Ecological Impact Assessment



Plot H, Sister, Manchester
19th January 2026

Tyler Grange

TG Report No. 14667_R08a_NB

Project No:	Report No.	Date	Revision
14667	R08a	19th January 2026	R08: 27/11/2025 R08a: 19/01/2026
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Summary

S.1. This report has been prepared by Tyler Grange Group Ltd on behalf of ID Manchester Limited, University of Manchester and RGRE Ltd. It sets out the findings of an Ecological Appraisal at Plot H of the wider ID Manchester scheme, hereafter referred to as 'Sister', centred around OS Grid Reference SJ 84441 97567, hereafter referred to as 'the site'.

S.2. Plot H was surveyed in April 2022 and July 2024, as part of due diligence and baseline work for the wider Sister development. An application was then submitted for the demolition (only) of the multistorey car park, Planning Reference 143741/FO/2025, and therefore a further update ecological assessment of the Plot was undertaken in July 2025. The surveys recorded the habitats present on site and included an assessment of the confirmed presence or likely absence of protected and notable fauna. A data search was conducted to establish potential impacts on designated sites within the Zone of Influence.

S.3. **Designated Sites**: one internationally designated site, Rochdale Canal SAC, is located within 10 km of the site (5.4 km) and two SBI's are located within 2 km. All three sites are designated for their canal/ aquatic habitats and given that there are no hydrological linkages from site to/ from the SAC, Rochdale Canal/ Ducie Basin SBI or Ashton Canal (West) SBI, no adverse direct or indirect effects are anticipated as a result of development

S.4. **Habitats**: the design of the scheme has been iterative and in accordance with the mitigation hierarchy by avoiding and retaining the habitats of highest ecological importance, being the seven mature trees. The landscaping proposals include the creation of landscaped areas, planting beds and 26 newly created trees. This, along with the enhancement of the existing grassland will increase the overall biodiversity of the site. The BNG assessment provides evidence of this, through achieving a 41.96% net gain.

S.5. **Species**: Plot H was subject to a preliminary bat roost assessment. No suitable bat roosting features were recorded. The site offers limited value for foraging and commuting bats due to the heavily urbanised context; the site is therefore considered to be of negligible ecological importance for bats; recommendations have been made to enhance the site for bats in the form of bat boxes. The site was found to provide limited habitat for common and widespread bird species; however, recommendations have been made to safeguard nesting birds during construction and recommendations have been made to enhance the site through the provision of nest boxes and habitat enhancement.

S.6. In conclusion, in anticipation of the implementation of any necessary mitigation, the proposed development will be compliant with relevant local planning policies, such as Places for Everyone (PfE) JP-G8, as well as legislation with regard to ecology. It is anticipated that planning conditions to ensure the safeguarding of retained and enhanced habitats will be secured through a Construction Environmental Management Plan (CEMP) and a Habitat Management Monitoring Plans (HMMP) will secure the long-term type and condition of retained and created habitats.

Section 1: Introduction and Context

Introduction

1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of ID Manchester Limited, The University of Manchester and RGRE Ltd. It sets out the findings of an Ecological Impact Assessment (EcIA) at ID Manchester (hereafter referred to as 'Sister'), Plot H, centred around OS Grid Reference SJ 84441 97567, hereafter referred to as 'the site'. See **Figure 1.1** for the red line boundary.



Figure 1.1: Red line boundary (© Google Aerial Imagery)

1.2. This assessment has been undertaken to inform a Full planning application for the redevelopment of a multistorey car park and retail unit to create Purpose Built Student Accommodation (PBSA) with ground floor flexible commercial floorspace across three buildings of 8, 10, and 38 storeys, with a two storey podium; the landscape proposal for Plot H are detailed in **Appendix 1**.

1.3. Tyler Grange have been involved with the wider Sister site for a number of years; Plot H was surveyed in April 2022 and July 2024, as part of due diligence and baseline work for the wider Sister development. An application was then submitted for the demolition (only) of the multistorey car park, Planning Reference 143741/FO/2025, and therefore a further update ecological assessment of the Plot (multistorey carpark and retail unit only) was undertaken in

July 2025[1]. Further photographs of the plot were taken in early September 2025; photographs from the 2024 and two (2no.) 2025 site visits have been included within this assessment for context. Further details of survey methodologies can be found in **Appendix 3.**

Site Context

1.4. Plot H comprises an unused car park with retail units to the eastern end, which is due for demolition (the demolition application was validated on 14th August 2025, currently awaiting determination). The site is approximately 0.62 ha and largely comprises developed land/ sealed surfaces with one naturalised area to the west, composed of species poor modified grassland and mature individual trees. It should be noted that there is a slight discrepancy between the total site area calculated through the ecology assessment (including Biodiversity Net Gain (BNG)) and the total site area described in the Standard Description document[2], with this report calculating 0.62 ha and the Standard Description document calculating 0.742 ha. This the result of different mapping software and is not considered to impact upon the validity of the assessment as all baseline habitat areas and proposed habitat areas were mapped accurately and the discrepancy in total areas related to hardstanding and access which has no intrinsic ecological importance.

1.5. The site is set within the heavily urbanised location of central Manchester, with no linking habitat corridors from the site to the wider habitats beyond. Of note, the newly created Mayfield Park is located approximately 500 m to the east and the River Medlock is located approximately 30 m to the west of the site, which could offer some foraging opportunities for species more adapted to urban habitat.

Purpose

1.6. This report:

- Uses available background data and results of the field surveys to describe and evaluate the ecological features present within the likely "Zone of Influence"[3] (ZoI) of the proposed development;
- Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's development.
- Where appropriate, makes commitments for mitigation measures for adverse effects on ecological features as well as ecological enhancements, to ensure conformity with policy and legislation listed in **Appendix 2**; and
- Can be used to inform a planning application for the site's development.

[1] 14667_R06a_EcIA_Plot H_DEMO_07082025

[2] Deloitte Plot H, Sister – Standard Description Document – EIA Screening and Scoping

[3] Defined by the CIEEM (2018) Guidelines for Ecological Impact Assessment as the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries

1.7. This assessment and the terminology used are consistent with the Guidelines for Preliminary Ecological Appraisal[4] and the Guidelines for Ecological Impact Assessment[5]. A full methodology is set out in **Appendix 3**.

Methodology

1.8. Full methods for the data search, 'extended' phase 1/ UK Habs survey and Preliminary Bat Roost Assessment work and Biodiversity Net Gain assessment can be found in **Appendix 3.**

Quality Control

1.9. All ecologists at Tyler Grange Group Limited are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership, and act under the direction of members and abide by the Institute's Code of Professional Conduct[6].

[4] CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
[5] CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.
[6] CIEEM (2022) Code of Professional Conduct, CIEEM, Winchester

Section 2: Ecological Features and Evaluation

Designated Sites

2.1. The data search was based on records purchased from Greater Manchester Records Centre (GMRC), as well as data from the Multi-Agency Geographic Information for the Countryside (MAGIC). See **Appendix 3** for full methodology.

2.2. The data search returned one internationally designated site within 10 km of the site, no nationally designated site within 2 km and two non-statutory designated sites within 2 km of the site. These are detailed in **Table 2.1** below.

Table 2.1: Designated Sites

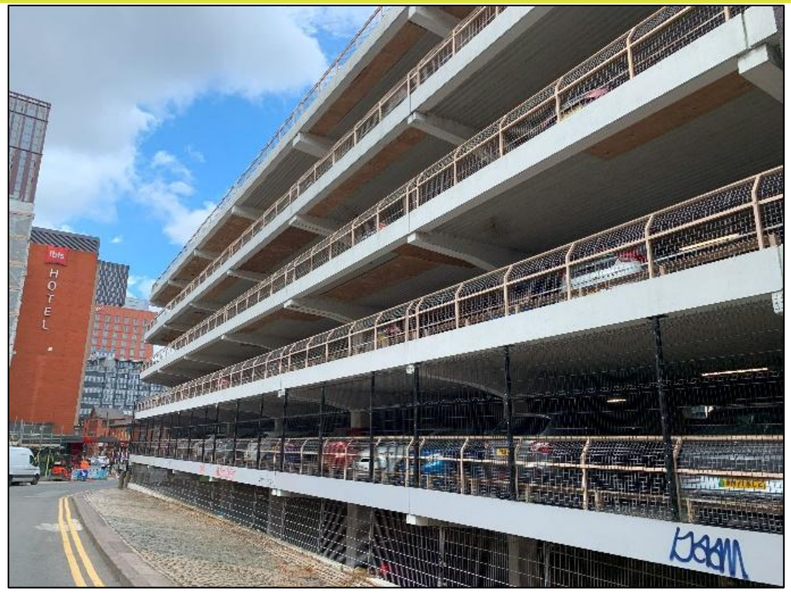
Designated site	Distance and direction from site	Citation	Ecological Importance
Rochdale Canal Special Area of Conservation (SAC, SSSI)	5.4 km northeast at nearest point	Designated for it's populations of floating water plantain *L. Natans.*	International
Rochdale Canal: Stott's Lane to Ducie Street Basin Site of Biological Important (SBI)	460 m northeast	Comprises the 'downstream' component of the European statutory Rochdale Canal SAC, SSSI.	Local
Ashton Canal (West) (SBI)	465 m west	Comprises the 'downstream' component of the European statutory Rochdale Canal SAC, SSSI.	Local

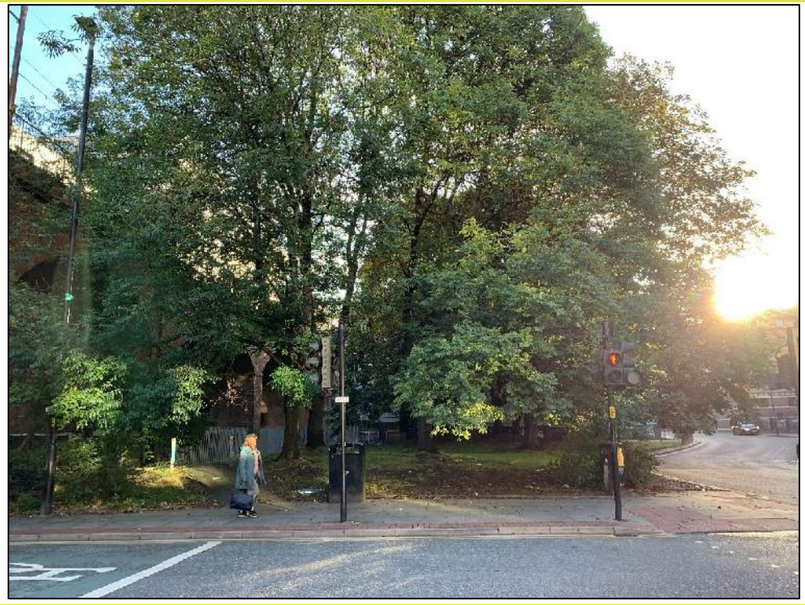
2.3. The site does not fall into the SSSI Impact Risk Zone for the Rochdale Canal SAC, SSSI; as such consultation with Natural England is not considered necessary for habitat regulations assessment and associated further work, and this is **not discussed further within this report**.

Habitats and Flora

2.4. The habitats present on site are summarised below in **Table 2.2**, along with an assessment of their ecological importance. The location of habitats are shown on the Habitats Features and Preliminary Bat Roost Assessment Plan **14667 P20**

Table 2.2: Habitats and Flora

Habitat	Description and Species	Ecological Importance	Photograph
Primary code: u1 Secondary code(s): Developed land; sealed surface U1b	The majority of the site comprises the Multistorey Car Park (MSCP), retail unit and hardstanding access, described in the Metric as Developed land; sealed surface. This habitat has no intrinsic ecological value. The first photograph was taken while the carpark was in use, in July 2024, with the second photograph taken on 9th September 2025. It should be noted that the demolition of the MSCP has been assessed within the 'live' demolition application (143741/FO/2025) and associated reporting[1], and therefore this application does assess the demolition of the MSCP and any associated impacts.	**Negligible ecological importance**	 

<u>Primary code:</u> g <u>Secondary code(s):</u> Modified grassland g4	There is a small area of poor condition modified grassland, located to the west of the site. This habitat is heavily shaded from the mature trees, multistorey car park and railway line; in some places there are areas of bare ground from encroachment and damage. Due to the low species diversity and poor condition of the grassland, this habitat is considered to be of negligible ecological importance.	**Negligible ecological importance**	
Individual trees Urban Trees	There are seven mature individual trees located to the west of the site. Species comprise : -Norway maple *Acer platanoides* (**T1, T2, T3**), -Sycamore *Acer pseudoplatanus* (**T4**), and; -Ash *Fraxinus excelsior* (**T5, T6, T7**) In addition to the mature trees there are two small stands of self-seeded elder *Sambucus nigra* (totalling 4no. stems) growing to the north of T7 and against the railway arches (denoted 'S' on the Habitat Features Plan). As mature trees are relatively sparse within the centre of Manchester, the trees are considered to provide an important resource floristically and for any potential urban fauna. The individual trees are therefore considered to be of **local ecological importance.**	**Local ecological importance**	

Protected and Notable Species

2.5. The below section sets out the potential for protected species on site. Species which are considered likely absent from the site based on professional judgement, are not discussed.

Bats

2.6. The data search returned 20 bat roost records within 2 km of the site; the closest being a Pipistrelle sp. roost approximately 402m north east of the site from 10/03/2015. The GMLRC also returned 419 other bat records, of these the closest were signs of Pipistrelle sp. 183 m southwest of the site from 03/02/2018; this record related to a sighting only and not a bat roost.

Bat Activity

2.7. The site lies within an urban context, with assumed high levels of light pollution within and adjacent to site, and limited habitats for commuting and foraging bats in the wider landscape. It is assumed that light tolerant species, such as common *Pipistrellus pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus*, could forage within and adjacent to the site, but only occasionally. The habitats on site provide limited commuting and foraging opportunities for bats.

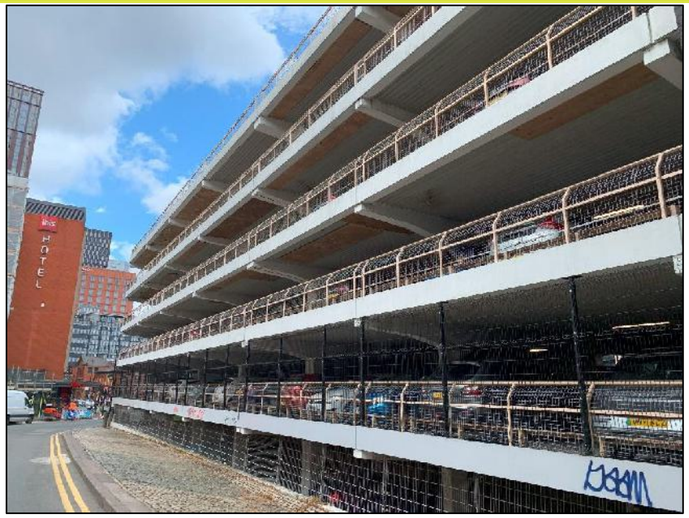
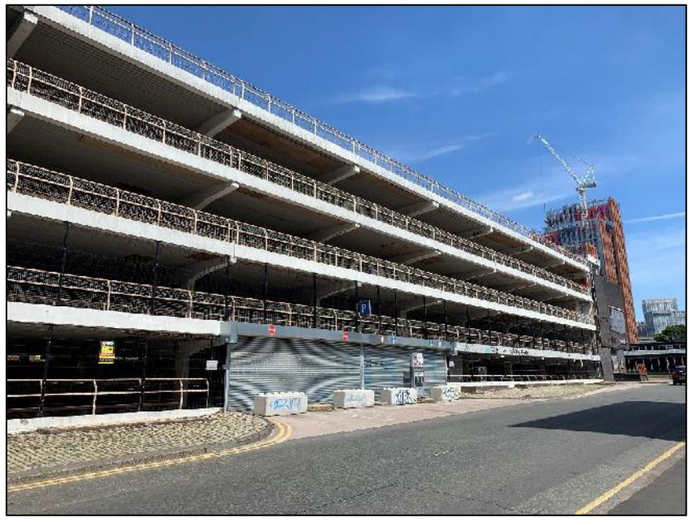
Preliminary Bat Roost Assessment

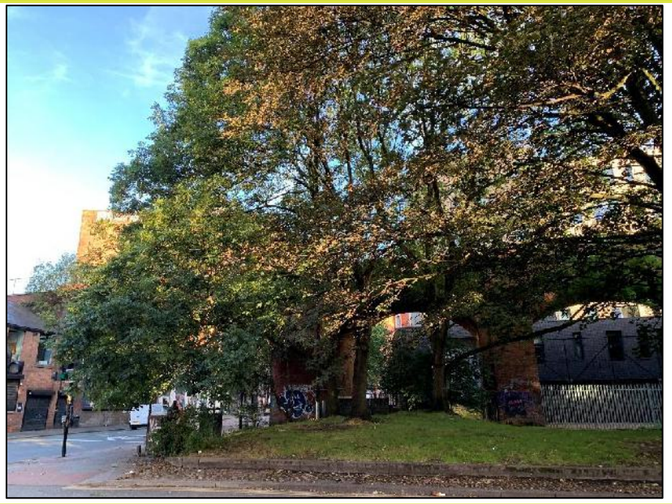
2.8. As described in the methodology section in **Appendix 1**, a Preliminary Bat Roost Assessment (PBRA) was conducted alongside the 'extended' Phase 1 Habitat survey.

2.9. An initial assessment was carried out as part of the wider 'ID Manchester/ Sister' survey, which included an assessment of all the buildings and trees on and directly adjacent to the wider Sister scheme in July 2024. Plot H was assessed again in July 2025, to establish whether the habitat and conditions were similar to that recorded in 2024.

2.10. See **Appendix 3** for methodology, **Table 2.3** below for results, and the Habitat Features and Preliminary Bat Roost Assessment Plan **14667 P20** for locations.

Table 2.3: PBRA Results

Structure/tree and Suitability	Potential Roost Feature (PRF)	Photograph
Plot H – Car Park	Plot H comprises a large concrete built car park with retail units at the eastern end. Despite the relatively poor appearance of the car park, with evidence of vandalism and mdf/ wooden boarding erected in some locations, the concrete structure itself was found to be in good condition with no discernible cracks and crevices and the temporary boarding did not offer suitable roosting features. Given the location of the site, high levels of light pollution are anticipated. The retail units had a brick façade with inset metal window frames and a flat roof. There is no discernible loft void which could otherwise provide a roosting resource. The brickwork was found to be in good condition with few cracks and crevices. Given the location of the site, high levels of light and noise pollution are anticipated. The building(s) within Plot H were therefore assessed as having **negligible bat roosting suitability**. The first photograph provided was taken on 11th July 2024, when the car park was in use, with the second photograph taken on 7th July 2025 – there was no change in bat roosting suitability between the two assessment dates. To reiterate, the demolition of the MSCP has been assessed within the 'live' demolition application (143741/FO/2025) and associated reporting[1], and therefore this application does assess the demolition of the MSCP and any associated impacts.	 

Plot H – Trees	Seven trees are located to the west of Plot H. No bat roosting features were recorded and therefore all six trees were assessed as providing **negligible bat roosting suitability.**	

Bats (Cont.)

2.11. Given the heavily urban context of the site, with limited naturalised habitats and no habitat corridors linking the site to the wider site context, it is considered unlikely that the site offers a foraging and commuting resource for bats, and no suitable bat roosting features were recorded either on the buildings or trees. The assemblage of this species group at the site is therefore considered to be of **negligible ecological importance**.

2.12. However, measures to enhance the site for this species are discussed in Section 3 of this assessment.

Birds

2.13. The data search returned a number of records of protected and notable birds species within 2 km of the site. Most notably are the 7 records of Manchester Biodiversity Action Plan (BAP) species black redstart *Phoenicurus ochruros,* with the closest record being 941 m North West.

2.14. Other notable bird species (in context to the site) include peregrine falcon *Falco peregrinus* (44 records), bullfinch *Pyrrhula pyrrhula* (20 records) and house sparrow *Passer domesticus* (31 records).

2.15. None of the notable species listed above were observed during visits to the site. The habitats on site are considered to be unsuitable for peregrine (no suitable nesting habitat) and black redstart (have preference to more 'brownfield' habitat-types, or 'brown roofs'), with house sparrow and bullfinch unlikely to be present given the limited area of naturalised habitat.

2.16. It is possible that non-protected bird species, such as pigeons *Columba livia*, will use the site and therefore, recommendations have been made in **Section 3** to safeguard birds during construction.

2.17. Habitats on site have limited potential to support protected and notable breeding birds. It is considered the assemblage of birds that may use the site for foraging and breeding is of **negligible ecological importance**, nevertheless, as mentioned above, consideration for nesting birds to avoid a breach of legislation is discussed in **Section 3** of this report, as well as measures to enhance the site for birds.

Invasive species

2.18. Invasive species such as Himalayan balsam *Impatiens glandulifera* were not found on site during the Extended Phase 1. However, such species can readily colonise unmanaged urban areas, such as Plot H, and therefore measure to control and eradicate are recommended within this report.

Other Species

2.19. Given the habitats present on site, with no habitat corridors linking from the site to the wider site context, all other protected and notable species are considered likely absent from the site and therefore not discussed within this assessment.

Section 3: Ecological Impacts, Mitigation, and Enhancement

Proposed Development

3.1. The proposals for the wider Sister scheme are for the redevelopment of the whole site, to create an 'innovation district', composed of a series of newly created office and laboratory buildings.

3.2. The proposal for Plot H comprise a purpose built student accommodation with ground floor flexible commercial floorspace across three buildings of 8, 10 and 38 storeys; the landscaping proposals include the creation of new planting beds, the retention of the mature trees to the west and the reshaping of the existing grassland to create a more usable and welcoming space.

Designated Sites

Statutory Sites

3.3. Given the nature of the site proposals and the distances involved between the site and Rochdale Canal SAC, with no linking habitats from the proposed development to the designated site, no adverse direct or indirect effects are anticipated, and no specific mitigation is required.

Non-statutory Sites

3.4. Similarly with Rochdale Canal SAC, the two SBI's within 2 km of the site are designated for their canal/ aquatic habitats; there are no hydrological linkages from site to/ from Rochdale Canal/ Ducie Basin SBI or Ashton Canal (West) SBI. It is therefore considered that no adverse direct effects are anticipated. It is possible however that the SBI's could be impacted by airborne particles in the construction/ demolition phase of the development, and therefore best practice pollution prevention measures should be included in the condition discharge.

Habitats and Flora

3.5. The majority of the habitats onsite to be impacted are of negligible ecological importance (buildings/ developed land; sealed surfaces), with the only habitats of local ecological importance (mature individual trees) being retained.

3.6. The proposal therefore follow the mitigation hierarchy through the retention and avoidance of habitats of the highest ecological importance at the site.

3.7. The landscaping proposals include the creation of planting beds throughout the site, which shall be planted with a combination of native and non-native shrub, ornamental species and grasses; this habitat shall total approximately 0.04 ha. The existing grassland area shall be

re-seeded with neutral grassland species, to create a wildflower border type habitat, interspersed with shade tolerant woodland shrub species. The grassland area shall be reshaped, to create walkways and points of interest (stepping stones etc.,), however the overall size of the grassland area shall be largely similar to its existing size. There will also be understorey shrub species planting underneath the retained trees, where this is practicable, taking into account soil depths, existing tree roots and anticipate light levels.

3.8. As discussed, the mature trees shall be retained, however, there will likely be some pruning/ crown lifting of the trees in order for the space to receive more light, improving the habitat for other grass and shrub species. The self-seeded elder, as described in **Table 2.2**, shall be removed. The removal of the self-seeded elder shall be adequately mitigate for, through the planting of 27 trees across the plot.

3.9. Further details on proposed habitat typologies and their condition are provided in the Biodiversity Net Gain section (**Section 4**).

Protected and Notable Species

Bats

3.10. No bat roosting features were recorded at Plot H. The site was also considered to be of negligible importance for foraging and commuting bats due to the heavily urbanised context of the site.

3.11. Although considered to be largely unsuitable for bats, indirect impacts associated with dust and noise during the construction phase should be minimised by the implementation of a Construction and Environmental Management Plan (CEMP). No lighting at night during construction should be proposed. It is anticipated that lighting levels post-construction will not be greater than current levels. However, any outside lighting should avoid spilling onto retained and created habitats, which include retained and newly planted trees.

3.12. Although the site is considered to provide a sub-optimal habitat for bats, with the habitat creation and enhancement proposed at site, and within the wider site context (the creation of Mayfield Park for example), the site could become more suitable for this species group and therefore to enhance the site further for roosting bats, two (2no.) bat boxes shall be incorporated into the scheme; either integrated into the facades of the new buildings, or mounted on the retained trees. Specific details on box type and location can be secured through Planning Conditions at the Reserved Matters stage, however, given the potential for vandalism of tree mounted boxes, integrated bat boxes should be considered as a first option.

Birds

3.13. The site was found to provide sub-optimal habitat for protected and notable bird species and therefore the proposals are not considered to potentially impact upon the favourable conservation status of protected birds with the Plot, or immediately adjacent to it.

3.14. However, similarly with bats, the proposed habitat creation at the site (and habitat improvements in the wider site context) may encourage more bird species to use the site post-construction, and therefore two (2no.) bird boxes shall be incorporated into the scheme; either

integrated into the facades of the new buildings, or mounted on the retained trees. Specific details on box type and location can be secured through Planning Conditions at the Reserved Matters stage, however, given the potential for vandalism of tree mounted boxes, integrated bird boxes should be considered as a first option.

3.15. Specific details regarding the roofs of the newly constructed buildings are not available at this stage of planning; however, as those designs come forward, it is recommended that brown roofs should be considered. A brown roof habitat can provide potentially suitable habitat for Manchester BAP species, black redstart, and would also be favourable for peregrine falcon. Brown and green roofs have been incorporated onto many of the buildings at the Symphony Park development, located approximately 60 m to the west of the site; there is therefore opportunity to create a corridor of brown/ green roofs leading eastwards towards the wider Sister site.

3.16. All birds, their nests and eggs are protected by law and as such it is an offence to intentionally kill, injure, or take any wild bird; intentionally take, damage, or destroy the nest of any wild bird while it is in use or being built; and intentionally take or destroy the egg of any wild bird.

3.17. To avoid triggering the legislation protecting nesting birds, clearance of suitable habitat (the buildings, trees, and hedgerow) should be timed outside the nesting bird season (generally taken as March to September inclusive, though this is not defined in law and birds may nest outside of this time). If any clearance/ demolition works are required during the nesting season, then pre-removal checks for nesting birds must be carried out by a suitably experienced Ecological Clerk of Works (ECoW), no more than 48 hours prior to the works commencing. If any nesting birds are found to be present, an appropriate buffer zone will be implemented, within which works are excluded for the duration of the breeding attempt. Any active nests will need to be left in situ until a suitably experienced ecologist confirms that the chicks have fledge and the nest is no longer active.

Section 4: Biodiversity Net Gain

4.1. As of February 2024, BNG is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021)[7]. This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

4.2. A development achieves biodiversity net gain when the total biodiversity units present post-development is higher than that of the biodiversity units present on site prior to development. The Statutory Biodiversity Metric has been used to calculate the biodiversity value of the site before and after development in terms of "biodiversity units" to calculate an overall biodiversity net gain or loss.

4.3. Further information on BNG policy and legislation can be found in **Appendix 2**, with BNG methodology in **Appendix 3**.

Strategic Significance

4.4. The site is not covered by a Local Nature Recovery Strategy (LNRS), (**Figure 4.1**) and therefore all baseline and post-development habitats have been entered into the Metric as "Area/compensation not in local strategy/ no local strategy".

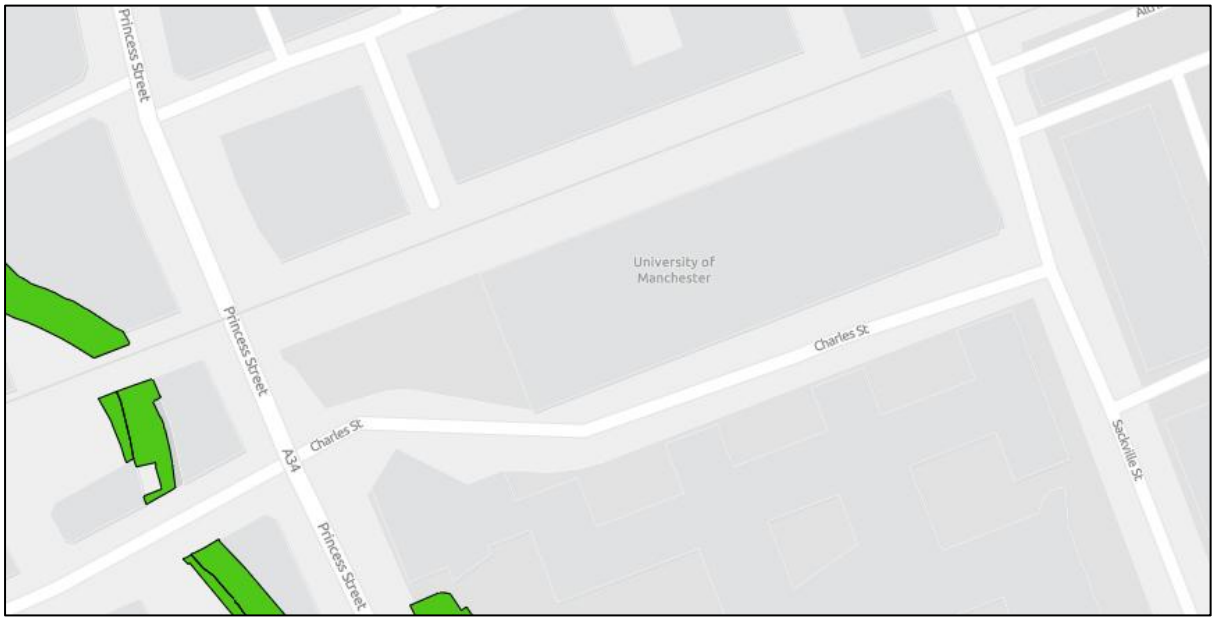


Figure 4.1: Extract from Greater Manchester Combined Authority LNRS[8]

[7] Town and Country Planning Act (1990): Schedule 7A Biodiversity Net Gain [online]: https://www.legislation.gov.uk/ukpga/2021/30/schedule/14/enacted

[8] https://www.greatermanchester-ca.gov.uk/what-we-do/environment/natural-environment/our-plan-for-nature-recovery/what-does-our-plan-for-nature-cover/gm-nature-network/

Context and Assumptions

4.5. The BNG assessment used the baseline data gathered during the Extended Phase 1/ UKHabs survey to calculate the baseline score. The landscape proposals (**Appendix 1**) were then used to assess the proposed post-development units score. Condition assessments of the baseline are provided in **Appendix 5**.

Existing Habitats

4.6. The following habitats are present within the red line boundary of the site and are shown on Habitat Features Plan **14667/P20**. No watercourses or other linear features, such as hedgerows, were present. The Metric calculations can be viewed in the accompanying excel Metric sheet **14667_R08_Plot H_Statutory_Biodiversity_Metric_271125 (Appendix 4)**.

Table 4.1: Baseline Habitats and Areas Retained and Enhanced

Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Area retained (hectares)	Area enhanced (hectares)	Area lost (hectares)	Baseline Habitat Units
Urban	Developed land; sealed surface (buildings)	0.53	V.Low	N/A - Other	-	-	0.53	0.00
Grassland	Modified grassland	0.09	Low	Poor	-	-	0.090	0.18
Individual trees*	Urban tree (7no. mature trees)	0.11	Medium	Moderate	0.11	-	-	0.88
Individual trees*	Urban tree (4no. small trees)	0.01	Medium	Poor	-	-	0.01-	0.04
Total Habitat Area		**0.74**						**1.10**
Total Habitat Area Excluding Trees		**0.62**						
*individual trees are calculated separately and therefore are an additional 'habitat area'								

Proposed Habitats

4.7. The proposals, as shown within **Appendix 1** and the Post-development Habitat Plan **14667 P21,** have been used to calculate the proposed habitat areas.

Table 4.3: Created and Enhanced Habitats

Broad Habitat	Proposed habitat	Area (hectares)	Created/enhanced/ retained	Baseline condition	Distinctiveness	Target condition	Habitat Units
Urban	Developed land; sealed surface	0.49	Retained	N/A	V.Low	N/A	0.00

Grassland	Other neutral grassland	0.075	Created	N/A	Medium	Poor	0.28
Urban	Introduced shrub	0.05	Created	N/A	Low	N/A	0.10
Individual trees	Urban tree	0.1	Created	N/A	Medium	Moderate	0.31
A net gain of 0.46 habitat units, +41.96%							**0.68**

4.8. The habitats summarised in **Table 4.3** above, are described in more detail below, including assumptions on suitability and condition (further detail on habitat condition is provided **Appendix 5**):

- Developed land; sealed surface (0.49 ha); this habitat represents the combined area of hardstanding and buildings across Plot H. This habitat has no intrinsic ecological value and is therefore automatically assigned a 'not applicable' habitat condition;
- Other neutral grassland (0.075 ha); this habitat represents the grassland area underneath the mature trees to the west of the Plot. The existing grassland shall be re-seeded with a neutral grassland/ wildflower mix. Given the location, with anticipated high levels of disturbance and potential damage, the proposed condition has been set as 'poor';
- Introduced shrub (0.05 ha); this habitat represents landscaped areas and planting beds and shall comprise a mixture of native and non-native ornamental shrub species, largely incorporated for their amenity value. This habitat has a 'not applicable' condition;
- Individual trees (0.10 ha); 27 trees shall be planted across Plot H. For the purpose of this assessment all created trees were assumed to be small size and moderate condition.

4.9. The above habitats shall be incorporated into the landscape proposals. It should be noted that there is an intention to plant some level of understorey shrub species within the grassland area (beneath the tree canopy). The exact species type and quantity are not know at this stage, and are likely to comprise only a small portion of the grassland area. For that reason, the understorey habitat has been assess tred as grassland – this was also taken into account when proposing the neutral grassland as 'poor' condition, so as not to overestimate the value of the grassland, should there be areas of understorey shrub planting.

Results Summary

4.10. As described within The Statutory Biodiversity Metric **14667_R08_Plot H_Statutory_Biodiversity_Metric_271125** and summarised below in **Figure 4.2**, based on the habitats present on site that will be lost and those to be created, the development would result in a gain of 0.46 habitat units. This is a percentage gain of **41.96%** in habitat units. The increase in biodiversity units meets Places for Everyone Policy JP-G8[9], which seeks an increase in quality, quantity and diversity of habitats, enhancement of existing habitats and facilitate access to nature.

[9] Places for Everyone Joint Development Plan 2022 – 2039: https://greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/pfe-adoption/

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.46
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	41.96%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Figure 4.2: Biodiversity Net Gain Assessment Results Summary, taken from The Statutory Biodiversity Metric.

Management

4.11. The results of The Statutory Biodiversity Metric are based on the habitats within the site being maintained at a certain condition, as prescribed by the condition assessment sheets published by Defra.

4.12. Details of habitat establishment and long-term management will be provided through the production of a Habitat Management and Monitoring Plan (HMMP). The HMMP would set out the prescriptions for the establishment and maintenance of the habitats on site for 30 years and is often secured via planning conditions.

Section 5: Conclusions

5.1. **Designated sites**: One internationally designated site, Rochdale Canal SAC, is located within 10 km of the site (5.4 km) and two SBI's are located within 2 km. All three sites are designated for their canal/ aquatic habitats and given that there are no hydrological linkages from site to/ from the SAC, Rochdale Canal/ Ducie Basin SBI or Ashton Canal (West) SBI, no adverse direct or indirect effects are anticipated as a result of development, as long as standard best practice is followed to control impacts via air, run-off, and other pollutants. These are to be incorporated into a CEMP.

5.2. **Habitats**: The design of the scheme has been iterative and in accordance with the mitigation hierarchy by avoiding and retaining the habitats of highest ecological importance, being the mature trees. The landscaping proposals include the creation of landscaped areas, planting beds and newly created trees. This, along with the enhancement of the existing grassland will increase the overall biodiversity of the site. The BNG assessment provides evidence of this, through achieve a 41.96% net gain.

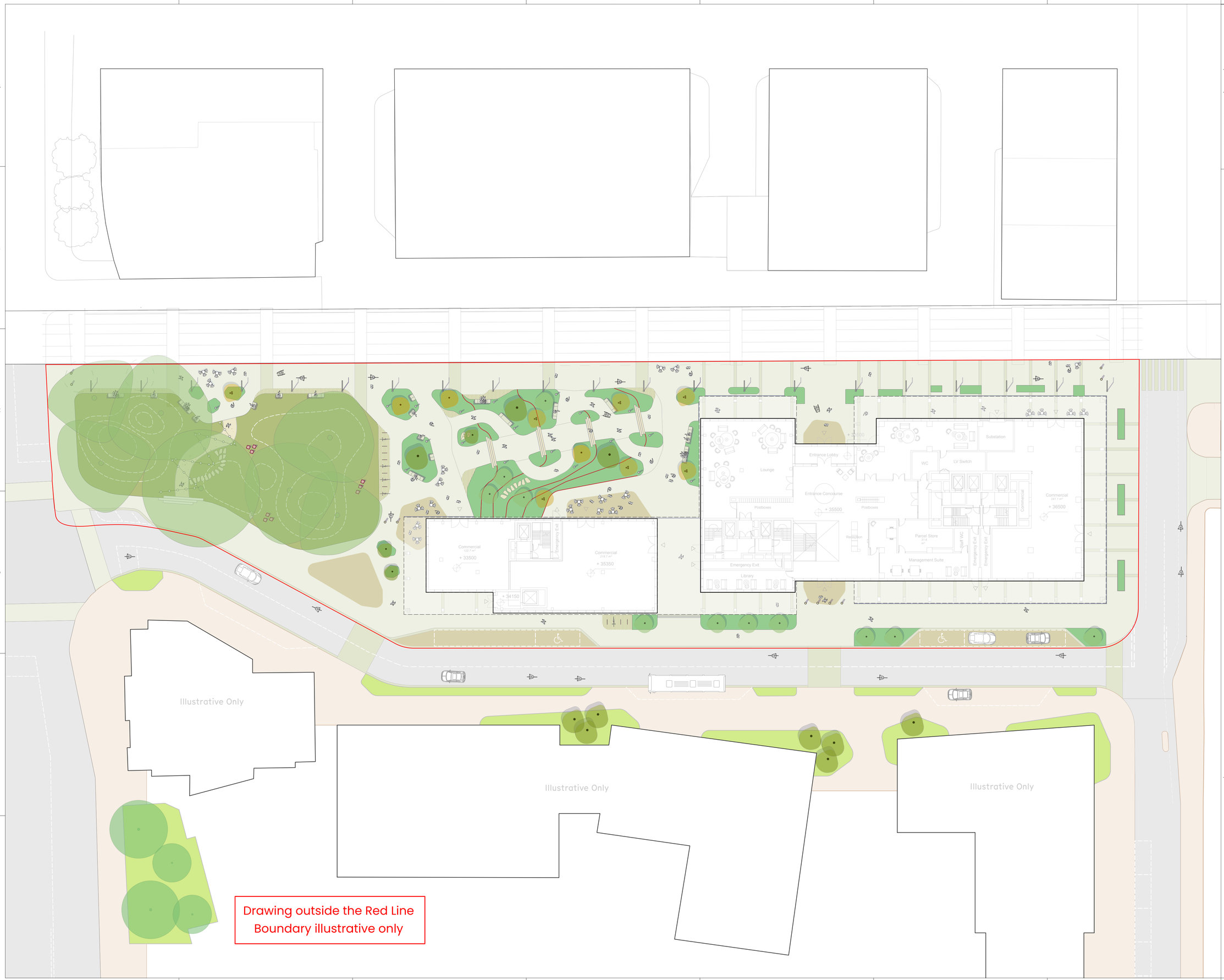
5.3. **Species**: The car park and adjoining retail unit was subject to preliminary bat roost assessment. No suitable bat roosting features were recorded. The site offers limited value for foraging and commuting bats due to the heavily urbanised context; the site is therefore considered to be of negligible ecological importance for bats. Measures to enhance the site for this species group have been recommended within **Section 3** of this report.

5.4. Any vegetation due for removal should be checked for nesting birds by a suitable qualified ecologist (SQE), if vegetation is being removed during the core nesting bird season (March-August, inclusive).

5.5. **Conditions**: An appropriately worded planning condition is expected to secure a Construction and Environmental Management Plan (CEMP) to safeguard bats and birds during the construction phase of the development, as detailed in **Section 3**. A HMMP The would set out the prescriptions for the establishment and maintenance of the habitats on site for 30 years, and is expected to be secured through an appropriately worded planning condition.

5.6. In conclusion, it is anticipated that the proposals would not result in adverse impacts on the favourable status of protected and notable species, providing the recommendations made throughout this assessment are implemented. Development will primarily affect habitats of negligible ecological importance and recommendations have been made to enhance the site's biodiversity. The proposed development will therefore be compliant with relevant local planning policies, such as PfE JP-G8, as well as legislation with regard to ecology.

Appendix 1: Landscape Proposals



NOTES:

1. DO NOT SCALE FROM THIS DRAWING. ALWAYS WORK TO NOTED DIMENSIONS.
2. ALL SETTING OUT, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE INSTALLATION OF MATERIALS AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
3. THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION DOCUMENTS AND DETAIL DRAWINGS. ANY DISCREPANCIES MUST BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
4. THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY.
5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
6. NOTE DRAWING SUITABILITY CODE SHOWN BELOW. DRAWING NOT TO BE USED FOR CONTRACTUAL AGREEMENT WITHOUT A1 STATUS.

THIS DRAWING WAS PLOTTED ON:
25/11/2025

REVISION HISTORY

DATE	REV	ZONE	DESCRIPTION	CHK
06/11/2025	4		Design Freeze Issue	EP
18/11/2025	5		Update to Charles Street Kerb Alignment	EP
25/11/2025	6		Design Freeze Issue #2	EP

KEY

GENERAL INFORMATION

PLANNING APPLICATION BOUNDARY
Subject to coordination with highways and planners

HARDWORKS

S1.0 SURFACE TYPE A
Natural Stone Paving
To Primary Routes

S2.0 SURFACE TYPE B
Natural Stone Setts
To Banding

S3.0 SURFACE GREEN GAP
Hydrolineo Concrete Block

S4.0 SURFACE TYPE D
Natural Stone Contrasting Paving
To Courtyards and Entrances

S5.0 SURFACE TYPE E
Self-Binding Gravel
To Existing Green Space (no dig construction)

S6.0 SURFACE TYPE E (ADOPTABLE)
Natural Stone Paving
Subject to S278 works

S7.0 STEEL EDGING
Steel Terrace Edging Subject to Future Detail

SOFTWORKS

CLEAR-STEM TREE PLANTING
Extra Heavy Standard (with underground guying)
Refer to Planting Schedule

MULTI-STEM TREE PLANTING
2-3 Metre (with underground guying)
Refer to Planting Schedule

EXISTING RETAINED TREE
Refer to drawing 14667_P12_TCP_MSCP_BV_WS

ORNAMENTAL SHRUBS AND GRASSES MIX
Biodiverse Mix
Refer to Planting Schedule

WOODLAND SHADE TOLERANT MIX
25mm of remedial topsoil
Refer to Planting Schedule

EXISTING TREE ROOT PROTECTION ZONES
Refer to drawing 14667_P12_TCP_MSCP_BV_WS

EXISTING REMOVED TREE
Refer to drawing 14667_P12_TCP_MSCP_BV_WS

FURNITURE

FEATURE SEAT
To Courtyard Area
Subject to Future Detail

HANDRAIL
To Steps
Subject to Future Detail

STEPS
To Public Realm
Subject to Future Detail

CYCLE STAND
To Courtyard
Subject to Future Detail

BOULDER/ STONE PILE
To Softworks
Subject to Future Detail

FEATURE LIGHTING
To Altrincham Street
Subject to Future Detail

RETRACTABLE BOLLARDS
Subject to Future Detail

ORIGINATOR
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MANCHESTER NEWCASTLE BRISTOL
W layer.studio T 01625 523 157 E manchester, newcastle or bristol@layer.studio

Client
RG GROUP

Project
Plot H, SISTER
Manchester

Drawing Title
FUTURE GENERAL ARRANGEMENT

Created By	Checked By	Scale	Sheet Size
EP	MW	1:250	A1

Project Number	Originator	Volume	Level	File Type	Discipline	Number
451	LYR	XX	ZZ	DWG	L	1002

Work Stage	Status	Revision
2	S1	6

Appendix 2: Legislation and Planning Policy

Legislation

A2.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:

- The Environment Act 2021;
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Countryside and Rights of Way (CRoW) Act 2000;
- The Natural Environment and Rural Communities Act (NERC) 2006;
- The Hedgerows Regulations 1997; and
- The Protection of Badgers Act 1992.

A2.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017 (as amended).

A2.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.

A2.4. The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Environment Act 2021: Upcoming Town and Country Planning Act

A2.5. The Environment Act gained Royal Assent in November 2022. Whilst the premise of Biodiversity Net Gain (BNG) has been around prior to this, the Assent of the Act sets the Framework for future legislation to be changed. This will be in the form of the Town and Country Planning Act (TaCPA), specifically Schedule 14 of the TaCPA, which will make Biodiversity Net Gain a condition of planning (not a planning condition). The target 'gain' is currently set at 10% but the Secretary of State has the ability to change this.

A2.6. The timescales for changes to the wording of the TaCPA are that it will be legally mandated and enforceable from January 2024.

National Planning Policy

National Planning Policy Framework (NPPF), December 2024

A2.7. The updated National Planning Policy Framework (NPPF) was published in December 2023 and sets out the Government's planning policies for England and how these should be applied. It replaces the first National Planning Policy Framework published in March 2012.

A2.8. Paragraph 11 states that:

"Plans and decisions should apply a presumption in favour of sustainable development."

Section 11 of the NPPF, paragraph 120, sub-section b states that planning policies and decisions should:

b) "encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains such as developments that would enable new habitat creation or improve public access to the countryside;

c) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production"

A2.9. Section 15 of the NPPF (paragraphs 174 to 188) considers the conservation and enhancement of the natural environment.

A2.10. Paragraph 180 states that planning 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; and

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"

A2.11. Paragraph 181 states that 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; 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.

Paragraph 185 states that in order 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[10]; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation[11]; 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."*

A2.12. When determining planning applications, Paragraph 186 states that 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[12] 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."*

A2.13. As stated in paragraph 187 the following should be given the same protection as habitats sites[13]:

a) *"potential Special Protection Areas and possible Special Areas of Conservation;*

[10] Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

[11] Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

[12] For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

[13] The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.

b) listed or proposed Ramsar sites[14]; 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."

A2.14. Paragraph 182 states that 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.

Local Planning Policy – Manchester City Council Core Strategy

A2.15. Local Policy EN 15 'Biodiversity and Geological Conservation' states:

A2.16. The council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- Sites with international or national designations for their biodiversity value and other sites of biodiversity value (SBIs, LNRs);
- Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- Sites that are recognised for their geological importance;

A2.17. The council's objective to protect and conserve the City's existing trees and woodlands and aim for a net increase in trees across the City.

A2.18. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable habitat areas where appropriate, with reference to the Manchester Biodiversity Strategy and the Green Infrastructure Framework for Manchester'

[14] Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.

Places for Everyone (PfE)

A2.19. Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

A2.20. Through local planning and associated activities a net enhancement of biodiversity resources will be sought, including, where relevant, by

- Increasing the quality, quantity, extent and diversity of habitats, particularly priority habitats identified in national or local biodiversity action plans and those that support priority species;
- Improving connections between habitats, to protect and enhance the provisionof corridors, ecological networks (including Nature Recovery Networks) and steppingstones that enable the movement of species, especially as the climate changes;
- Facilitating greater access to nature, particularly within urban areas;
- Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network; and
- Safeguarding, restoring and sustainably managing our most valuable soil resources, tackling soil degradation/erosion and recovering soil fertility, particularly to ensure protection of peat-based soils and safeguard 'best and most versatile' agricultural land.

Biodiversity Action Plans

A2.21. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.

A2.22. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Local Biodiversity Action Plan

A2.23. The Greater Manchester Biodiversity Action Plan lists the following species relevant to the site:

- All UK bat species;
- Black redstart

Appendix 3: Methodology

Data Search

A3.1. A desk-based study was conducted whereby records of designated sites and records of protected and priority species were purchased and interrogated for the site and the surrounding landscape. The aim of the data search is to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.

A3.2. The following resources were consulted/contacted:

- Multi-Agency Geographic Information for the countryside (MAGIC) website[15];
- Greater Manchester Ecology Unit (GMEU)[16]; (Received on 10th November 2025);
- Greater Manchester Combined Authority[17];
- Joint Nature Conservation Committee (JNCC) website[18];
- Natural England (NE) designated sites website[19];
- Ordnance Survey mapping; and
- Google Maps, including aerial photography.

A3.3. The following areas of search around the boundary of the site boundary were applied:

- 2 km for protected and priority species, national statutory designated and non-statutory sites; and
- 10 km for European statutory sites.

'Extended' Phase I Habitat Survey and UKHabs

A3.4. An 'extended' Phase 1 survey and Preliminary Bat Roost Assessment was carried out on the wider ID Manchester site (including Plot H) the 25th August 2022 and 11th July 2024; a specific survey of Plot H was undertaken on 7th July 2025, all by Nick Bell, a suitably experienced ecologist and Full Member of CIEEM and Level 1 Natural England Bat Licence holder. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey[20] and

[15] https://magic.defra.gov.uk/ [Accessed 12/10/2024]
[16] https://gmlrc.org/
[17] https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/ https://www.redbridge.gov.uk/planning-and-building/planning-policy/[Accessed 12/10/2024]
[18] http://jncc.defra.gov.uk/ProtectedSites/ [Accessed 12/10/2024]
[19] https://designatedsites.naturalengland.org.uk/ [Accessed 12/10/2024]
[20] Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.

entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group[21].

A3.5. Additionally, the habitats identified were evaluated for their potential to support legally protected and notable fauna species. Where access allowed, adjacent habitats were also considered in order to assess the site within the wider landscape and to provide information with which to assess possible impacts within the context of the site boundary.

A3.6. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under the Statutory Metric, which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary. However, the Biodiversity Net Gain Assessment does not form part of this assessment.

Preliminary Bat Surveys

A3.7. The surveys followed standard methodologies set out in the Bat Mitigation Guidelines[22], the Bat Workers Manual[23] and Bat Surveys for Professional Ecologists- Good Practice Guidelines 4th Edition[24] and comprised:

- Preliminary Roost Assessment (PRA) – External and internal building inspection survey to assess potential of buildings on site to support roosting bats;
- Ground Level Tree Assessment (GLTA) – Ground level inspection of trees to assess potential of trees on site to support roosting bats; and
- Day-time Bat Walkover (DBW) – Walkover of the sites to assess potential bat activity including foraging areas and potential commuting routes.

Preliminary Bat Roost Assessment (PBRA)

A3.8. Preliminary Bat Roost Assessment was carried out on the wider ID Manchester site (including Plot H) the 25th August 2022 and 11th July 2024, with a specific survey of Plot H undertaken on 7th July 2025by Nick Bell MCIEEM (Level 1 Natural England Bat Licence holder: 2018-37985-CLS-CLS), alongside Elliot Grundy. All surveys were daytime inspections and the conditions for all surveys was considered optimal. The location of the buildings and trees at the Site are shown on **Plan 14667 P20**. All buildings were inspected from the ground using binoculars, high powered torch, digital camera. In relation to buildings, such signs may include bat droppings, urine splashes, staining and features suitable for allowing bats access to roost (e.g. gaps behind soffits / hanging tiles / ridge tiles, lifted slates / flashing). The internal inspection of the buildings comprised a thorough search for evidence of roosting bats in accessible loft spaces (i.e. droppings, urine stains) and an assessment of the presence of potential roosting features internally.

[21] UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at https://www.ukhab.org)
[22] Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.
[23] Mitchell-Jones, A.J, & McLeish, A.P. (eds). (2004) 3rd Edition Bat Workers' Manual., JNCC, Peterborough, ISBN 1 86107 558 8
[24] Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

A3.9. The potential of the buildings and trees to support roosting bats was assessed using the criteria shown in **Table A3.1** below.

Table A3.1 Building / Structure Assessment Criteria - adapted from Collins, 2023.

Suitability	Description of Roosting Habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[b] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats[c]).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[b] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed)
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions[b] and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
[a] Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that	

Suitability	Description of Roosting Habitats
they actually would (due to another attribute). [b] For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. [c] Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments. Common pipistrelle swarming has been observed in the UK and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland. This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.	

Day-time Bat Walkover (DBW)

A3.10. A DBW was undertaken on all habitats within the Site boundary. The assessment was undertaken on 25th August 2022 and again on 11th July 2024 by Nick Bell MCIEEM (Level 1 Natural England Bat Licence holder: 2018-37985-CLS-CLS), alongside Elliot Grundy. All surveys were daytime inspections and the conditions for all surveys were considered optimal. The DBW assessed habitats on-site for the likelihood to be used by foraging and commuting bats as detailed in **Table A3.4** below. This combined with desk study records of local bats and bat roosts, and potential for roosting bats on-site is used to determine suitability of the site for bat activity.

Table A3.4: Flight Path and Foraging Habits Assessment Criteria - adapted from Collins, 2023.

Suitability	Description of Roosting Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by

Suitability	Description of Roosting Habitats
	bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

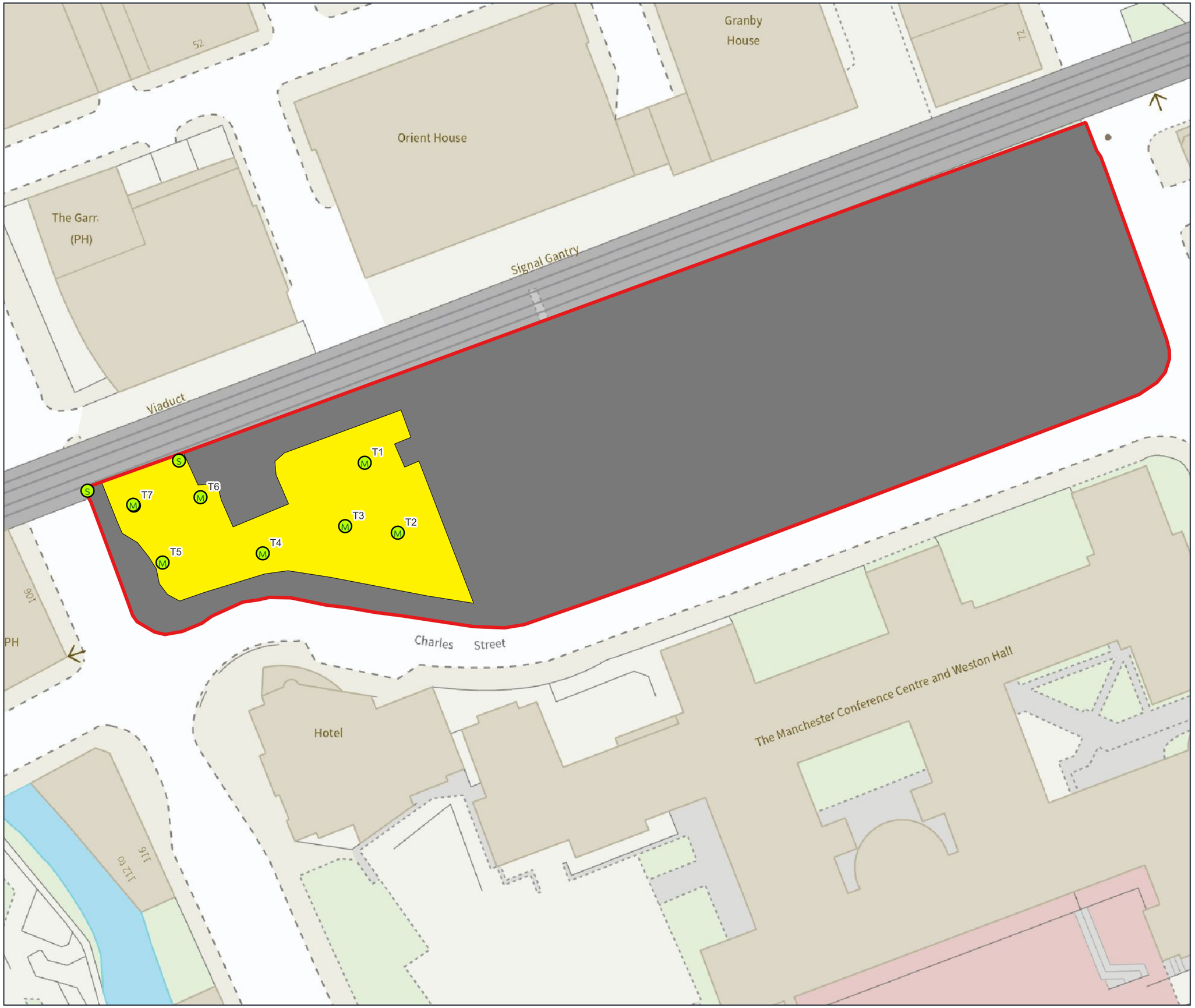
Appendix 4: Biodiversity Net Gain Metric Sheet (Excel)

Appendix 5: Biodiversity Net Gain Condition Assessment Sheets (Excel)

Plans:

Plan 1: **14667 P20**: Habitat Features Plan

Plan 2: **14667 P21**: Post-development Features Plan



Legend

Redline boundary [1]

Baseline Habitat Area

Grassland
Modified grassland

Urban
Developed land; sealed surface

Baseline Trees

Small >7.5cm to 30cm

Medium >30cm to 60cm

N

0 15 m

Project	Plot H, Sister
Drawing Title	Habitat Features Plan
Scale	1:543
Drawing No.	14667 P20
Date	November 2025
Checked	NB

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Legend

- Redline Boundary [1]

Post Development Habitats

- Grassland
  Other neutral grassland
- Urban
  Developed land; sealed surface
- Urban
  Introduced shrub

Post Development Trees

- Retained Medium Tree

N

0 15 m

Project	Plot H, Sister
Drawing Title	Post Development Features Plan
Scale	1:519
Drawing No.	14667 P21
Date	January 2026
Checked	NB

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