

Full Assessment of Biodiversity

Version 1
14.04.2026

Prepared for: Spinnaker Estates, Ropemaker PROPCO
Limited

Site: 500 Moss Ln E, Manchester M14 4PL

Prepared by Simon Brain.
Managing Director. PGCE (Bio. Rec.)

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1. Introduction

1.1 Background to the project

Amenity Tree was commissioned by the client to undertake a site visit and compilation of UK habitats plan and DEFRA habitat condition sheet to include the Statutory Metric in consideration of a planning application under The Environment Act 2021, which allows for biodiversity gain in the planning system.

1.2 Site location and context

The site is located within the central area of Manchester, south of Whitworth Park. The survey area consisted of modified grassland developed land buildings and sealed surfaces (u1b/5), other woodland (mixed) w1h5, and urban trees.

1.3 Report purpose and legislative background

- 1.3.1 This assessment was requested by the client for the purposes of supporting a planning application for the site's development in line with The Environment Act 2021, including Part 6 of the Environment Act 2021 'nature and biodiversity', which allows for biodiversity gain in the planning system. Schedule 14 of the Environment Act 2021 has been brought into force and there are current regulations legally mandating BNG.

The British Standard BS 8683:20211 defines BNG as *"a specific, quantifiable outcome from project activities that deliver demonstrable benefits for biodiversity compared to the baseline situation."*

The National Planning Policy Framework 202 (NPPF) emphasises the importance of protecting and enhancing the natural environment. The NPPF approach to BNG is set out in Paragraph 187 to 195, which is to *"minimising impacts on and providing net gains for biodiversity"*.

- 1.3.2 A Habitat Walkover survey confirmed habitats present on the 02.03.26. Therefore, the habitats present are confirmed and using the UK Habitats

Classification System (UKHAB) it is possible that the appropriate habitat classification is used in the BNG metric.

1.3.3 The scope of the Assessment is therefore:

- Assessment of the habitats within the site in accordance with the UK Habitats Classification (UK Habitats Classification Working Group, 2018).
- Completion of Condition Assessments of each habitat in accordance with those presented in The Biodiversity Metric 4.1 The Statutory Metric Feb 2024 and superseded on the 23rd July 2024 (V1.0.3).

2. Survey Methods

2.1 Vegetation and Habitats

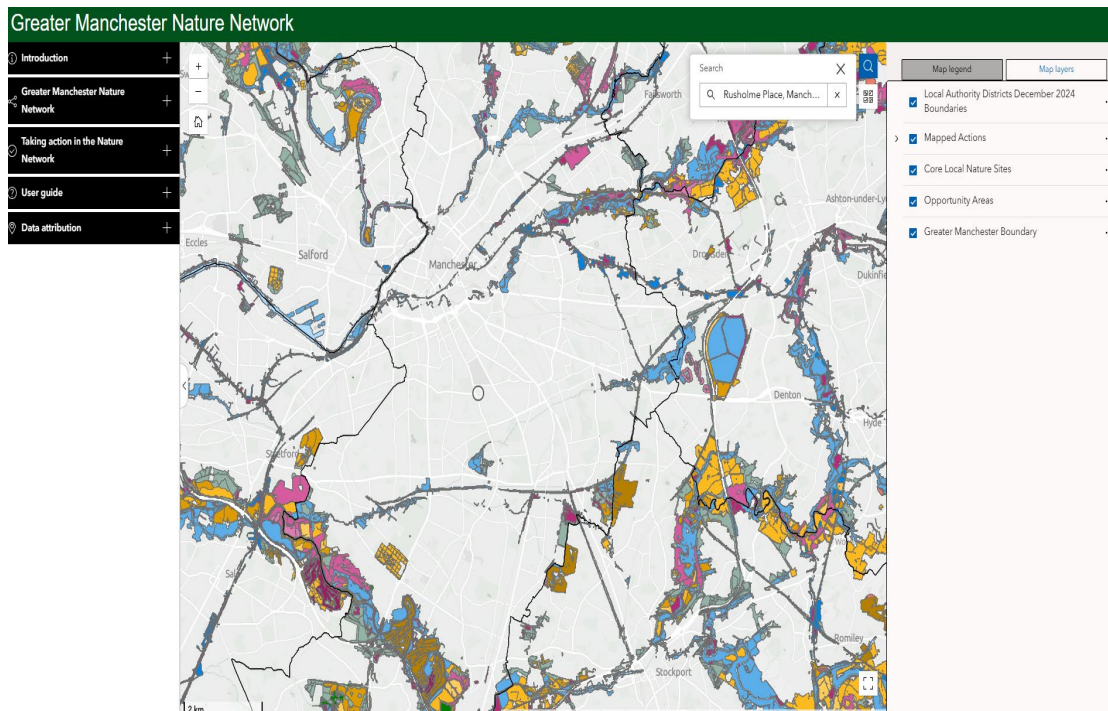
2.1.1 A habitat survey walkover was conducted which confirmed the habitats present. Appendix 1 is the habitat mapping based on the UK Habitat Classification system (UK Habitats Classification Working Group, 2018).

2.1.2 Whilst on the site the habitat survey searched for all plants including those that are considered rare, uncommon or are statutorily protected such as those listed in schedule 9 of the *Wildlife and Countryside Act 1981* (as amended).

2.1.3 Site strategic significance

The strategic significance of a site will be determined by areas included within the Local Nature Recovery Strategy (LNRS) produced for a region. <https://experience.arcgis.com/experience/34fd98e8b498460e9729154ed968624d/page/Page?views=Map-layers> details the Greater Manchester Nature Network.

The map shows mapped actions, core local nature sites and opportunity areas, as below.



The remaining habitats on site can be assessed for 'low strategic significance' based on them being absent within the LNRS.

2.2 Surveys results

2.1 The biodiversity baseline value of the site is calculated by the Statutory Metric and reproduced below for the main site in habitat units.

On-site baseline	Area habitat units	0.45
	Hedgerow units	0.00
	Watercourse units	0.00

2.2 Site images



Urban



Woodland and urban trees



Modified grassland in good condition



Modified grassland in poor condition

2.3 Limitations

The survey was conducted in the sub optimal survey period for vascular plants as determined by JNCC, 2010 but broad species and habitats were identifiable.

Habitats have been assessed to determine whether they meet those described in the UK Biodiversity Action Plan – Priority Habitat descriptions which are used to form Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

3. History of site

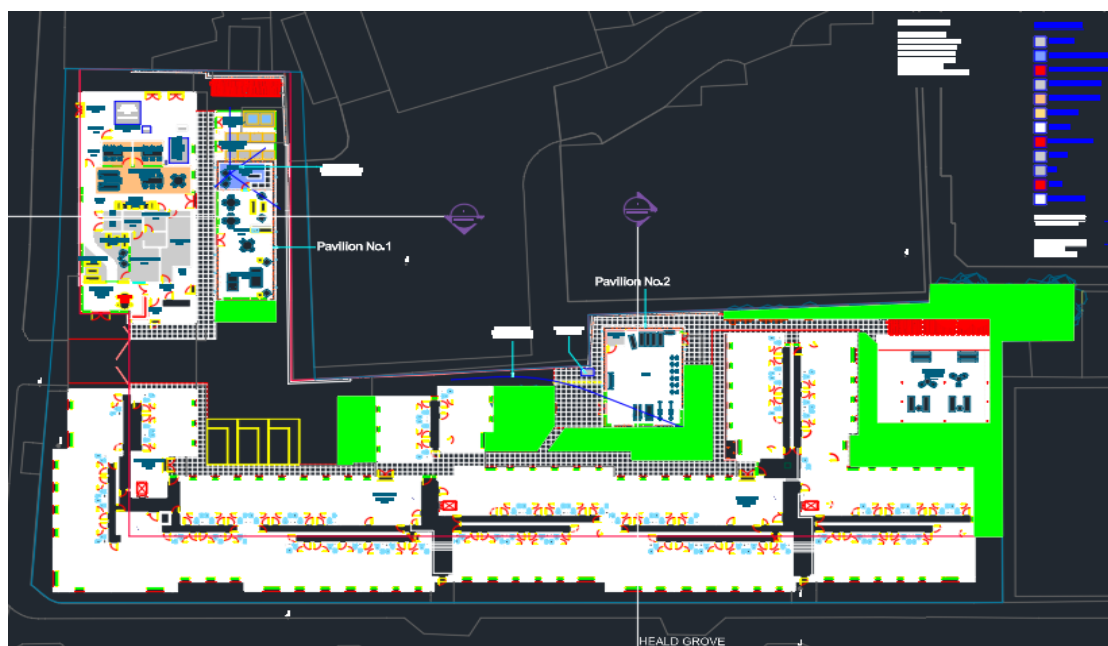
The recent history of the site can be examined using historic aerial imagery. The site does not appear to have changed since 2020, and no habitat degradation has occurred.

4. Evaluation and Assessment

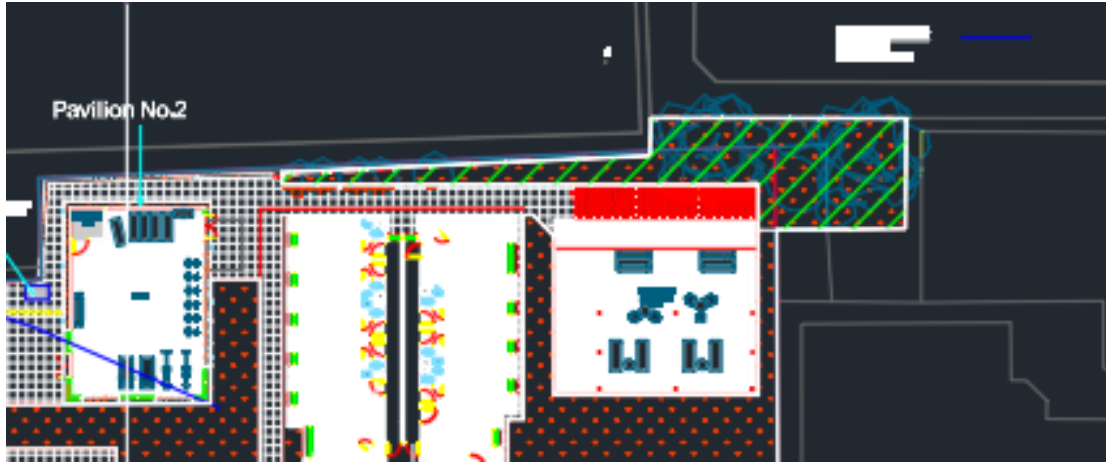
4.1 Proposed habitat retention, creation and enhancement

The proposed development comprises of the following items:

- T1,2,3 are removed for development
- The soft landscaping areas that are proposed comprise of areas covering 0.0295Ha, 0.0090Ha, 0.0057Ha, 0.0037Ha, and 0.0018Ha, a total of 0.0497Ha as shown by the green hatching below.



- Part of the site that is proposed for landscape does contain existing woodland habitat, covering a total of 0.0149Ha and a total of 0.0133Ha can be retained as woodland, as shown below in green line hatch below.



Therefore the proposals consist of 0.0133Ha of retained woodland and 0.0364Ha of landscape and the remainder of site being urban sealed surfacing and building (0.4463Ha). The landscape areas are entered into the metric as modified grassland in poor condition.

4.2 Habitat creation and enhancement methods

The retained area of woodland can be enhanced to a moderate condition by additional tree planting within the woodland to ensure 2 age classes are present (post CAS criteria A) and 2 vertical structures are also present (post CAS criteria J) and the addition of a NVC plant layer by the addition of seeding a woodland shade mix for wildflowers into the area (post CAS criteria I).

A general hard wearing seed mix will be used for modified grassland creation.

5. Summary conclusion

The sites habitats are mixed and they design challenge is to enhance and create habitats to achieve a 10% gain and, also, to satisfy trading rules which is relevant to how distinctive the habitat is and achieving a 10% gain in each habitat.

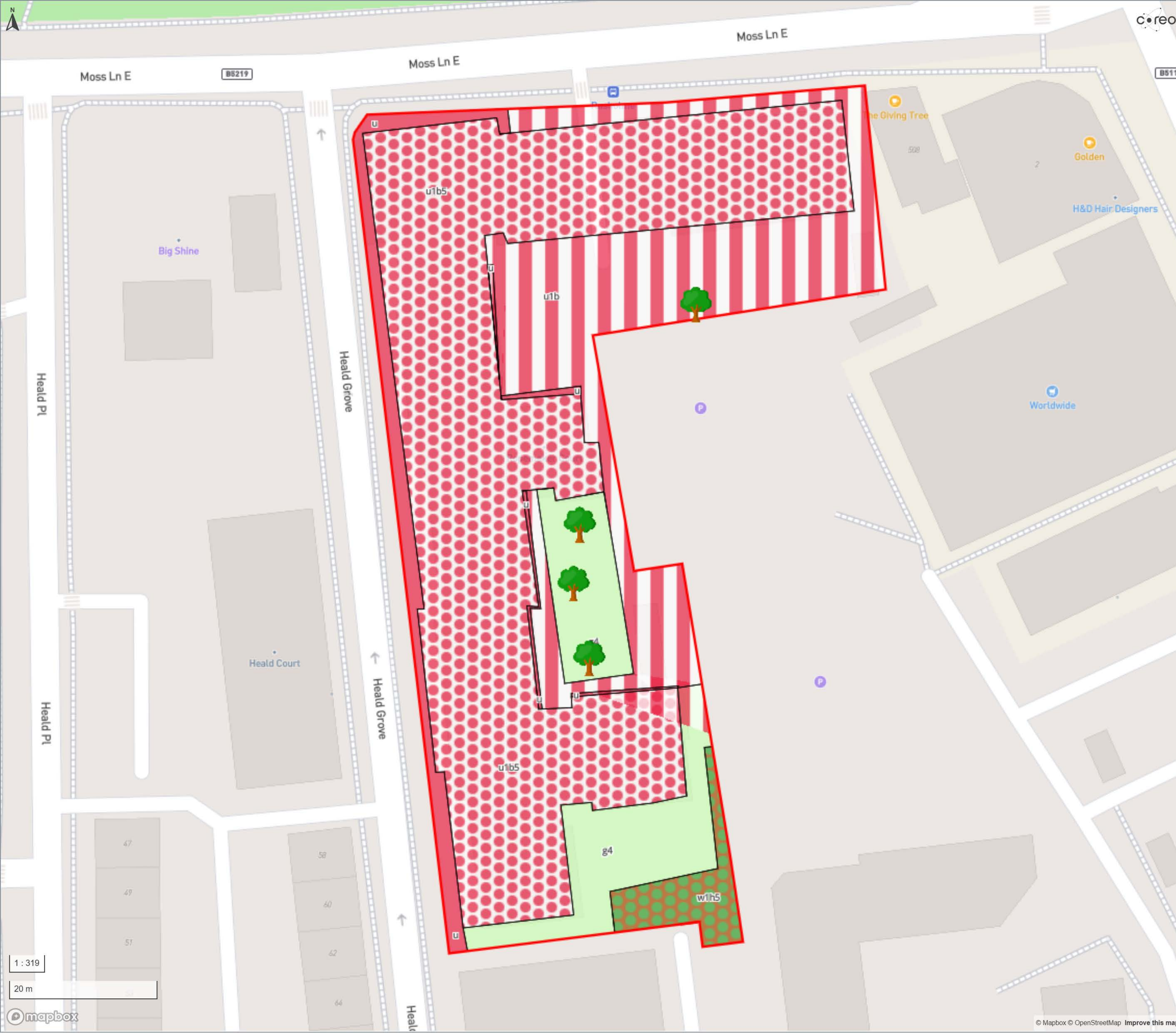
The final results within the metric are a total net change of -64.14%. The trading rules are not satisfied and the unit deficit to the mandatory 10% is 0.33 biodiversity units, hence the Statutory Metric currently records rule breaks (not achieved 10% and does not satisfy trading rules).

FINAL RESULTS				
<div>Total net unit change</div> <div>(Including all on-site & off-site habitat retention, creation & enhancement)</div>			Area habitat units	-0.29
			Hedgerow units	0.00
			Watercourse units	0.00
<div>Total net % change</div> <div>(Including all on-site & off-site habitat retention, creation & enhancement)</div>			Area habitat units	-64.14%
			Hedgerow units	0.00%
			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%	0.45	0.49	0.33
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
Input errors/rule breaks present in metric ▲				

Appendix 1 Habitat mapping based the UK Habitat Classification system



- 13123 Moss Lane**
Red Line Boundary Area: **0.496 ha**
Total Area (of visible polygons): **0.496 ha**
- Redline boundary
 - g4** Modified grassland
 - u** Urban
 - u1b** Developed land - sealed surface
 - u1b5** Buildings
 - w1h5** Other woodland - mixed - mainly broadleaved
 - Trees



Amenity Tree
Version Date: **03/04/26**

GA PLAN - LEVEL 00 - PROPOSED

SCALE: 1 : 200

TOTAL BEDS - 416

AMENITY AREAS
EXISTING GF - 164sqm
EXISTING 01 - 21sqm
PAVILION 1 - 109sqm
PAVILION 2 - 109sqm
TOTAL - 403sqm
sqm per student = 0.97sqm

MAIN FUNCTION

- AMENITY
- AMENITY - ACTIVITY / ENTERTAINMENT
- AMENITY - OUTDOOR
- AMENITY - SOCIAL
- AMENITY - STUDY
- BEDROOM
- Corridor
- DDA BEDROOM
- STAFF
- FM
- CIRC
- KLD All Types

Red Line Boundary
Application Area

Blue Line Boundary
Client Land
Ownership Area

38.0m

Pavilion No.1

Pavilion No.2

HEALD GROVE

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DATE	REVISION	REV	DR	CH
02/10/25	FIRST ISSUE	P01	DS	RL
08/10/25	DESIGN CHANGES	P02	RL	SB
17/10/25	DESIGN CHANGES	P03	DS	SB
31/10/25	STAGE 02 & PLANNING PRE-APP	P04	DS	TC
06/11/25	AMENDMENTS TO PRE-APP ISSUE	P05	DS	TC
02/01/26	REMOVAL OF SOUTH PAVILION, RELOCATION OF FM WORKSHOP AND EXTERNAL BIN STORE	P06	RL	TC
09/01/26	POTENTIAL BATTERY LOCATIONS, RELOCATION OF FM WORKSHOP AND SPRINKLER TANK	P07	RL	TC
23/01/26	BATTERY LOCATION FINALISED, CENTRAL SOCIAL AREA FINALISED	P08	RL	TC
05/03/26	UPDATES IN-LINE WITH SPRINKLER DESIGN AND INTERIOR DESIGN COORDINATION	P09	RL	TC
11/03/26	UPDATES FOLLOWING DTM 10/03/26	P10	TC	SB
13/03/26	DRAFT PLANNING APPLICATION SUBMISSION	P11	RL	JF
19/03/26	PLANNING APPLICATION SUBMISSION	P12	RL	TC

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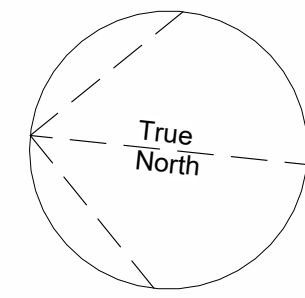
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Percy House, 8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

Project SPINNAKER ESTATES	Drawing Title GA PLAN - LEVEL 00 - PROPOSED
Project Ropemaker Court	
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Checked SB	Date 17/10/25
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Appendix 2 Habitat Condition Assessments, post development CAS and full metric