



8th April 2026

Revised 21st April 2026

ADDENDUM TO ECOLOGICAL CONSTRAINTS & BNG ASSESSMENT: LAND AT 404 WILBRAHAM ROAD, CHORLTON (145297/FO/2026)

EXECUTIVE SUMMARY

Rachel Hacking Ecology Limited (RHE) was commissioned to provide ecology consultancy services in connection with a proposed residential development at land at 404 Wilbraham Road, Chorlton, subject of planning application ref:145297/FO/2026. Following comments received from Greater Manchester Ecology Unit (GMEU) as part of their consultation response for the above-mentioned application several clarifications were requested regarding ecology matters.

This document aims provide such clarification and accordingly to provide sufficient detail to inform the assessment of potential impacts to protected species, along with changes in biodiversity, that may result from the proposed development. The GMEU comments are provided in italics below followed in turn by each clarification response.

Ecological Constraints

As per the report, the site could potentially support hedgehog and nesting birds. However, the report fails to make any specific mitigation measures (apart from recommending Reasonable Avoidance Measurements (RAMs) will be sufficient to minimize this risk) however this hasn't actually been provided. Additionally, no enhancement recommendations have been made which is contrary to Section 15 (paragraph 187) of the NPPF 2024 which states that planning policies and decisions should contribute to and enhance the natural and local environment. We'd expect at least some enhancement recommendations to be made such as bat and bird boxes onto the proposed building.

Reasonable Avoidance Measures to Avoid Harm to Nesting Birds:

- Impacts on nesting birds will be avoided by carrying out vegetation removal and similar operations outside of the bird breeding season (March- August inclusive). Construction activities that might directly impact upon breeding birds will therefore be limited to the September-February period.
- If vegetation has to be cleared during the bird breeding season checks immediately before clearance by a suitably qualified ecologist will be required. If nesting activity is detected work in that area will need to stop until the ecologist considers that nesting activity is finished.



**RACHEL
HACKING
ECOLOGY**

The Stables, Paradise Wharf,
Ducie Street, Manchester. M1 2JN.
0161 465 8971

www.rachelhackingecology.co.uk
mail@rachelhackingecology.co.uk





Reasonable Avoidance Measures to Avoid Harm to Hedgehog:

- No works shall not be carried out at night (after local sunset).
- To ensure that hedgehog and are not trapped or harmed during the construction work, smaller excavations will be covered if left overnight. Larger excavations, if left overnight or for longer periods, will be ramped to enable animals to escape.

Biodiversity Enhancements Scheme

Bat and bird boxes are including in the Proposed Landscape Plan produced by Simon James Architect (Drawing no. 177 – 404W – PL – GL1.revC) shown in Appendix 1 (Bat boxes are highlighted in purple and bird boxes in red). The following models are recommended:

Bat Boxes:

- 1 x Greenwood's Ecohabitat 2 Crevice Bat Box (or equivalent). This model is designed for small groups of crevice dwelling bat species, such as Common and Soprano Pipistrelle and are suitable for summer/maternity roosts.
- 1 x Greenwood's Ecohabitat Medium Hollow Bat Box (or equivalent). This model is designed for larger groups of bats who prefer a wider cavity, such as Brown Long-eared, Noctule and Myotis sp. and are suitable for summer/maternity roosts.

These can be purchased on <https://www.greenwoodsecohabitats.co.uk/shop>. When ordering it is important to specify the boxes are to be installed on buildings as these differ from those designed to be installed on trees.

Bird Boxes:

- 4 x Manthorpe Swift Brick (or equivalent) to be deployed in pairs, i.e., two on each of the highlighted locations shown in Appendix 1.

These can be purchased on [Manthorpe Swift Brick | NHBS Practical Conservation Equipment](#).

Biodiversity Net Gain (BNG)

The BNG report is effectively an exemption statement, claiming that the proposal would meet the de minimis exemption (less than 25m² of habitat removal / 5m of hedgerow removal) and that the site is all 'Developed land; sealed surface'. Given that the site appears to be full of discarded materials, including old potted plants etc, I understand that it isn't easy to determine and map the habitats accurately, however I would say from the drone photographs and review of aerial imagery and Google Street View (May 2025), that there appears to be a reasonable amount of vegetation present on the site which will be removed to facilitate the development.



The conifer tree is noted to be container grown as opposed to rooted in the ground, however, photograph 2 doesn't really evidence this. The trunk looks fairly significant, and I would be surprised if the tree was still only rooted to a container. Additionally, this tree would still be removed regardless of whether it is rooted or not, which would not meet the de minimis exemption as even one small tree is approximated to be 41m² (as per the BNG tree helper). Whilst I've not extensively searched for this, I'm unaware of any BNG guidance to state that habitats in containers do not need to be considered in a BNG assessment. Also, it is stated that the hedgerow is ivy only, however from Google street view, I can see that there is sycamore present too. Ivy would still be rooted to the ground, and the plans show that the full 'hedgerow' will be removed to facilitate the development which would be more than 5m.

Based on the above and in accordance with BNG guidance, I don't believe that this proposal would be exempt from a BNG assessment given that there are trees/hedgerows and potted vegetation present onsite which are to be removed to facilitate the development resulting in the loss of habitat and hedgerow units. Therefore, a BNG assessment is required for this application, prior to determination and the assessment should detail how the applicant will achieve a minimum 10% net gain either on-site or off-site.

An updated BNG Metric has been now produced to account for the removal of the 'hedgerow' at the northwestern corner of the site and the conifer tree in the middle of the site.

The BNG Metric Calculator Tool and Condition Assessment spreadsheet are supplied separately and should be read in conjunction with this addendum.

The Baseline Biodiversity Value of the site is 0.02 area habitat units and 0.05 hedgerow units. On-site habitats contributions are shown in Table 1. The conifer tree stem diameter is estimated to be 250mm and therefore classified as 'small' resulting in a proxy area of 0.0041ha in accordance with the BNG Metric 'Tree Helper Tool'. The Baseline UKHab Habitat Classification Plan is shown in Appendix 2.

Table 1. Biodiversity Baseline Habitats Summary

Habitat	Area/Length	Biodiversity Units
Developed land; sealed surface	0.052ha	0.0
Urban Tree	0.0041ha	0.02
Native Hedgerow	0.023km	0.05

The Post-Development Biodiversity Value of the site is calculated to be 0.11 area habitat units and 0.06 hedgerow units. Proposed habitats contributions are shown in Table 2. The Proposed UKHab Habitat Classification Plan is shown in Appendix 3.

Table 2. Biodiversity Post-Development Habitats Summary

Habitat	Area/Length	Biodiversity Units
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Modified Grassland	0.004ha	0.01
Introduced Shrub	0.004ha	0.01
Vegetated Garden	0.009ha	0.02
Developed land; sealed surface	0.03ha	0.0
Urban Trees	0.0244ha	0.07
Native Hedgerow	0.033km	0.06

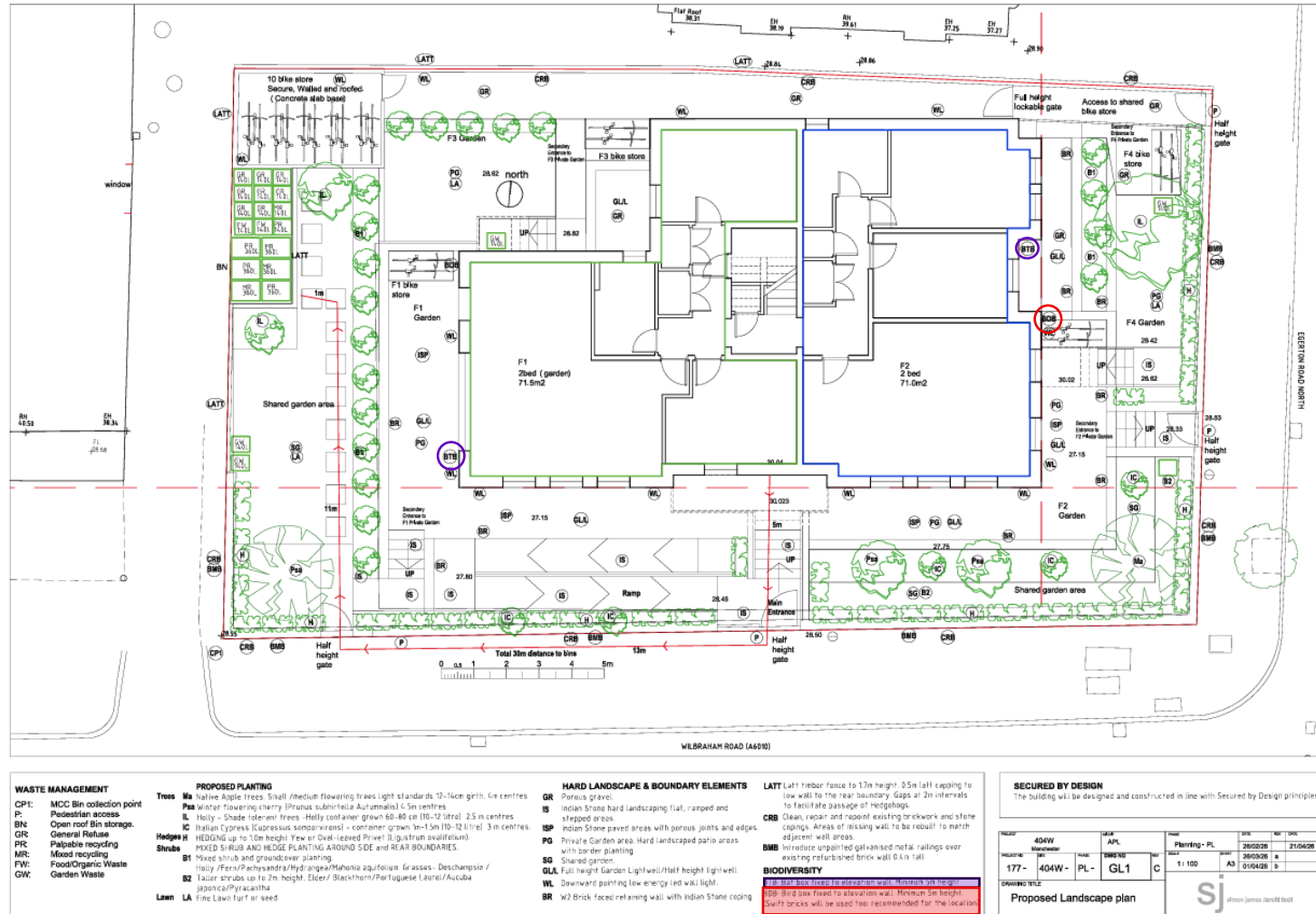
The updated Biodiversity Net Gain Assessment shows that the proposed development will result in a net gain of **0.09 (+554.92%)** on area habitat units and **0.02 (+38.46%)** hedgerow units.

The proposal achieves the mandatory >10% net gain requirement and no further mitigation is required.

A Habitat Management and Monitoring Plan (HMMP) will be produced to ensure adequate management and monitoring of proposed habitat so that they deliver the anticipated biodiversity net gain within a 30-year period. This will contain Operational Aims and Objectives, Rationale for management, Prescriptions and schedules detailing the timing and responsibility for delivering the prescriptions. It is anticipated that the HMMP will be secured via planning condition to be supplied in advance of the commencement of the proposed development.

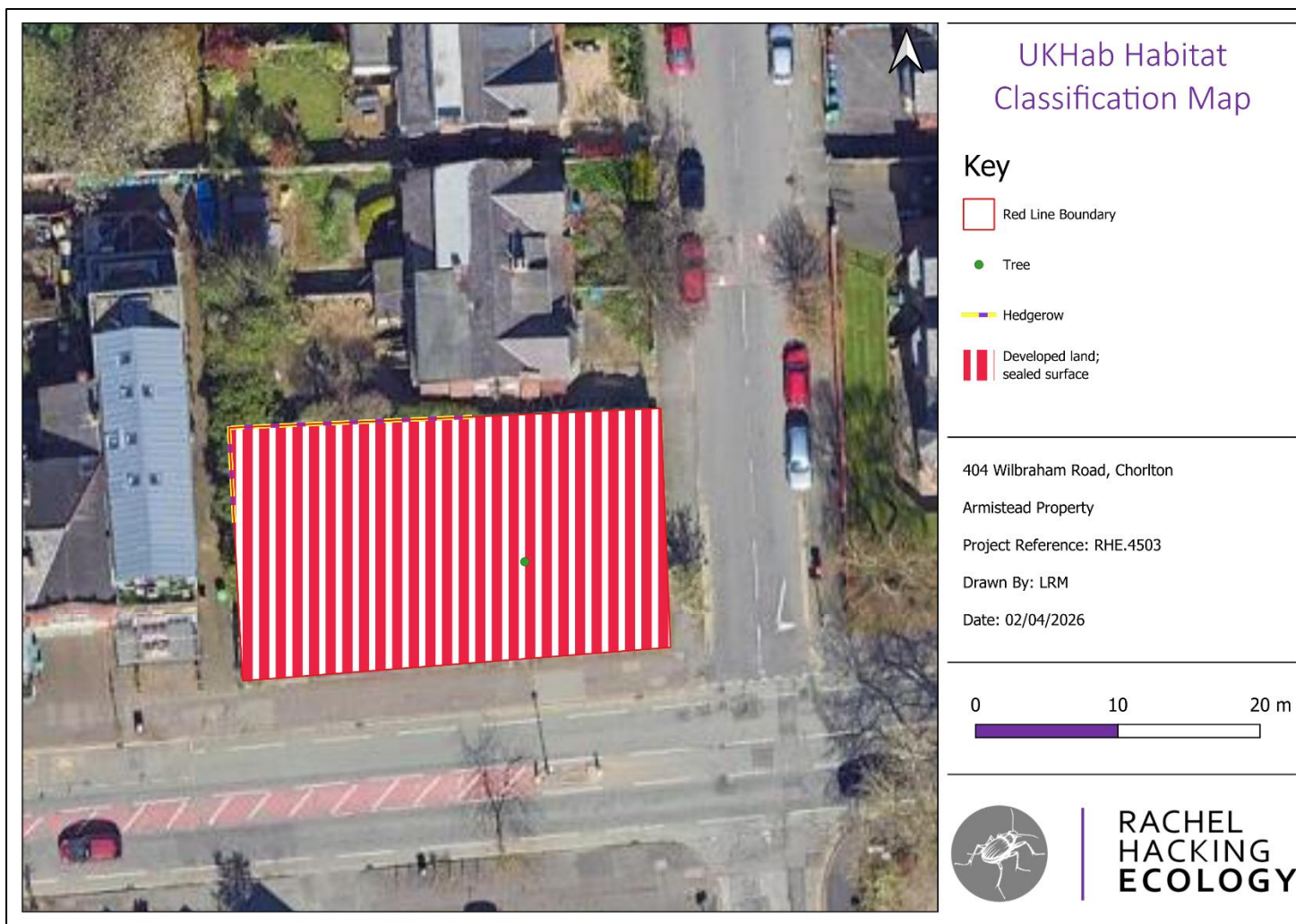


Appendix 1: Biodiversity Enhancements Plan



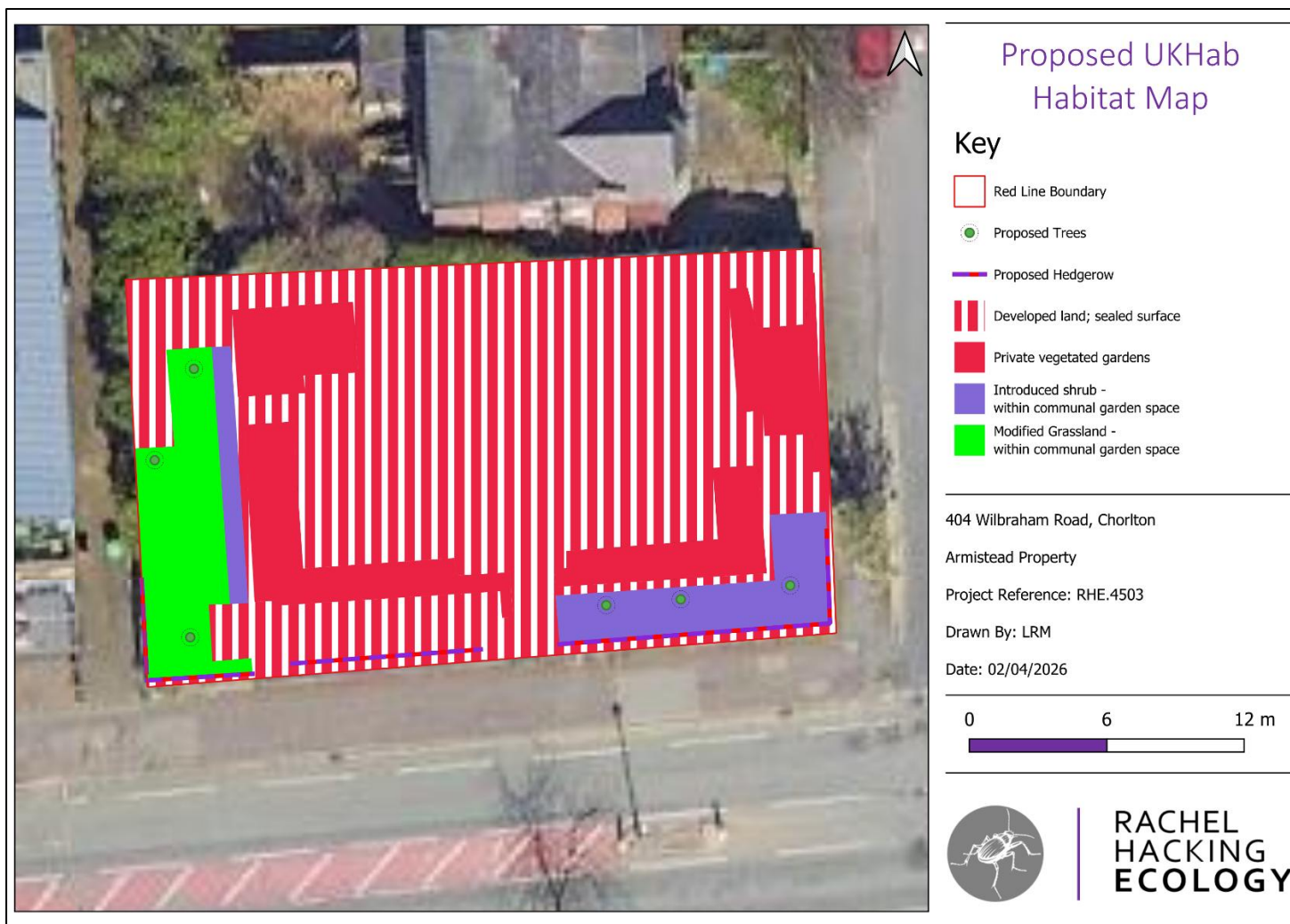


Appendix 2: Baseline UKHab Habitat Plan





Appendix 3: Proposed UKHab Habitat Plan





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