local Wildlife Site (LWS) is located approximately 1.45km south.

Park Wood SBI is located approximately 1.55km to the northeast of the Site.

Styal Woods LWS is located approximately 1.7km south.

Cotteril Clough SBI is located approximately 1.75km to the southwest of the Site.

Ancient Woodland

No ancient woodland was identified on Magic Maps within a 1km radius of the Site.

Priority Habitats:

A total of 9.65 Ha of deciduous woodland priority habitat was identified in the desk study within a 1km radius, located to the west and northeast of the Site. The nearest parcel is located approximately 0.4km northwest.

Ancient and Veteran Trees

A single notable Sycamore (*Acer pseudoplatanus*) tree has been identified within the 1km search area on the Woodland Trust Ancient Tree Inventory, located approximately 0.93km north of the Site.

Green Infrastructure

The Site is situated in a built-up area and is isolated, with limited connectivity to habitats in the wider area via linked back gardens, a tree-lined pathway to the northwest, and along the tramline to the south. The Site is assessed as providing a limited extent of green infrastructure and wildlife corridor function.

Blue Infrastructure

No waterbodies or watercourses are present on the Site, and none have been identified in the desk study within a 250m radius. A minor dry drainage channel is present along the eastern Site boundary. The Site is assessed as providing negligible blue infrastructure function.

Protected Species and Species of Conservation Concern

Records of 31 protected species, priority species and species of conservation concern were identified in the desk study within the 2km search area from the past 10 years, comprising 3 amphibian species, 18 bird species, 7 mammal species, 1 terrestrial invertebrate species and 2 plant species. Details of the species are given in Table 2 overleaf.

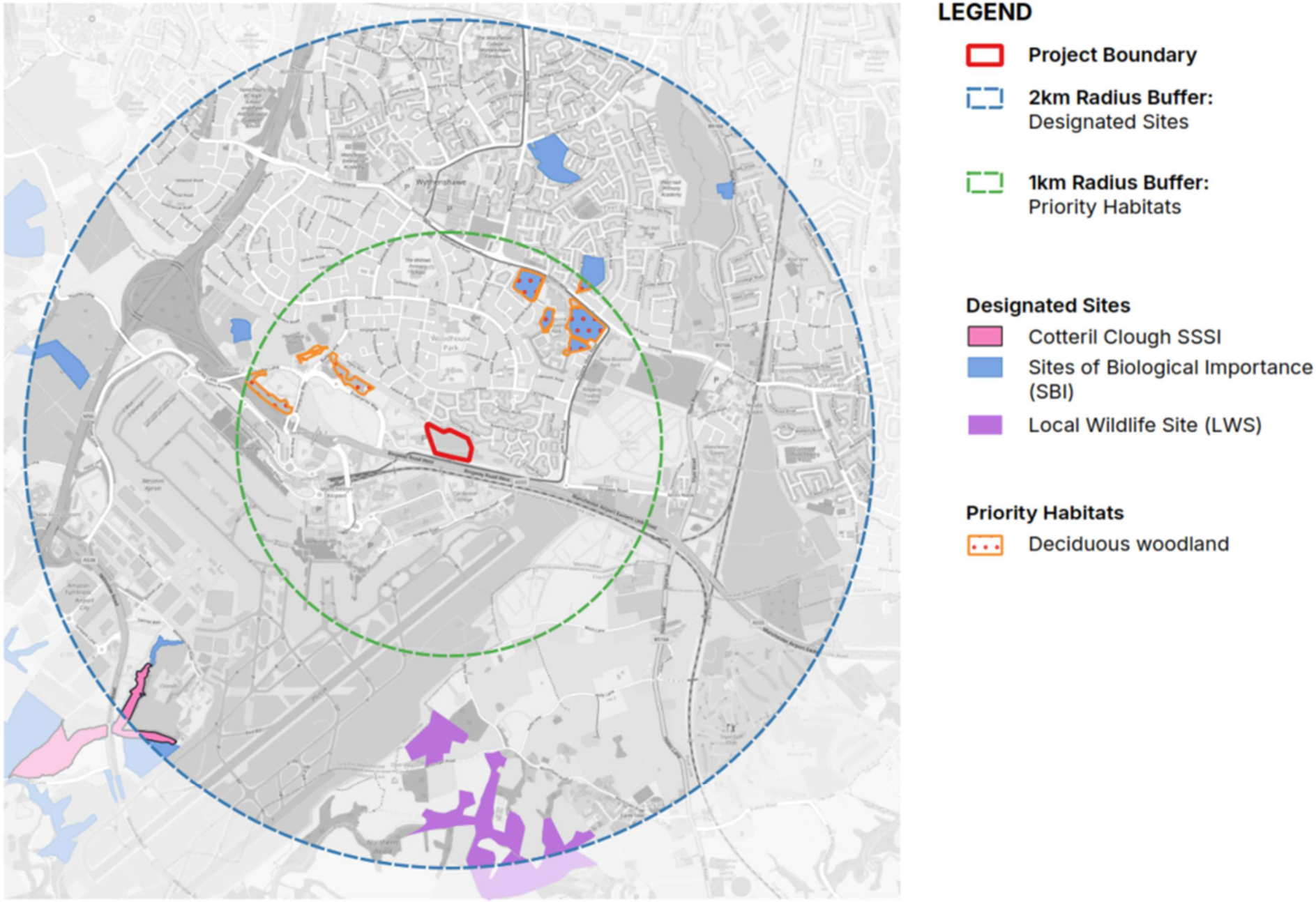


Figure 1: Desk study results for designated sites, ancient woodland and priority habitats.

Table 2: Species records derived from the desk study.

Common Name	Scientific Name	HSR Sch [1] 2 or 5	WCA [2] Schedule	Priority Species [3]	BoCC [4]	Distance from Site	Source
Amphibians							
Palmate Newt	*Lissotriton helveticus*		Schedule 5 (9 (5) only)			< 2 km	GMLRC
Great Crested Newt	*Triturus cristatus*	Schedule 2	Schedule 5	x		<2km	GMLRC
Smooth Newt	*Lissotriton vulgaris*		Schedule 5 (9 (5) only)			<2km	RECORD
Birds							
Barn Owl	*Tyto alba*		Schedule 1			< 2 km	GMLRC
Black Redstart	*Phoenicurus ochruros*		Schedule 1		Amber	< 2 km	GMLRC
Bullfinch	*Pyrrhula pyrrhula*			x	Amber	< 2 km	RECORD
Dunnock	*Prunella modularis*			x	Amber	< 2 km	GMLRC
Greenfinch	*Chloris chloris*				Red	< 2 km	RECORD
Herring Gull	*Larus argentatus*			x	Red	< 2 km	GMLRC
House Sparrow	*Passer domesticus*			x	Red	< 2 km	GMLRC
Mistle Thrush	*Turdus viscivorus*				Red	< 2 km	RECORD
Peregrine	*Falco peregrinus*		Schedule 1			< 2 km	GMLRC
Pink-footed Goose	*Anser brachyrhynchus*				Amber	< 2 km	RECORD
Skylark	*Alauda arvensis*			x	Red	< 2 km	GMLRC
Song Thrush	*Turdus philomelos*			x	Amber	< 2 km	GMLRC
Starling	*Sturnus vulgaris*			x	Red	< 2 km	RECORD
Swift	*Apus apus*				Red	< 2 km	RECORD
Willow Tit	*Poecile montanus*				Red	< 2 km	GMLRC
Woodpigeon	*Columba palumbus*				Amber	< 2 km	RECORD
Wren	*Troglodytes troglodytes*				Amber	< 2 km	RECORD
Yellowhammer	*Emberiza citrinella*			x	Red	< 2 km	RECORD
Mammals							
[redacted]	[redacted]					[redacted]	[redacted]
Brown Long-eared Bat	*Plecotus auritus*	Schedule 2	Schedule 5	x			GMLRC
Common Pipistrelle	*Pipistrellus pipistrellus*	Schedule 2	Schedule 5	x		< 2 km	GMLRC
Daubenton's Bat	*Myotis daubentonii*	Schedule 2	Schedule 5	x			GMLRC
Hedgehog	*Erinaceus europaeus*			x		< 2 km	GMLRC
Noctule	*Nyctalus noctula*	Schedule 2	Schedule 5	x		< 2 km	GMLRC
Soprano Pipistrelle	*Pipistrellus pygmaeus*	Schedule 2	Schedule 5	x		< 2 km	GMLRC
Whiskered Bat	*Myotis mystacinus*	Schedule 2	Schedule 5	x		< 2 km	GMLRC
Terrestrial Invertebrates							
Cinnabar	*Tyria jacobaeae*			x		< 2 km	RECORD
Vascular Plants							
Bluebell	*Hyacinthoides non-scripta*		Schedule 8 (13(2) only)			< 2 km	RECORD
Rhododendron	*Rhododendron ponticum*		Schedule 9			< 2 km	RECORD

[1] Conservation of Habitats and Species Regulations 2017, as amended
[2] Wildlife and Countryside Act 1981 (as amended)
[3] Priority Species listed under Section 41 of the NERC Act
[4] Birds of Conservation Concern 5 (Stanbury et al., 2021)
[5] Protected from sale only

MANCHESTER BUSINESS PARK: **EXTENDED UK HAB SURVEY METHOD**

04

MANCHESTER BUSINESS PARK: EXTENDED UK HAB SURVEY METHOD

Field Survey

Preliminary Ecological Appraisal

A survey area was defined as an area that encompassed the area proposed for development. The survey area is shown on Figure 3.

A survey using the UK Habitats Classification system (Butcher *et al*., 2023) was conducted, to categorise and map the primary habitat types and associated secondary codes (where relevant) within the survey area.

The dominant and readily identified species of higher plant species from each habitat type were recorded and their abundance was assessed using the DAFOR scale (D = dominant, A = abundant, F = frequent, O = occasional, R = rare). These scores represent the abundance within the defined area only and do not reflect national or regional abundances. Plant species nomenclature follows Stace (2019).

An assessment was undertaken of the potential presence of protected and priority species both within and adjacent to the Site boundary. Any incidental sightings of protected and/or priority species have been recorded and are presented within the report.

Incidental records of fauna were also made during the survey and the habitats identified were evaluated for their potential to support protected species and other species of conservation concern, including priority species.

Dates of Survey

The PEA survey was conducted on 11th of March 2025.

MANCHESTER BUSINESS PARK: **EXTENDED UK HAB SURVEY RESULTS**

05

MANCHESTER BUSINESS PARK:

EXTENDED UK HAB SURVEY RESULTS

Habitat Survey

The results of the UK Habitat Classification survey are summarised below.

The following UK Habitat Classification habitat types were identified onsite during the survey:

- Other Neutral Grassland
- Mixed Scrub
- Introduced Shrub
- Individual Trees

These habitats are described below, and their distribution is given on Figure 3. A full species list for each applicable habitat is provided in Appendix A.

The results of the BNG condition assessments are briefly described here and will be provided in detail in the associated BNG Report. The BNG condition sheets are provided in Appendix C.



Figure 2: Extended UK Habitat Classification Results (Map. Source: Coreo)

Habitat Types and Condition

Other Neutral Grassland with Scattered Scrub and Rushes – *g3c, 10, 14*

The Site predominantly comprises other neutral grassland with occasional common rush (*Juncus effusus*) and rare Goat Willow (*Salix caprea*) (see Photograph 1). The grassland has varied sward height and comprises frequent Cock's Foot (*Dactylis Glomerata*), Yorkshire Fog (*Holcus lanatus*), Common Couch (*Elymus repens*), Perennial Ryegrass (*Lolium perenne*), with occasional Reed Canary Grass (*Phalaris arundinacea*) and Common Bent (*Agrostis capillaris*) (see Appendix A for full species list). The grassland is assessed as being in **Moderate** condition in accordance with the Biodiversity Net Gain Condition Assessment Criteria. Other neutral grassland does not represent a priority habitat.

Mixed Scrub with Trees (North) – *h3h*

The northern boundary comprises dense mixed scrub with scattered trees, including abundant Blackthorn and Bramble with frequent Cherry Laurel (*Prunus laurocerasus*), and occasional Hazel, Goat Willow, Alder (*Alnus glutinosa*), and more (see Photograph 1). The mixed scrub is assessed as being in **Moderate** condition in accordance with the Biodiversity Net Gain Condition Assessment criteria. Mixed scrub does not represent a priority habitat.

Mixed Scrub with Trees (West) – *h3h*

The western boundary comprises dense mixed scrub with scattered trees, including abundant Bramble, frequent Hazel (*Corylus avellana*), and occasional Blackthorn (*Prunus spinosa*), Oak, Hawthorn and Goat Willow (see Photograph 3). The mixed scrub is assessed as being in **Moderate** condition in accordance with the Biodiversity Net Gain Condition Assessment criteria. Mixed scrub does not represent a priority habitat.



Photograph 1: Other neutral grassland field.

Mixed Scrub with Trees – (Northeast) – *h3h*

The northeastern boundary comprises mixed scrub with scattered trees, including Leyland Cypress (*Cupressus x leylandii*), Cherry Laurel, with occasional Blackthorn, Bramble, and Elder (see Photograph 5). The mixed scrub is assessed as being in **Poor** condition in accordance with the Biodiversity Net Gain Condition Assessment criteria. Mixed scrub does not represent a priority habitat.

Mixed Scrub – (Southwest) – *h3h*

A small area of dense mixed scrub is present to the southwest of the Site and comprises, inter alia, Bramble, Hawthorn, Ash, and Elder. The mixed scrub is assessed as being in **Poor** condition in accordance with the Biodiversity Net Gain Condition Assessment criteria. Mixed scrub does not represent a priority habitat.

Other Developed Land (Introduced Shrub) – *u1b6, 847*

There are small areas of introduced shrubs located along the southern boundary of the Site (see Photograph 5). Species comprised predominantly Cherry Laurel, Box-leaved Honeysuckle (*Lonicera pileata*), and Red-osier Dogwood (*Cornus sericea*). No condition assessment is applicable to this habitat type. Introduced shrubs do not represent a priority habitat.

Individual Trees – *g, 200*

There are 11no. individual urban trees along the southern boundary including Horse Chestnut (*Aesculus hippocastanum*) and Austrian Pine (*Pinus Nigra*) (see Photograph 5). The Pine trees (G1) have been individually assessed as being in **Poor** condition, and the Horse Chestnut (G2) trees in **Moderate** condition in accordance with the Biodiversity Net Gain Condition Assessment criteria. Individual trees do not represent a priority habitat.

Fauna

No notable fauna was observed during the PEA survey. Common bird species observed include Chiffchaff (*Phylloscopus collybita*), Great Tit (*Parus major*), and House Sparrow (*Passer domesticus*).

[redacted]

[redacted]

[redacted]

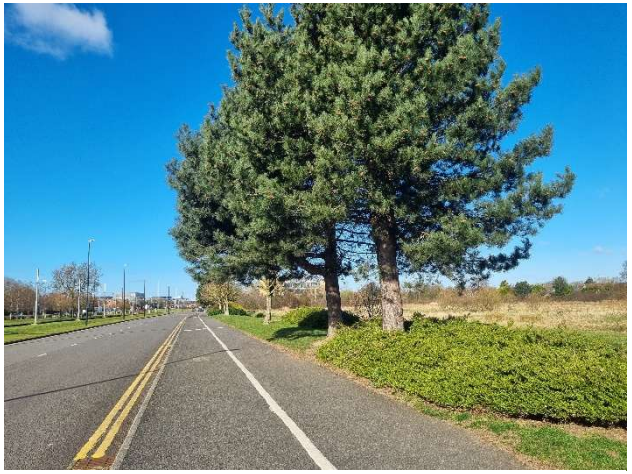
[redacted]



Photograph 3: Mixed scrub to the northeast of the Site



Photograph 2: Mixed scrub to the west of the Site.



Photograph 4: Introduced shrubs and individual trees to the south of the Site.



[redacted] [redacted]
[redacted]

[redacted]

[redacted]

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MANCHESTER BUSINESS PARK: **EVALUATION**

07

MANCHESTER BUSINESS PARK: EVALUATION

The evaluation section sets out the ecological constraints and opportunities that we know are relevant based on this desk study and extended UK Habitat survey. Ecological considerations that might arise following further surveys are excluded. Relevant recommendations are provided in section 08 and legislation and planning policy is provided in Section 09. A detailed description of the method for this section is given in Appendix B.

Designated Sites

The closest International / European designated site is the Rostherne Mere Ramsar which lies approximately 7.5km west of the Site. The proposed development is unlikely to have a significant negative effect on the designated sites because:

- The designated sites and the Site are separated by a significant distance (over 7.5km);
- The works will be temporary, localised and are restricted to within the Site boundary, see figure 5 for the proposed layout;
- The development is unlikely to result in a significant increase to visitor pressure at the designated sites; and,
- The development will not result in significant increase in emissions of sediment, dust, air pollution, or chemicals.

The closest National designated site is Cotteril Clough SSSI, which is located approximately 1.95km to the southwest. It is considered reasonably unlikely that the works will have a significant negative impact on Cotteril Clough SSSI for the same reasons listed above; therefore, no further action is required.

Non–Statutory Designated Sites, Priority Habitats and Ancient Woodland

The closest non-statutory designated site is Big Wood Site SBI, which is located approximately 0.78km to the northeast of the Site. All other non-statutory sites are greater than 1km away from the Site. It is considered reasonably unlikely that the works will have a significant negative impact on any of the non-statutory designated sites identified during the desk study given the distance to the Site, and that works will be temporary, localised and restricted to within the Site boundary; therefore, no further action is required.

The closest parcel of priority habitat identified in the desk study is deciduous woodland, which lies 0.4km northwest. Given the distance to the Site, and that works will be temporary, localised and restricted to within the Site boundary, no further action is required.

No ancient Woodland was identified within a 1km radius of the site; therefore, no further action is required.

Best practice recommendation relating to designated sites and priority habitats are provided in Section 08. If the recommendations are followed, the proposed development should be compliant with the relevant legislation and policy (as set out in Section 09).

Protected Species and Species of Conservation Concern

Bats

Records of Common Pipistrelle, Soprano Pipistrelle, Noctule, Brown Long-eared, Daubenton's, and Whiskered bat and were returned in the desk study from the past 10 years within a 2km radius of the Site.

Bats - Buildings

No buildings onsite to be assessed for roosting bats. No further action is recommended.

Bats - Trees

The associated Arboricultural Constraints Appraisal (Bowland, 2025) confirms that all trees within the site range from young to early mature. It is confirmed from the current layout that T2, three young trees from G4, and two semi-mature trees from G2 are to be removed to facilitate the development.

The northern and northeastern boundary comprises dense scrub with scattered young to early mature trees which do not provide any notable bat roosting opportunities; this area is to be retained and protected throughout the development.

The southern boundary features scattered early mature trees. G2 are Horse Chestnut trees located along the southern boundary and two are to be removed to facilitate the development. The trees are exposed and provide None roosting opportunities in accordance with current guidance (Collins, 2023).

G4 comprises a band of dense scrub to the west of the Site, from which three young trees are to be removed to facilitate the development. The young trees provide None roosting opportunities in accordance with current guidance (Collins, 2023).

Just outside the western boundary, there is a native hedgerow with trees. T2 is an early mature Oak tree located within the hedgerow to the southwest of the Site that is covered in dense Ivy and is to be removed to facilitate the development. Even though the tree is not yet mature, dense Ivy can provide opportunities for roosting bats. T2 is therefore assessed as PRF-I (suitable for individual numbers of bats only), and mitigation is required.

Bats - Foraging & commuting habitat

The other neutral grassland which makes up most of the Site provides no specific foraging opportunities for bats.

The native hedgerow and trees and dense scrub that border the Site provide a limited extent of *Moderate* suitability foraging and commuting habitat for bats in accordance with current guidance (Collins, 2023). The boundary native hedgerow with trees is off site, and therefor will not be affected by the development. The dense scrub is to be retained and protected, with only minor scrub removal to facilitate the development.

As the habitats within the Site and in the immediate surrounds are suitable for foraging and commuting bats, mitigation is required.

Recommendations relating to bats are made in Section 08. If the recommendations are followed, the proposed development should be compliant with legislation and policy relevant to bats (as set out in Section 09).

[redacted]

Birds

The desk study search returned records of 3 Schedule 1 birds within a 2km radius of the Site from the past 10 years (see Table 2). The local desk study also returned 8 records of priority species within a 2km radius from the past 10 years.

The regularly disturbed other neutral grassland field provides no nesting opportunities for Schedule 1 specially protected, ground-nesting, or wintering bird species. The dense scrub supports common nesting bird species; young to early mature trees within the site (to be lost) provide limited nesting opportunities.

Recommendations relating to birds are provided in Section 08. If the recommendations are followed, the proposed development should be compliant with legislation and policy relevant to birds (as set out in Section 09).

Great Crested Newt (GCN) and Common Amphibians

Records of GCN, Palmate Newt, and Smooth Newt were returned in the desk study from the past 10 years within a 2km radius of the Site.

There are no waterbodies onsite, and no waterbodies were identified within a 250m radius of the Site to support GCN and other common amphibians during the aquatic phase of their lifecycle, which significantly reduces the likelihood of presence.

The other neutral grassland and dense scrub provides suitable terrestrial habitat for GCN and other common amphibians; however, as above, there is no aquatic habitat either onsite or in the surrounds to attract them, and the Site is isolated from suitable habitat in the wider area. It is considered unlikely that GCN and other common amphibians are to be impacted by the proposal, and therefore no further action is recommended.

Reptiles

No records of reptiles were returned in the desk study from the past 10 years within a 2km radius of the Site.

The other neutral grassland and dense scrub provide suitable habitat for common reptiles; however, given the high levels of disturbance by the public, isolated nature of the Site, and the lack of water source in the surrounds, it is considered unlikely that reptiles would be present onsite. Additionally, boundary habitats are to be retained and protected. It is considered unlikely that reptiles are to be impacted by the proposal, and therefore no further action is recommended.

Otter

No records of otter (*Lutra lutra*) were returned in the desk study from the past 10 years within a 2km radius of the Site.

There are no waterbodies on or near to the Site offering any opportunities for otters. Whilst the boundary dense scrub provides holt creation opportunities for otter, [redacted] Additionally, the boundary dense scrub is to be retained and protected. Therefore, no further action is recommended.

Water Vole

No records of Water Vole (*Arvicola amphibius*) were returned in the desk study from the past 10 years within a 2km radius of the Site.

The Site provides no specific opportunities for Water Vole and there are no features onsite to attract this species. It is considered unlikely that Water Vole are to be impacted by the proposal, and therefore no further action is recommended.

Protected Invertebrates

No protected invertebrates were returned in the desk study from the past 10 years within a 2km radius of the Site.

The Site supports common and widespread habitats, which provide no specific opportunities for protected invertebrates. It is considered unlikely that protected invertebrates are to be impacted by the proposal, and therefore no further action is recommended.

Protected Flora

The desk study returned recent records of Bluebell from the past 10 years within a 2km radius of the Site, which is protected in respect of section 13(2) (sale) only.

The Site supports common and widespread habitats, which provide no specific opportunities for protected flora. No further action is recommended in relation to protected flora.

Invasive Fauna

The desk study returned records of 10 invasive species (see Table 2) from the past 10 years within a 2km radius of the Site.

The Site provides no specific opportunities for invasive fauna. No further action is recommended in relation to invasive fauna.

Invasive Flora

The desk study returned records of seven species of invasive flora from the past 10 years within a 2km radius of the Site.

No invasive flora was identified in the PEA survey. No further action is recommended in relation to protected flora.

Priority Species

The desk study returned records of hedgehog within a 2km radius of the Site from the past 10 years.

The habitats within the Site provide opportunities for priority species such as hedgehog. Further mitigation is required for priority species to prevent accidental killing and/or injury during the construction phase.

Recommendations relating to priority species are provided in Section 08. If the recommendations are followed, the proposed development should be compliant with legislation and policy relevant to reptiles (as set out in Section 09).

Ecological Enhancement

The proposed works will result in the loss of other neutral grassland and requires minor scrub and tree removal.

Ecological enhancement of the Site is recommended in line with national and local planning policy (see Section 09). New developments in England must now achieve at least 10% biodiversity net gain under the Environment Act 2021. Recommendations relating to ecological enhancement are provided in Section 08, Table 7.



Figure 4: Landscape General Arrangement showing proposed site layout.

MANCHESTER BUSINESS PARK: **RECOMMENDATIONS**

08

MANCHESTER BUSINESS PARK: RECOMMENDATIONS

Mitigation

The ecological features in Table 6 have been identified as having potential to be impacted by the development proposal and mitigation is proposed where relevant. To clarify, ecological features have been screened out whereby no likely impacts have been identified or where these are of negligible importance.

The relevant legislation and planning policy that underpins our recommendations is provided in Section 09.

Table 6: Ecological Features and Recommendations.

Ecological Feature	Type of recommendation	Recommendation
Rostherne Mere Ramsar SPA SAC SSSI NNR	N/A	It is not considered that a Habitat Regulations Assessment (HRA) would be proportionate or necessary in this instance given the significant distance between the Site and Rostherne Mere Ramsar (7.5km west), and the impacts arising from the proposed development are assessed to have a negligible impact.
Designated Sites and Priority Habitats	Mitigation (pollution prevention)	Best practice measures should be implemented to minimise the risk of indirect impacts to surrounding land through the contamination of soil, air and water. This includes prevention of emissions of sediment, dust and chemicals. Precautionary measures for pollution prevention should include: • Dust suppression measures for any dust producing activities; • Robust spill control measures should be in place to mitigate against the accidental release of oils and/or chemicals into the wider environment. Measures should include the provision of spill kits, chemical absorbent mats and/or oil booms as appropriate; • The storage of all containers of chemicals, oil and fuel in suitable tightly closed containers, on a secure area on hard standing; and • The disposal of contaminated waste off-site following best practice guidelines. Site works should be undertaken in accordance with best practice and through the adoption of the appropriate guidelines (DEFRA 2016 (updated 2024)): "Pollution prevention for businesses" which can be accessed at: www.gov.uk/guidance/pollution-prevention-for-businesses).

Ecological Feature	Type of recommendation	Recommendation
Bats	Mitigation (sensitive lighting)	To protect the suitable bat roosting, foraging, and commuting habitat, it is recommended that the lighting scheme for the proposed development be designed in accordance with the recent guidance Bats and Artificial Lighting at Night (Institute of Lighting Professionals, 2023). A sympathetic lighting regime should be adopted whereby lighting should be kept to a minimum and positioned downwards to avoid indirect impacts to commuting and foraging bats. Narrow spectrum light sources should be used wherever possible, and lights should only be in operation when necessary. Construction works should be avoided at night to minimise the need for artificial lighting. As a PRF-I tree is to be removed (T2), appropriate compensation should be provided in advance of impacts and a Precautionary Working Method Statement (PWMS) provided for the works. No further survey is required for PRF-I trees in accordance with current guidance (Collins, 2023); however, the PWMS will require an Ecologist to supervise section felling of the tree. Biodiversity enhancements for bats are included within Table 7 below.
[redacted]	[redacted]	[redacted]
Breeding Birds	Mitigation (precautionary measures)	No further pre-determination surveys are considered proportionate or necessary for birds given the minor scale of the proposed development and limited impacts to suitable habitat. Tree felling, site clearance, and any other vegetation clearance/pruning should be completed outside of the breeding bird season (September to February inclusive) where possible, to avoid an offence being committed in respect of nesting birds. Where works are required between March to August inclusive, a thorough check for active nests should be undertaken by a suitably qualified Ecological Clerk of Works (ECoW) prior to building removal and vegetation clearance to ensure no active nests are affected. Where nests are identified these should be protected by at least a 5m exclusion zone until it can be determined by an ecologist that the nest is no longer active.

Ecological Feature	Type of recommendation	Recommendation
Hedgehog and Fox	Mitigation (precautionary measures)	The precautionary measures outlined below should be implemented: • Any habitat piles which may be suitable for sheltering hedgehog, such as piles of refuse, brash or log piles, should be retained in situ where possible. Where removal / disturbance is required, checks for priority species should be undertaken prior to removal, and removal should be undertaken sensitively, with care to avoid killing / injury of hedgehog or other priority species. • In unlikely event that hibernating/resting hedgehog be discovered onsite within the working area, clearance / construction work shall cease in that area, a suitable buffer established, and an ecologist shall be contacted for guidance on how to proceed. • Should priority species be discovered onsite at any time during their active period, they should be allowed to move away on their own volition or if in danger moved carefully with gloved hands to a sheltered area (e.g. scrub). • Any trenches or pits in which wildlife may become trapped should either be covered, infilled, or a suitable means of escape provided (e.g. plank of wood) overnight; and • Safe storage of chemicals (see pollution prevention measures above). Biodiversity enhancements for hedgehog are included within Table 7 below. It is also recommended that the scrub habitat to the southwest of the site is sensitively cleared; if the fox den has been reactivated, works are to cease, and the ecologist contacted for advice on how to proceed. Foxes are protected under the Wild Mammals (Protection) Act 1996, which makes it an offense to inflict any unnecessary suffering, including crushing or asphyxiation, which could occur during clearance.

Ecological Enhancement

To provide further uplift for biodiversity it is recommended that the development incorporates the ecological enhancements set out in Table 7. It is not considered that a Biodiversity Enhancement Strategy (BES), Landscape Ecological Management Plan (LEMP) or Construction Environment Management Plan (CEMP) would be required to permit the development in this instance given the lack of ecological features identified to be impacted by the proposals.

A BNG assessment will be undertaken to demonstrate a +10% net gain. A Habitat Management and Monitoring Plan (HMMP) may also be required at a later stage, depending on the outcome of the BNG. These reports will be provided separately.

Table 7: Ecological Features and Enhancement Recommendations.

Ecological Feature	Enhancement
Landscape Planting	It is recommended that the landscape plan is sensitively designed to promote wildlife corridor and green infrastructure function, and incorporates a range of native plant species which are or value to wildlife. In accordance with policy JP-G7 of the Places for Everyone Joint Development Plan (Manchester City Council, 2024), where development results in the loss of existing trees, replacement is required on the basis of two new trees for each tree lost. In accordance with the Environment Act 2021, a minimum 10% net gain will need to be achieved, and improvement in biodiversity ad part of BNG must be maintained for at least 30 years after development completion.
Nesting Birds	It is recommended that the final plan incorporates **two** bird boxes fixed on mature trees within or near to the Site to provide additional opportunities for common bird species (e.g. Great Tit, Starling). Bird boxes should be positioned 2.5 to 5 metres above ground level and face away from major sources of human disturbance. Where positioned on buildings or structures these should also avoid south-facing elevations where excessive sunlight can cause chicks to overheat in the nest.
Roosting Bats	It is recommended that the final plan incorporates **two** bat roost boxes fixed on mature trees to provide additional roosting opportunities. Bat boxes should be positioned 2.5 to 5 metres above ground level and should face away from major sources of human disturbance and artificial lighting. Bat boxes should face onto suitable foraging and commuting habitats (e.g. the adjacent waterbody or tree-lined watercourse). As above, the bat boxes should be installed in advance of tree felling to compensate for the loss of a PRF-I.
Deadwood Hibernacula	It is recommended that **two** informal deadwood hibernacula are created at the northern site boundaries to provide enhanced refuge, shelter, and hibernation opportunities for a range of wildlife including small mammals, common amphibians and invertebrates. The woody arisings from any required tree/scrub clearance would provide suitable materials for the creation of these piles rather than any requirement to import materials from off-site.

MANCHESTER BUSINESS PARK: **LEGISLATION & PLANNING POLICY**

09

MANCHESTER BUSINESS PARK: LEGISLATION & PLANNING POLICY

The following local and national planning policy and legislation relating to nature conservation and biodiversity status are considered of relevance to the current proposal.

Planning and biodiversity

National Planning Policy Framework (2024)

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

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate.

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.

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework [65]; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads [66]. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas

190. When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development [67] other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

(a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy.

(b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

(c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

191. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 189), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Habitats and biodiversity

192. To protect and enhance biodiversity and geodiversity, plans should:

(a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity [68]; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation [69]; and

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

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

(a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

(b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.

(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons [70] and a suitable compensation strategy exists; and

(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.

194. The following should be given the same protection as habitats sites:

(a) potential Special Protection Areas and possible Special Areas of Conservation.

(b) listed or proposed Ramsar sites [71]; and

(c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

195. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

UK Wildlife legislation

Relevant legislation and policy relating to ecology and biodiversity is summarised below.

This report refers to 'ecological features' which include:

- Statutory designated sites for nature conservation;
- Non-statutory designated sites for nature conservation;
- Priority habitats for nature conservation, including ancient woodland;
- Protected species;
- Species of conservation concern; and
- Invasive non-native species.

Designated Sites

Designated sites for nature conservation are protected under UK legislation. Sites can be classified according to their levels of conservation importance, including international, national, or local conservation significance. Internationally important sites receive the highest level of protection.

Statutory designated sites of international importance include Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and Ramsar sites.

<u>International</u>

SACs are protected areas in the UK designated under the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations) in England and Wales (including the adjacent territorial sea).

SPAs are protected areas for birds in the UK, classified under the Wildlife & Countryside Act 1981 (as amended) (WCA) and the Habitats Regulations in England, Scotland, and Wales.

Ramsar Sites are wetlands of international importance designated under The Ramsar Convention. They have been selected according to the Ramsar Sites Criteria which relates to the presence of representative, rare or unique wetland types or their international importance for conserving biological diversity. Ramsar Sites are afforded the same level of protection as SSSIs under the Wildlife and Countryside Act 1981 (as amended). UK policy affords the same level of protection to Ramsar Sites as SPAs/SACs in terms of the consideration of impacts on their integrity subject to Habitats Regulations Assessment (HRA).

National

Statutory designated sites of national importance include Sites of Special Scientific Interest (SSSIs), which are protected under the WCA, Countryside and Rights of Way Act 2000 (CroW Act), and Natural Environment and Rural Communities Act 2006 (NERC Act). National Nature Reserves (NNRs) are a selection of the very best parts of England's SSSIs, protected under the WCA and CroW Act.

SSSIs are protected by law. Operations that could damage special interests require consent from Natural England. Under the WCA, it is an offence to damage, disturb, or destroy land within an SSSI or disturb wildlife in an SSSI.

Natural England's Impact Risk Zones (IRZs) for Sites of Special Scientific Interest is a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. These zones reflect the particular sensitivities of the features for which the site is notified and indicate the types of development that could potentially have adverse impacts. The IRZs also cover the interest features and sensitivities of European sites, underpinned by the SSSI designation and "Compensation Sites" secured for impacts on European/Ramsar sites.

Development proposals situated within IRZs may require consultation between the statutory undertaker and Natural England to discuss potential impacts on the designated site.

Local Sites

Non-statutory designated sites are defined areas identified and selected for their nature conservation value, based on important, distinctive and threatened habitats and species with a local area. Non-statutory designated sites, such as Sites of Nature Conservation Interest (SNCI), Sites of Importance for Nature Conservation (SINC), and Local Wildlife Sites (LWSs), and B-Lines are of local importance. These sites are not protected under legislation. However, statutory undertakers must consider local sites as part of their Biodiversity Duty under Section 40 of the NERC Act, meaning they are material considerations within UK planning law.

Habitats

Priority habitats for nature conservation include:

- Habitats of Principal Importance listed under Section 41 of the NERC Act;
- Habitats listed under Local Biodiversity Action Plans (LBAPs); and
- Ancient woodland.

Priority habitats cover a wide range of semi-natural habitat types and were those that were identified as being the most threatened and requiring conservation action in the UK. In July 2012 the Joint Nature Conservation Committee (JNCC) and the Department for Environment, Farming and Rural Affairs (Defra) published the UK Post-2010 Biodiversity Framework. The framework identifies UK-scale activities and priority works that are required to deliver the EU Biodiversity Strategy. JNCC guidance dictates that UK BAP background information on priority species and habitats still remains relevant and it now forms the basis of country specific priority lists. Habitats of Principal Importance (also referred to as priority habitats) are listed under Section 41 of the Natural Environment and Rural Communities Act 2006 (the NERC Act) (in England). Under Section 41 of the NERC Act, the Secretary of State must publish a list of habitat types considered to be of Principal Importance for conserving biodiversity.

Section 40 of the NERC Act places a duty on all public bodies, including statutory undertakers, to have regard for biodiversity in exercising their functions.

Some habitats are described as 'irreplaceable habitat'. The National Planning Policy Framework (NPPF, 2024) describes these 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. These include ancient woodland, ancient and veteran trees, blanket bog, limestone pavements, sand dunes, salt marsh, and lowland fen.

Ancient woodland is any area that has been continuously wooded since at least 1600AD. Ancient woodland, as well as ancient and veteran trees, are regarded as 'irreplaceable habitats.'

Species

Rare and declining plant and animal species in the UK are generally protected under national legislation.

European Protected Species (EPS)

Species protected under the Habitats Regulations[1] receive the highest level of protection in the UK. These species can be considered to be of international importance because they are rare or declining in Europe as well as in the UK. These species are not only protected from killing and injury, but their breeding sites and resting places are also protected. These species include:

- GCN, natterjack toad (*Epidalea calamita*) and pool frog (*Pelophylax lessonae*);
- Sand lizard (*Lacerta agilis*) and smooth snake (*Coronella austriaca*);
- All bat species;
- Hazel dormouse (*Muscardinus avellanarius*) and otter;
- Large blue butterfly (*Phengaris arion*) (eggs, caterpillars, chrysalises and adults);
- Fisher's estuarine moth (*Gortyna borelii*) (eggs, caterpillars, chrysalises and adults); and

- Little ramshorn whirlpool snail (*Anisus vorticulus*).

For the species listed above, the Habitats Regulations make it an offence to:

- Deliberately kill, injure, disturb or capture them;
- Deliberately take or destroy their eggs;
- Damage or destroy their breeding sites and resting places2; and
- Possess, control or transport them (alive or dead).

Wildlife and Countryside Act

The WCA also offers protection for protected species. In addition to the species listed above, which also receive some protection under the WCA (Section 9 (1)), protection under this legislation is given to prevent intentional (or reckless in Scotland) killing and injury[3] of:

- Common lizard, slow worm (*Anguis fragilis*), adder (*Vipera berus*) and grass snake (*Natrix natrix*);
- All wild birds; and
- Water vole (Arvicola amphibius).

The WCA also provides additional (partial) protection for some species also protected under the Habitats Regulations. These species include:

- GCN
- Sand lizard
- Smooth snake
- Bats
- Dormouse
- Otter
- Large blue butterfly
- Fisher's estuarine moth
- Little ramshorn whirlpool snail

For these species, it is also an offence under the WCA to intentionally or recklessly:

- Disturb while they occupy a structure or place used for shelter or protection; and
- Obstruct access to a place of shelter or protection.

The WCA also provides full protection for:

- Water vole
- Freshwater pearl mussel
- Invertebrate species listed under Schedule 5
- For these species, protected under Schedule 5 of the WCA, it is an offence to:
- Kill, injure or take them;
- Possess or control them (alive or dead).
- Intentionally or recklessly: damage or destroy a structure or place used for shelter or protection;
- Disturb them in a place used for shelter or protection;
- Obstruct access to a place used for shelter or protection.

White-clawed crayfish is partly protected under the WCA, which makes it an offence to capture this species without a licence and also prohibits trade in this species.

Freshwater and migratory fish and their habitats receive protection under the WCA and under the Salmon and Freshwater Fisheries Act 1975 and Eels (England and Wales) Regulations 2009. These species include Atlantic salmon (*Salmo salar*), bullhead, lamprey (brook, river and sea) (*Petromyzontiformes*), spined loach (*Cobitis taenia*) and European eel (*Anguilla anguilla*).

Birds

In the case of birds, as well as birds being protected from killing or injury, it is also an offence to take, damage or destroy a nest that is in use or being built, and to take or destroy eggs.

Additional protection applies to specific birds listed in Schedule 1 of the WCA, meaning it is also an offence to intentionally or recklessly disturb these species when:

- on, or near a nest containing eggs or young;

- when it is building a nest;
- or when the nest is active with dependent young.

[redacted]



Other mammals

Other mammal species including rabbit (*Oryctolagus cuniculus*), fox, and hedgehog are protected under the Wild Mammals (Protection) Act 1996, which makes it an offense to inflict any unnecessary suffering, including crushing or asphyxiation of a wild mammal.

Plants

Under the WCA, it is an offence to intentionally uproot any wild plant without the landowner's consent. For plants, fungi and lichen listed on Schedule 8 of the WCA it is an offence to intentionally pick, uproot or destroy them, unless it could not be reasonably avoided. That means it was an incidental result of a lawful action.

Some plants are listed on Schedule 5 of the Habitats Regulations. For these species it is an offence to deliberately pick, collect, cut, uproot or destroy them; or possess, control or transport them (alive or dead).

Species of Conservation Concern

Other rare or declining species may not receive strict legal protection but may be recognised on published lists as species of conservation concern that should be protected as a matter of best practice.

Under Section 41 of the NERC Act, the Secretary of State must publish a list of the living organisms which, in the Secretary of State's opinion, are Species of Principal Importance for the purpose of conserving biodiversity. Consideration of species of conservation concern during development projects is a requirement of the NERC Act which states that any "*public authority must, in exercising its functions, have regard … to the purpose of conserving biodiversity*" and "*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*."

Most legally protected species are also listed as Species of Principal Importance. Species of Principal Importance or species listed on Local Biodiversity Action Plans (LBAPs) are often referred to as 'priority species'. The NERC Act places a duty on all government departments to have regard or the conservation of these species and on the Secretary of State to further, or promote others to further, the conservation of these species.

The NPPF states that local planning authorities should promote the protection and recovery of priority species populations linked to national and local targets, which presumably means those listed under the Section 41 of the NERC Act, the former UK BAP and on Local or Regional priorities species lists.

Species of amphibian not protected from killing and injury under the WCA but listed as Species of Principal Importance include common toad. All native reptile species in England are Species of Principal Importance. Species of mammal which are not strictly protected under legislation but are listed as priority species include: hedgehog and brown hare (*Lepus europaeus*). Otter, water vole, hazel dormouse and seven species of bats (Barbastelle, Bechstein's, greater and lesser horseshoe, brown long-eared, noctule and soprano pipistrelle) have also been adopted as Species of Principal Importance, under Section 41 of the NERC Act.

Rare or declining bird species are listed as red or amber in Birds of Conservation Concern (BOCC) (Stanbury et al., 2021), a list that is periodically updated. Some wild birds are listed as Species of Principal Importance under Section 41 of the NERC Act and species may also be listed in LBAPs.

Many invertebrates and species of fish are listed as Species of Principal Importance under Section 41 of NERC Act. White-clawed crayfish is listed as a Species of Principal Importance under Section of the NERC Act.

Rare or declining plant species are listed under a Vascular Plant Red List for England (Stroh et al., 2014). Species considered of local nature conservation importance may also be listed in LBAPs. Many plants, fungi and lichens are listed as Species of Principal Importance under Section 41 of the NERC Act.

Invasive Non-Native Plant Species

Invasive non-native plants are those listed as species of special concern because they cause severe problems for native UK plants and the environment.

The relevant legislation on invasive plant species is:

- Schedule 9 of the WCA; and
- Schedule 2 of the Invasive Alien Species (Enforcement and Permitting) Order 2019, which gives effect to EU regulations on the prevention and management of the spread of invasive alien species.

Both make it an offence to "plant or otherwise cause to grow in the wild" any plant species listed.

Biodiversity Net Gain

In accordance with the Environment Act 2021, it is mandatory for most developments in England to demonstrate a minimum 10% Biodiversity Net Gain (BNG). The Environment Act received royal assent and became law on 9th November 2021 and provides a framework to improve and protect the natural environment. Both onsite and offsite enhancements will need to be maintained for a period of at least 30 years following completion of a development. As of 12th February 2024, the Biodiversity Net Gain element of the Environment Act has been enacted.

Ecological Enhancement

Public authorities in England have a Biodiversity Duty under Section 40 of the NERC Act which states any "*public authority must, in exercising its functions, have regard … to the purpose of conserving biodiversity*" and "*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*."

Central and local government policy points towards ecological enhancement on development sites. For example, the NPPF (2024) states that '*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…*'.

Ecological enhancement requirements are also supported by local planning policy (see document Local Planning Policy References – Ecology).

Local Planning Policy

The following policies of the Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (adopted March 2024) (Manchester City Council, 2024) are applicable to biodiversity and conservation (provided in summary format only):

- Policy JP-G2 Green Infrastructure Network: Green infrastructure is a natural capital asset that provides multiple benefits, at a range of scales. Wherever practicable, opportunities to integrate new and existing green infrastructure into new development will be taken to protect, enhance and expand the green infrastructure network. Where new or improved green infrastructure is delivered as part of a development, the developer should make appropriate provision for its long-term management and maintenance
- Policy JP-G7: Trees and Woodland: Where development would result in the loss of existing trees, replacement is required on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and Protect trees and woodland during the construction phase of development.
- Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity: Development will be expected to: Follow the mitigation hierarchy; avoid fragmenting connectivity between habitats; achieve a measurable net gain in biodiversity of 10%; inform development proposals using ecological assessment.

The following policies of the Manchester Local Development Framework Core Strategy DPD (adopted July 2012) (Manchester City Council, 2012) are applicable to biodiversity and conservation (provided in summary format only):

- Policy EN9: Green Infrastructure: New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.
- Policy EN15: Biodiversity and Geological Conservation: Developers will need to demonstrate how they have assessed and taken full account of the potential effect of their proposed development on biodiversity or geodiversity. When considering the potential impact of a development, the construction phase should be included in this consideration. Development should wherever possible seek to maintain, enhance or restore existing geology.

MANCHESTER BUSINESS PARK: **CONCLUSION**

10

MANCHESTER BUSINESS PARK: CONCLUSION

A PEA, comprising an ecological desk study and an extended UK Habitat survey, [redacted] was conducted to assess the ecological constraints of the works associated with the proposed development.

The main ecological constraints identified within the Site are the other neutral grassland on Site, and the dense boundary scrub to the west and north of the Site. These habitats provide suitable foraging and commuting habitat for protected species including bats [redacted] and fox dens, and suitable nesting habitat common birds and priority species such as hedgehog.

Recommendations have been made for protected and priority species, such that the works consider planning policy (in the context of conserving and enhancing biodiversity) and comply with the relevant national legislation. Provided the recommendations in this report are followed, the works will be compliant with relevant legislation and planning policy.

MANCHESTER BUSINESS PARK: **REFERENCES**

11

MANCHESTER BUSINESS PARK: REFERENCES

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MANCHESTER BUSINESS PARK: **APPENDICIES**

12

Appendix A: Plant Species and Abundance

MANCHESTER BUSINESS PARK: APPENDICIES

Appendix A: Plant Species and Abundance

Table 8: ***g3c, 10, 14 – Other Neutral Grassland with Scattered Scrub and Rushes***

Common Name	Scientific Name	Abundance
Cock's Foot	*Dactylis glomerata*	F
Yorkshire Fog	*Holcus lanatus*	F
Common Couch	*Elymus repens*	F
Perennial Ryegrass	*Lolium perenne*	F
Reed Canary-grass	*Phalaris arundinacea*	O
Common Bent	*Agrostis capillaris*	O
Soft Rush	*Juncus effusus*	O
Meadow Buttercup	*Ranunculus acris*	R
Creeping Buttercup	*Ranunculus repens*	R
Curled Dock	*Rumex crispus*	R
Goat Willow	*Salix caprea*	R
Common Vetch	*Vicia sativa*	R

Table 10: ***h3h – Mixed Scrub with Trees (combined species list)***

Common Name	Scientific Name	Abundance
Blackthorn	*Prunus spinosa*	A
Bramble	*Rubus fruticosus*	A
Goat Willow	*Salix caprea*	F
Hazel	*Corylus avellana*	F
Cherry Laurel	*Prunus laurocerasus*	F
Hawthorn	*Crataegus monogyna*	O
Oak	*Quercus robur*	O
Ash	*Fraxinus excelsior*	O
Holly	*Ilex aquifolium*	O
Silver Birch	*Betula pendula*	O
Alder	*Alnus glutinosa*	O
Scots Pine	*Pinus sylvestris*	R
Leyland Cypress	*Cupressus x leylandii*	R
Gorse	*Ulex europaeus*	R
Snowberry	*Symphoricarpos albus*	R
Wild Privet	*Ligustrum vulgare*	R

Table 11: ***u1b6, 847 – Other Developed Land (Introduced Shrub)***

Common Name	Scientific Name	Abundance
Box-leaved Honeysuckle	*Lonicera pileata*	O
Red-osier Dogwood	*Cornus sericea*	O
Cherry Laurel	*Prunus laurocerasus*	O
Wild Cherry	*Prunus avium*	R

Table 12: ***g, 200 – Individual Trees***

Common Name	Scientific Name	Abundance
Austrian Pine	*Pinus nigra*	F
Horse Chestnut	*Aesculus hippocastanum*	F

Appendix B: Evaluation Assessment Methodology

Appendix B: Evaluation Assessment Methodology

Scope of Assessment

The evaluation and recommendations of this report have been produced following an assessment of legal and planning policy issues in England. The methodology for this process is set out below.

The first step is to identify any biodiversity features present on the site that are subject to legal or policy controls, as outlined below:

Designated Sites

The location of the site is compared to the distribution of sites with statutory or non-statutory nature conservation designations, using data from the desk study. Consideration is given to designated sites that could be directly or indirectly affected by the proposed development.

Habitats outside Designated Sites

The habitats known to occur on the site as a result of the desk study or extended UK Habitat survey are compared to those that receive legal or policy protection outside designated sites, such as hedgerows, uncultivated land, semi-natural areas, habitats listed as priorities in national biodiversity strategies, Habitats of Principal Importance for Biodiversity as designated by the Secretary of State, and local priority habitats requiring action (formerly under Local Biodiversity Action Plans).

Ancient Woodland

The ancient woodland inventory is consulted to check whether any known ancient woodland is present on or near the site.

Protected Species

The species known to occur on the site as a result of the desk study or extended UK Habitat survey are compared with those listed under nature conservation legislation (e.g., the Wildlife and Countryside Act 1981, as amended, and the Conservation of habitats and Species Regulations 2017, as amended).

Additionally, species identified on the site are compared with those protected under animal welfare legislation, such as the Badgers Act 1992 and the Wild Mammals (Protection) Act 1996.

Priority Species

The species known to occur on the site as a result of the desk study or extended UK Habitat survey are compared to those listed as priority species (i.e., Species of Principal Importance for Biodiversity in the relevant country) or those identified for action in local priority species lists (Local Biodiversity Action Plans).

Other Species of Conservation Concern

The species known to occur on the site as a result of the desk study or extended UK Habitat survey are compared with other conservation listings, such as red data books or other conservation priority lists.

Invasive Plant Species

The species known to occur on the site as a result of the desk study or extended UK Habitat survey are compared to those identified by government agencies as invasive non-natives, with particular attention paid to species listed in the Wildlife and Countryside Act 1981, as amended.

Review of Legislation and Policy

If any of the above features are present on or near the site and may be affected by the proposed development, the relevant legislation and planning policies (including national, regional, and local) are reviewed to determine whether the development complies with these requirements.

Ecological Enhancement

Planning policies generally require new developments to enhance biodiversity. The existing proposals are evaluated to determine whether they provide sufficient biodiversity enhancements to meet policy requirements. National, regional, and local policies are considered in this assessment.

Identification of Ecological Recommendations

Further ecological issues arise when they cannot be addressed during the preliminary ecological appraisal, including the following scenarios:

- The development is near a designated site, and consultation with the relevant regulator is necessary to determine if further assessment is required;
- Suitable habitat for a protected species or species of conservation concern is present on or near the site, requiring specialist survey methods for detection;
- Suitable habitat for a protected species or species of conservation concern is present on or near the site, but the survey was conducted outside the optimal season for detecting such species;
- A protected species or species of conservation concern was found on or near the site, but additional information on population size or distribution is needed to resolve legal and planning policy issues (e.g., obtaining necessary licenses).

Issues raised by third parties, such as reports from local residents about protected species on the site, may also be addressed through recommendations.

The desk study serves as a guide to identifying protected species and species of conservation concern in the local area, but the list should not be considered exhaustive, and some species may no longer be present in the locality.

No attempt is made to assess the importance of the site for species that have not yet been confirmed to be present on or near the site, nor to discuss the implications for the development if such species are later discovered.

Appendix C: Biodiversity Net Gain Condition Assessment Sheets

Appendix C: Biodiversity Net Gain Condition Assessment Sheets

g3c, 10, 14 – Other Neutral Grassland with Scattered Scrub and Rushes

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justific
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	1	
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 insects, birds and small mammals to live and breed.	1	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	1	
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	1	
E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	0	High levels of public access
	Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	0	
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	No	
	Number of criteria passed	4	

Condition Assessment R	Condition Assessment Score	Score Achieved x/✓
Acid grassland types (Result out of 5 criteria)		
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	
Non-acid grassland types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	X
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	

h3h – Mixed Scrub with Trees (to North)

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	1	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	1	
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	1	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	0	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	0	
	Number of criteria passed	3	

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	X
Passes 2 or fewer criteria	Poor (1)	

Condition categories for hedgerows with trees		
Category	**Category Requirements**	**Metric score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	2

h3h – Mixed Scrub with Trees (to West)

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	1	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	1	
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	1	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	0	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	0	
		Number of criteria passed	3

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	X
Passes 2 or fewer criteria	Poor (1)	

h3h – Mixed Scrub with Trees (to Northeast)

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	0	Abundance of Cherry Laurel and Cypress
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	0	
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	1	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	0	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	0	
		Number of criteria passed	1

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	X

h3h – Mixed Scrub (to Southwest)

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	1	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	0	Scrub is young
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	1	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	0	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	0	
	Number of criteria passed	2	

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	X

g, 200 – Individual Trees

Condition Sheet: INDIVIDUAL TREES Habitat Type

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	0	Austrian Pine
B	The 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).	1	Automatically passes
C	The tree is mature (or more than 50% within the block are mature)[1].	0	Semi-mature to early mature
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.	0	Cat C in associated Arb report with reports of human induced damage.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	0	Too young to have developed deadwood, cavities or loose bark and no Ivy present.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	1	Oversails grass and introduced shrubs.
	Number of criteria passed		

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	X

Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.

Condition Sheet: INDIVIDUAL TREES Habitat Type

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	1	Horse Chestnut
B	The 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).	1	Automatically passes
C	The tree is mature (or more than 50% within the block are mature)[1].	0	Semi-mature to early mature
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.	0	Cat C in associated Arb report with reports of wounds and human induced damage.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	0	Too young to have developed deadwood, cavities or loose bark and no Ivy present.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	1	Oversails grass and introduced shrubs.
	Number of criteria passed		

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	X
Passes 2 or fewer criteria	Poor (1)	

Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.

Appendix D: Biodiversity Net Gain Assessment

Appendix D: Biodiversity Net Gain Assessment

Method

Pre-Development Habitat Assessment

A habitat survey was undertaken using the UK Habitat Classification (UKHab) system (UK Hab ltd, 2023) to document vegetation types and dominant plant species within the Site. The pre-development habitat layout is shown Figure 2 and the post development layout is shown on Figure 3. Our assessment focuses solely on areas within the Site boundary, as we assume the development will not affect external areas. Should the development impact areas beyond the Site boundary, these would need to be included in future calculations.

Biodiversity Net Gain (BNG) Assessment Framework

Our assessment follows established industry guidelines:

- CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain: Good Practice Principles for Development, A Practical Guide.
- CIEEM, IEMA & CIRIA (2024). Mandatory Biodiversity Net Gain in England: A Technical Guide.
- Defra (2023). The Statutory Biodiversity Condition Assessments.

This methodology allows us to compare baseline and post-development biodiversity values to determine the net change. While quantitative calculations are essential, a comprehensive BNG assessment also considers qualitative factors including mitigation strategies, stakeholder input, and long-term habitat management plans.

Post-Development Habitats

While this plan may be updated, minor changes that don't significantly impact biodiversity won't require a revision of this report. The included plan should be considered illustrative rather than definitive.

Condition Assessment Methodology

Part of the Biodiversity Net Gain Assessment process requires an estimate for the ‘condition’ of existing habitats, as defined by The Statutory Biodiversity Metric Technical Annex 1 (v1.0.2, Defra, 2024). The Site survey assessed each habitat type against standard condition criteria. The Condition Assessment Sheets can be found in Appendix C.

Biodiversity Net Gain Calculations

The Statutory Biodiversity Metric tool is used to quantify habitat value in biodiversity units. These calculations account for:

- Habitat type (per UKHab classifications)
- Size and condition of each habitat area
- Strategic significance of habitats or locations as defined by local policies
- Risk factors for new or restored habitats, including:
    - Difficulty of habitat creation/restoration
    - Time required for habitat establishment

It's important to note that replacing existing high-quality habitats may result in a net biodiversity loss due to establishment time and success uncertainty, even when recreated onsite.

Assumptions and Limitations

The nature of BNG assessments requires making informed predictions about current and future habitat conditions. These judgments and assumptions are detailed in our analysis.

Limitation relating to the UKHab survey are provided in the main body of the PEA report.

Habitats lost / retained

When planning development projects result in habitat loss, the Mitigation Hierarchy must be followed to first try to avoid any damage to existing wildlife and habitats. If damage cannot be avoided, steps must be taken to minimise the impacts. Where damage is unavoidable, compensation for losses within the development Site should be sought. If on-Site compensation isn't possible or wouldn't best serve nature conservation, off-Site habitat creation can be explored, and finally, off site unit purchase considered.

In this instance, habitats have been created on-Site as part of BNG as far as possible whilst retaining the feasibility of the scheme. The client will also be investigating compensation for habitat loss via offsite habitat creation at a nearby site within the clients ownership, and purchase of BNG units. A formal strategy has yet to be devised at time of writing.

The development will result in the loss of other neutral grassland, introduced shrub, mixed scrub and urban trees.

There is limited retention of remaining areas of habitat including ditches and some areas of grassland are proposed to be retained and protected.

Habitats to be created include developed land; sealed surface, mixed scrub, other neutral grassland, introduced shrub, sustainable urban drainage systems, ground based green wall, other green roof (for the bike sheds) and artificial unvegetated, unsealed surface.

The post-development habitat map can be seen in Figure 3, within the main body of the PEA report.

Calculations for post-development habitat are based on Drawing reference 468 LST-XX-XX-DR-L-0101 (Land Studio, December 2025).

BNG Results (Prior to BNG Unit purchase)

The assessment of baseline, post-development and comparative calculations using the Statutory Biodiversity Metric are provided below in Screenshots 1 and 2.

The assessment of baseline and post-development habitats has demonstrated that the development as it stands fails to achieve a net gain and fails the trading rules, therefore, as additional planting on Site is not possible, it will be necessary to undertake off site planting or purchase BNG credits, as shown in Screenshot 3.

BNG Screenshot 1: Headline Results (Prior to BNG Unit purchase)

468 - Manchester Business Park

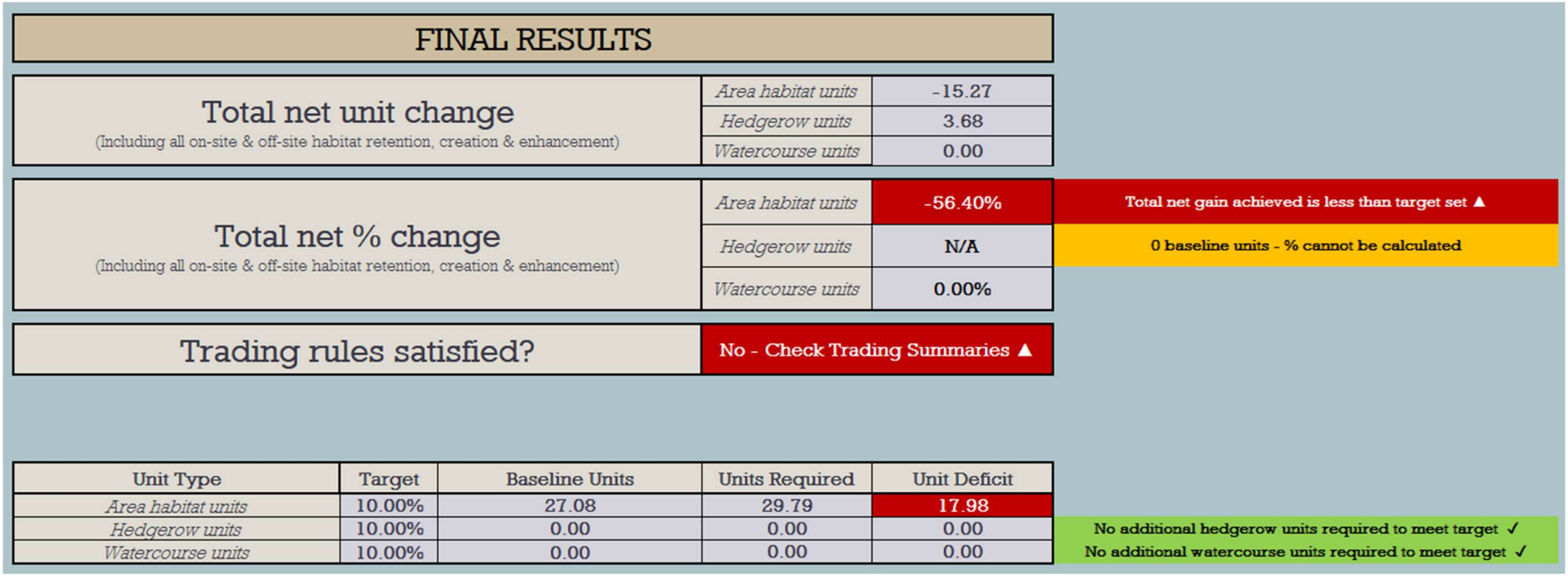
Return to results menu

Headline Results

Scroll down for final results ⚠

On-site baseline	*Area habitat units*	27.08		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	11.81		
	Hedgerow units	3.68		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Area habitat units*	-15.27	-56.40%	On-site net gain is less than target set ⚠ Zero baseline units - % cannot be calculated
	Hedgerow units	3.68	N/A	
	Watercourse units	0.00	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	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	

BNG Screenshot 2: Final Headline Results (Prior to BNG Unit purchase)



FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-15.27	
	Hedgerow units	3.68	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-56.40%	Total net gain achieved is less than target set ▲
	Hedgerow units	N/A	0 baseline units - % cannot be calculated
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	27.08	29.79	17.98	
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

BNG Screenshot 3: Requirement for purchasing BNG Credits to achieve 10% BNG

	Target	Baseline Units	Required Units	Unit Deficit
Area habitats	10.00%	27.08	29.79	17.98 ▲
Hedgerows	10.00%	0.00	0.00	0.00
Watercourses	10.00%	0.00	0.00	0.00

Tier	Unit Shortfall by Tier	Credits Required
A1	17.98	35.96 ▲
A2	0.00	0.00
A3	0.00	0.00
A4	0.00	0.00
A5	0.00	0.00
H	0.00	0.00
W	0.00	0.00

BNG Conclusion

The assessment of baseline and post-development habitats has demonstrated that the development as it stands fails to achieve a net gain and fails the trading rules, therefore, as additional planting on Site is not possible, it will be necessary to undertake off site compensation planting or purchase BNG units.

The options for off-site planting should be explored. With a focus on enhancing or creating other neutral grassland or mixed scrub habitats. It is likely that some unit purchase would still be required, however off-site enhancements could minimise the units required.

If no off-site enhancement is possible, then the assessment of baseline and post-development habitats has demonstrated that **17.98 BNG units should be purchased** (prior to the spatial risk multiplier) to achieve 10% net gain and satisfy trading rules.

This could be done by purchasing, for example:

- Other neutral grassland: 17.19 units
- Mixed Scrub : 0.79 units

In order to ensure compliance with relevant legislation and planning policy relating to biodiversity enhancement, off-site enhancements will first be explored, in combination with the purchase of BNG units if required, to achieve a **10% Biodiversity Net Gain.**