

Your Ref: 142464/FO/2025
Our Ref: CRM.920.001.EC.R.009

Date: 5th November 2025
Email: chris.schofield@enzygo.com

RE: Land at Riverpark Road, Manchester – BNG Addendum Note.

Introduction and Background

In April 2025, a planning application was submitted for “Erection of a residential development comprising 498 dwellings (Use Class C3a) together with landscaping, sustainable drainage features, pedestrian footways, vehicular accesses and highways, parking provision and other associated works” located at the Former Riverpark Trading Estate, Riverpark Road, Manchester, M40 2XR (Manchester City Council planning reference 142464/FO/2025).

This application is supported by an *Ecological Impact Assessment* (Enzygo, 2025a), DEFRA Metric Biodiversity Net Gain (BNG) Calculation (Enzygo, 2025b) and supporting habitat condition assessments. This BNG calculation has been produced by on a Landscape Strategy Plan (Drawing Reference 2506-CWS-XX-GF-DR-L-3000) and demonstrated significant overall biodiversity net gain, with an anticipated +272.76% gain in habitat units, a 1.16 hedgerow unit gain (no % applicable as no baseline hedgerow present), and satisfying the Metric Trading Rules. Insert 1 below shows these results taken from the DEFRA Metric calculation.

Insert 1: Headline Results from submitted BNG Metric (Enzygo, 2025b)

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	4.70
	<i>Hedgerow units</i>	1.16
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	272.76%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

In November 2025, Enzygo were contacted by the Applicant with details of a slightly updated planting proposals, and enquiring about the implications on the submitted DEFRA Metric calculation and whether these changes compromise the ability of this scheme to meet the mandatory Biodiversity Net Gain requirements as mandated by the Environment Act 2021.

Review and Guidance

On review of the updated Landscape Proposals, as detailed within the set of Detailed Planting Plans (drawing number RPR_SQR_00_ZZ_DR_LP201 to LP205), it is confirmed that changes represent significantly minor alterations and which would have a negligible impact on the submitted Defra Metric calculation (Enzygo, 2025b).

In summary the minor changes comprise increasing the quantum of landscaping on Rover Park Road and increasing the proposed length of hedgerow habitat. These changes do not result in any woodland, scrub or tree losses which would encounter potential trading rule concerns.

It is confirmed the changes would make a negligible positive change to the existing significant +272.76% gain as shown within the submitted DEFRA Metric, and present no risk this would result in dropping below +10% as required by the Environment Act 2021.

It is considered these alterations represent a de-minimis change and does not require any formal update to the submitted BNG calculation to demonstrate the scheme is to meet the mandated biodiversity net gain requirements.

I trust this satisfies your requirements. Please let me know if any further information is required.

Your Sincerely



Chris Schofield – Principal Ecologist

Enzygo Ltd