LandStudio

Bowersgate School

Habitat Management and Monitoring Plan
May 2026

Document Control			
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Publish Date	**27.05.2026**	**Melissa Finch Consultant Ecologist**	**Joanna Greig Senior Ecologist**

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This document has been produced by Land Studio on behalf of Witherslack Group Ltd. The contents of the document are intended for submission with a planning application related to the development proposals at Bowersgate School. 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.

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BOWERSGATE SCHOOL: PROJECT BACKGROUND

Introduction

This Habitat Management and Monitoring Plan (HMMP) has been produced by Land Studio on behalf of Witherslack Group Ltd (the Client). 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.

Witherslack Group Ltd is seeking planning permission for the installation of firefighting water tanks and a bin store, enclosed by timber fencing, together with associated compensatory native tree and hedgerow planting. The proposed development will require the minor loss of existing modified grassland verge habitat (approximately 61m²) to the west of the Site.

The proposals (ref. 145600/FO/2026) are separate to but associated with the approved redevelopment of the wider site into a SEN school (ref. 143385/FO/2025).

Project Information

The approximately 0.96ha Site currently comprises a warehouse, car park, ornamental boundary planting, hedgerow, scattered trees and areas of grassland. The Site is currently in the process of being converted into a SEN school.

An approximately 61m² parcel of modified grassland located to the west of the Site will be converted to hardstanding to accommodate firefighting water tanks and a bin store. The Site is located within an urban industrial area and is bounded by existing built development.

The planning authority is Manchester City Council.

Summary of Habitat Proposal

To compensate for the loss of approximately 61m² of poor condition modified grassland, 18 no. small native trees will be planted within the wider grassland verge and around the car park. In addition, 24m of native hedgerow will be planted around the water tank and bin store area.

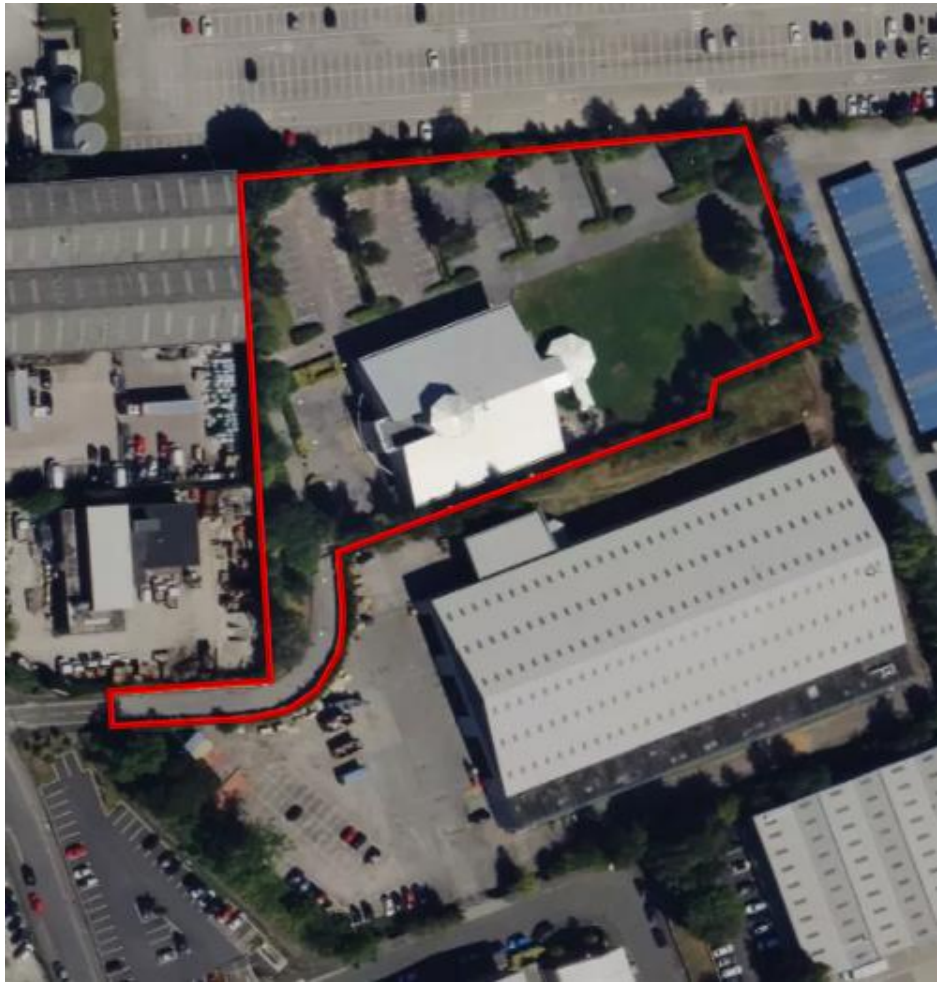

Figure 1. Site layout.

BOWERSGATE SCHOOL: PROJECT BACKGROUND

Site Overview	
Project type	On-site
Development Name and Address	Vision House, 100 Floats Road, Manchester M23 9PL
BNG Project Name and Address	Bowersgate School, 100 Floats Road, Manchester M23 9PL
Author Organisation	Land Studio
Landowner	Witherslack Group Ltd
Land Manager	Rupert Litherland
Responsible person/organisation for creating or enhancing the habitat	Witherslack Group Ltd
Period covered by this management plan	Start date 2026; Five-year review 2031; End date 2056
Planning authority	Manchester City Council
Planning reference (if applicable)	145600/FO/2026; Related case: 143385/FO/2025
BNG register reference (if applicable)	TBC

Central OS grid reference	SJ 80466 88808
Metric revision/title	Statutory biodiversity metric' version 1.0.4
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

BOWERSGATE SCHOOL: PROJECT BACKGROUND

Roles and Responsibilities

Landowner or Land Manager				
Name or Initials		Rupert Litherland		
Organisation		Rupert Litherland / Witherslack Group Ltd		
Responsibility	Start Date:	TBC	End Date:	TBC
Responsible for appointing suitable contractors to carry out works under this plan.				
Statement of Competency				
Rupert Litherland, is currently a Planning and Acquisitions Manager at Witherslack Group.				
Management Organisation(s) Responsible for Implementing the HMMP				
Name or Initials		Rupert Litherland		
Organisation		Rupert Litherland / Witherslack Group Ltd		
Responsibility	Start Date:	TBC	End Date:	TBC
Responsible for appointing suitable contractors to carry out works under this plan.				
Statement of Competency				

Witherslack Group is a leading UK provider of specialist education and care services for children and young people with special educational needs (SEN). The organisation develops and operates a network of specialist schools, integrated learning environments, and children's homes designed to support individuals with a range of complex needs. As part of its ongoing growth and service delivery model, Witherslack Group regularly undertakes planning applications, site acquisitions, and associated development projects to expand and enhance its estate across the UK.

LPA or Responsible Body for Reviewing HMMP				
Name or Initials		TBC		
Organisation		Manchester City Council		
Responsibility	Start Date:	TBC	End Date:	TBC
The planning authority will be responsible for reviewing the HMMP as a condition of planning consent.				

BOWERSGATE SCHOOL: PROJECT BACKGROUND

Ecologist or Other Professional Responsible for HMMP				
Name or Initials		Melissa Finch		
Organisation		Land Studio		
Responsibility	Start Date:	27/05/2026	End Date:	TBC
Land Studio is responsible for the review and submission of this HMMP. Following the completion of habitat creation works, an inspection will be required by a Suitably Qualified Ecologist or Clerk of Works as appointed by the Land Owner, Land Manager or their Agent. Habitat Monitoring and reviews of this HMMP will be required in accordance with the Timescales for Actions or as needed; these will be completed by a Suitably Qualified Ecologist or Clerk of Works as appointed by the Land Owner, Land Manager or their Agent..				
Statement of Competency				
Melissa is a Consultant Ecologist at Land Studio with 4 years' experience as a professional ecologist.				

Funding

Funding will be secured by Witherslack Group Ltd to ensure delivery of the proposed habitat measures. Following completion of the development, habitats within the Site will be managed by site management/grounds maintenance contractors as part of the routine management of the school grounds.

Environmental Information

Baseline ecology information for the development site was taken from the Preliminary Ecological Appraisal (PEA) and BNG Assessment report (document ref: 566-LST-XX-XX-RP-E-0001 PEA) (Land Studio, 2026).

Please see the PEA report for the ecological desk study, and for further details on the habitats and suitability of the site for protected and priority species.

BOWERSGATE SCHOOL: PROJECT BACKGROUND

Site Context Photographs

Photograph 1. Location of proposed water storage and bin store.

Photograph 2. Introduced shrubbery and individual trees around car park where further individual trees are proposed be planted.

BOWERSGATE SCHOOL: PROJECT BACKGROUND

Existing and Proposed Layouts

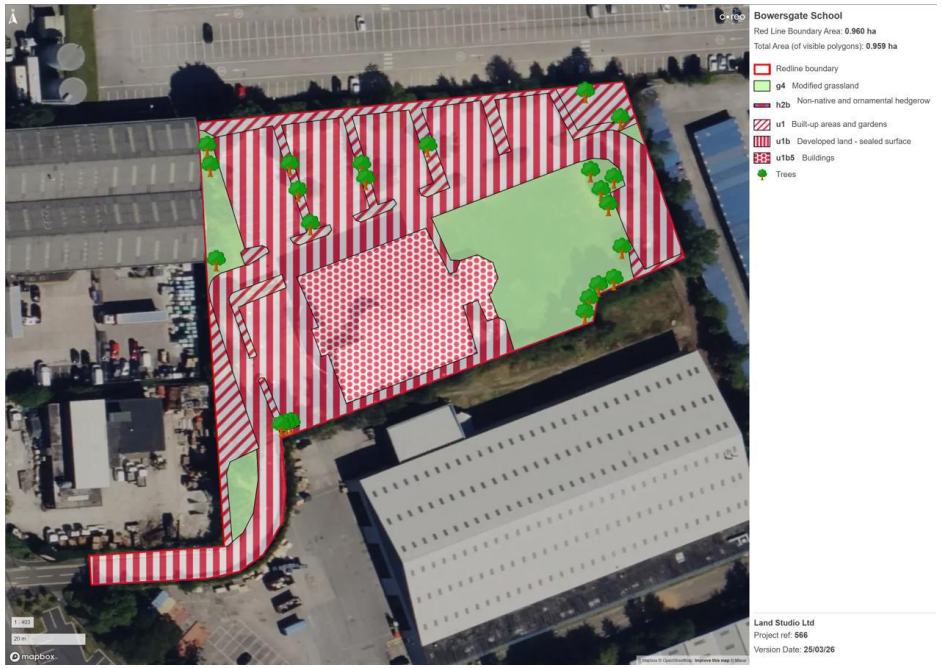

Figure 2. Existing UKHab layout.

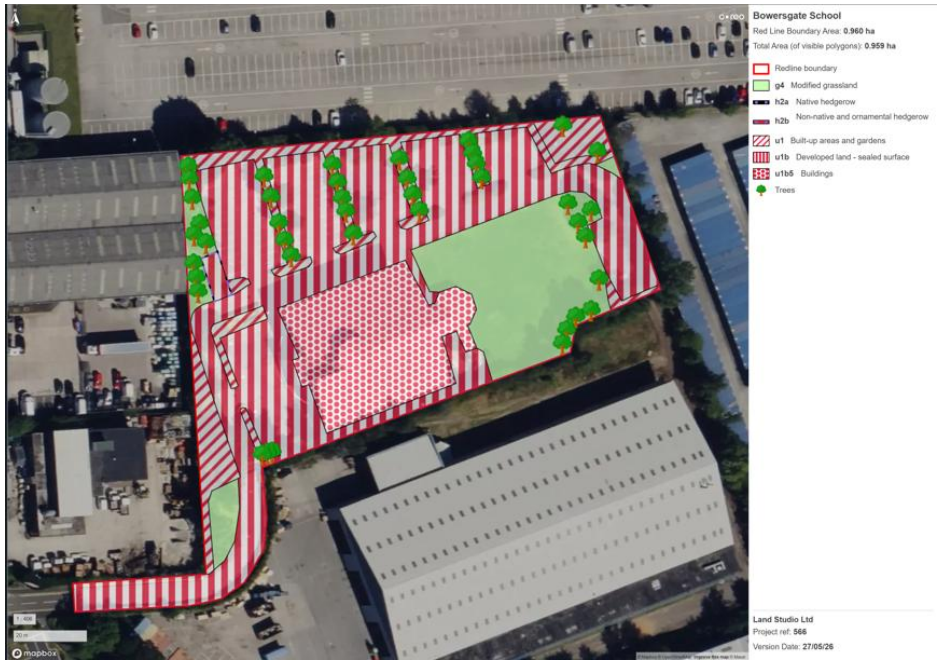

Figure 3. Proposed UKHab layout.

BOWERSGATE SCHOOL: PLANNED MANAGEMENT ACTIVITIES

Management Plan Aims and Objectives

The overarching aim of this HMMP is to ensure the successful establishment, management and long-term retention of the biodiversity enhancement measures associated with the development, in accordance with the approved BNG proposal.

The specific objectives of the HMMP are to:

- Secure the successful establishment and growth of 18 no. small native trees and 24m of native hedgerow planting.
- Ensure retained habitats within the site are protected during construction and maintained in their existing condition thereafter.
- Avoid unnecessary damage, compaction, pollution or degradation of retained habitats.
- Monitor the condition and establishment success of the planted habitats and undertake remedial measures where required.
- Maintain the site in a manner that supports biodiversity value over the long term.

Habitat Retention

Retained habitats within the site shall remain in their existing condition and extent throughout the construction phases.

No additional habitat loss or degradation shall occur within retained habitat areas. Storage of construction equipment and materials is permitted in existing hard surface areas.

Existing vegetation outside the approved development footprint shall be protected from accidental damage during construction.

BOWERSGATE SCHOOL: PLANNED MANAGEMENT ACTIVITIES

Table 1. Habitat and Condition Targets

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Individual trees	Urban tree	2	N/A To be created	Moderate	27	Moderate condition will be targeted by achieving a pass in criteria A, B, and F. Criterion D will not be targeted. Criterion E and E will be achieved with time, but possible not within the 30-year period covered by this HMMP.	
Hedgerow	Native Hedgerow	1	N/A To be created	Poor	1	A1 – Targeting >1.5m height A2 – Not targeting >1.5m width B1 – Targeting <0.5m vertical gap B2 – Not targeting – short sections lack continuity C1 – Not targeting – Surrounding habitats to be managed C2 – Targeting <20% of ground flora is indicative of nutrient enrichment D1 – Targeting 0% non-natives D2 – Not targeting, likely intensively managed in keeping with the surrounds	

BOWERSGATE SCHOOL: PLANNED MANAGEMENT ACTIVITIES

Creation, Enhancement and Management Methods

Table 2. Native Hedgerow Creation, Enhancement and Management Methods

Action	Relevant Features	Timing	Prescriptions
Planting preparation and Plant checks	New Native Hedgerows	Before planting	Spray off herbaceous vegetation to create a weed free planting area (at least 20-days prior to planting). Remove dead plant growth. Remove any large stones or other materials that may hinder plant growth. Prior to planting, check plant stock is healthy and in good condition. Check Plant Passports are present. Check that the correct species are present and that no non-native or invasive species are present.
Planting	New Native Hedgerows	Year 0: November – February	Hedgerows shall be planted in winter when plant stock is dormant. Do not plant when ground is frosted, waterlogged, covered in snow, or excessively dry. Ensure a weed free strip has been created around the new hedge planting. Complete any formative pruning. Use an appropriate root dip or anti-desiccant. Ensure planting pits are free of stones. Heel in plant to ensure good contact with soil. Install appropriate tree guard and stake to protect form grazing/browsing damage. Water in plant and apply a suitable mulch.
Initial management tasks	New Native Hedgerows	Year 1 - 4: Spring, Summer & Autumn	Pull/control grasses and weeds around new planting. Check and adjust tree guards and ties, and re-firm stakes. Remove weed/grasses inside tree guards. During extended dry periods, watering may be required in Year-1 reasonably practicable.
Beat-up survey and restocking	New Native Hedgerows	Year 1 – 5: November – February	A beat-up survey to check for damaged, dying or failed plants during the growth season. Replacement planting is completed in winter (see 'Planting' above).
Formative pruning	New native hedgerows	Year 2 - 3: Late autumn	Pruning to be completed outside of breeding bird season. The hedge can be trimmed if required; up-to one-third of new lateral growth each year to stimulate a dense growth form.
Removal of tree guards	New native hedgerows	Year 4	Remove tree guards
Hedge cutting	New native hedgerows	Year 4 onwards: November – February	The hedgerows will be trimmed annually, ideally in winter, but always outside of the bird breeding season.

BOWERSGATE SCHOOL: PLANNED MANAGEMENT ACTIVITIES

Table 3. Individual Trees Creation, Enhancement and Management Methods

Action	Relevant Features	Timing	Prescriptions
Planting preparation and Plant checks	Tree Planting	Before planting	Spray off herbaceous vegetation to create a weed free planting area (at least 20-days prior to planting). Remove dead plant growth. Remove any large stones or other materials that may hinder plant growth. Prior to planting, check plant stock is healthy and in good condition. Check Plant Passports are present. Check that the correct species are present and that no non-native or invasive species are present.
Planting	Tree Planting	Year 0: November – February	Trees shall be planted in winter when plant stock is dormant. Do not plant when ground is frosted, waterlogged, covered in snow, or excessively dry. Ensure a weed-free area has been created around the new planting to avoid competition grasses and weeds. Complete any formative pruning. Use an appropriate root dip or anti-desiccant. Ensure planting pits are free of stones. Heel in plant to ensure good contact with soil. Install appropriate tree guard and stake to protect form grazing/browsing damage. Water in plant and apply a suitable mulch.
Initial management tasks	Tree Planting	Year 1 - 4: Spring, Summer & Autumn	Pull/control grasses and weeds around new planting. Check and adjust tree guards and ties, and re-firm stakes. Remove weed/grasses inside tree guards. During extended dry periods, watering may be required in Year-1 reasonably practicable.
Beat-up survey and restocking	Tree Planting	Year 1 – 5: November – February	A beat-up survey to check for damaged, dying or failed plants during the growth season. Replacement planting is completed in winter (see ‘Planting’ above).
Removal of tree guards	Tree Planting	After Year 4	Remove tree guards once the tree is established and fully self-supporting.
General Management	Tree Planting	During regular grassland habitat maintenance	Maintain management of adjacent grassland habitats as per relevant habitat prescriptions. Ensure no vehicles/plant is driven/parked in the root protection area.

BOWERSGATE SCHOOL: PLANNED MANAGEMENT ACTIVITIES

Table 4. Native Hedgerow Species Composition

Common Name	Scientific Name	Abundance / %
Hawthorn	*Crataegus monogyna*	100

Table 5. Individual Trees Species

Common Name	Scientific Name	Abundance / %
Rowan	*Sorbus aucuparia*	10
Silver Birch	*Betula pendula*	8

BOWERSGATE SCHOOL: PLANNED MANAGEMENT ACTIVITIES

Table 6. Risk Register and Remedial measures

Risk	Potential Impact	Remedial / Mitigation Measures
Failure of newly planted trees or hedgerow	Reduced establishment and biodiversity value	Replace failed trees or hedgerow plants during the next planting season on a like-for-like basis
Failure or deterioration of tree guards and ties	Damage to young trees, instability or restriction of healthy growth	Tree guards and ties will be checked regularly to ensure they remain secure and in good condition and replaced where necessary. All guards and ties will be removed by Year 5 to prevent restriction of trunk growth.
Drought or prolonged dry weather	Stress, poor establishment or mortality of planting	Water trees and hedgerow annually or frequently during dry periods.
Inappropriate timing or excessive pruning of hedgerow planting	Disturbance to nesting birds and poor hedgerow establishment or structure	Pruning to be done outside of breeding bird season. Trim hedge each year for the first three years after planting, removing up to one third of the new growth laterally each year to stimulate a dense growth form. Following this, he hedgerow will be cut on rotation once every three years on to ensure high fruit production.
Weed competition	Reduced growth and establishment success	Undertake periodic weeding or mulching around new planting during establishment period
Damage from maintenance activities (e.g. strimming/mowing)	Bark damage or reduced establishment success	Maintain a weed-free condition are the base of trees / hedgerow and avoid strimming directly adjacent to stems
Vandalism or accidental damage	Broken stems, uprooting or reduced establishment	Inspect during monitoring visits and replace damaged planting where necessary
Vehicle damage from adjacent parking or manoeuvring	Physical damage to stems, branches or hedgerow sections	Install protective staking/guards where necessary and replace damaged planting if required
Litter accumulation around planting areas	Reduced visual quality and potential suppression of growth	Remove litter during routine site maintenance visits
Poor establishment due to compacted urban soils	Reduced root development and growth rates	Undertake replacement planting if establishment fails and maintain adequate watering regime

BOWERSGATE SCHOOL: MONITORING SCHEDULE

Monitoring Strategy

Monitoring will be undertaken to assess the successful establishment and condition of the proposed native tree and hedgerow planting, and to confirm that retained habitats remain in their existing condition.

Monitoring will focus on:

- Survival and establishment of newly planted trees and hedgerow;
- General plant health and vigour;
- Evidence of damage, disease, vandalism or management issues; and
- The condition of retained habitats within the Site.

Monitoring will be proportionate to the scale and nature of the development and associated habitat proposals.

Monitoring Methods and Intervals

The main monitoring requirements will be during the establishment phase, in years 1, 3 and 5. This is to ensure that suitable establishment of the habitats occur, and adaptive management strategies can be taken as necessary.

Monitoring inspections shall be undertaken by a suitably competent person at years 1, 3, 5, 10, 15, 20, & 30.

Monitoring Reports

A brief monitoring record shall be maintained following each inspection. The record shall include:

- Date of inspection;
- Summary of planting establishment and condition;
- Identification of any failed or damaged planting;
- Details of any management or remedial actions required; and
- Photographic records where appropriate.

Monitoring records shall be retained by the Site management team and made available to the Local Planning Authority upon request.

Adaptive Management

Where monitoring identifies failed establishment, damage or decline in habitat condition, appropriate remedial measures shall be implemented.

Potential remedial measures may include:

- Replacement planting during the next appropriate planting season;
- Additional watering during dry periods;
- Replacement or repair of stakes, ties or guards;
- Weed removal or mulching;
- Improved protection from accidental or vehicle damage; and
- Review of maintenance practices where necessary.

Management measures may be adapted over time in response to monitoring findings to ensure the successful establishment and long-term retention of the proposed habitats.

BOWERSGATE SCHOOL: ECOLOGICAL ENHANCEMENTS

Ecological Enhancements

In accordance with the recommendations in the PEA report (Land Studio, 2026), a single bird box is to be installed at the Site.

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.

It is confirmed that a Woodstone Seville 28mm Nest Box (or similar product) is installed on a tree within an area of introduced shrub to the northeast of the Site. The location is indicated on the map adjacent (Figure 4).

Bird box :
https://www.wildcare.co.uk/woodstone-seville-nest-box-28mm-entrance.html
Target species: Tree Sparrows, Blue Tits, Coal Tits and Great Tits.

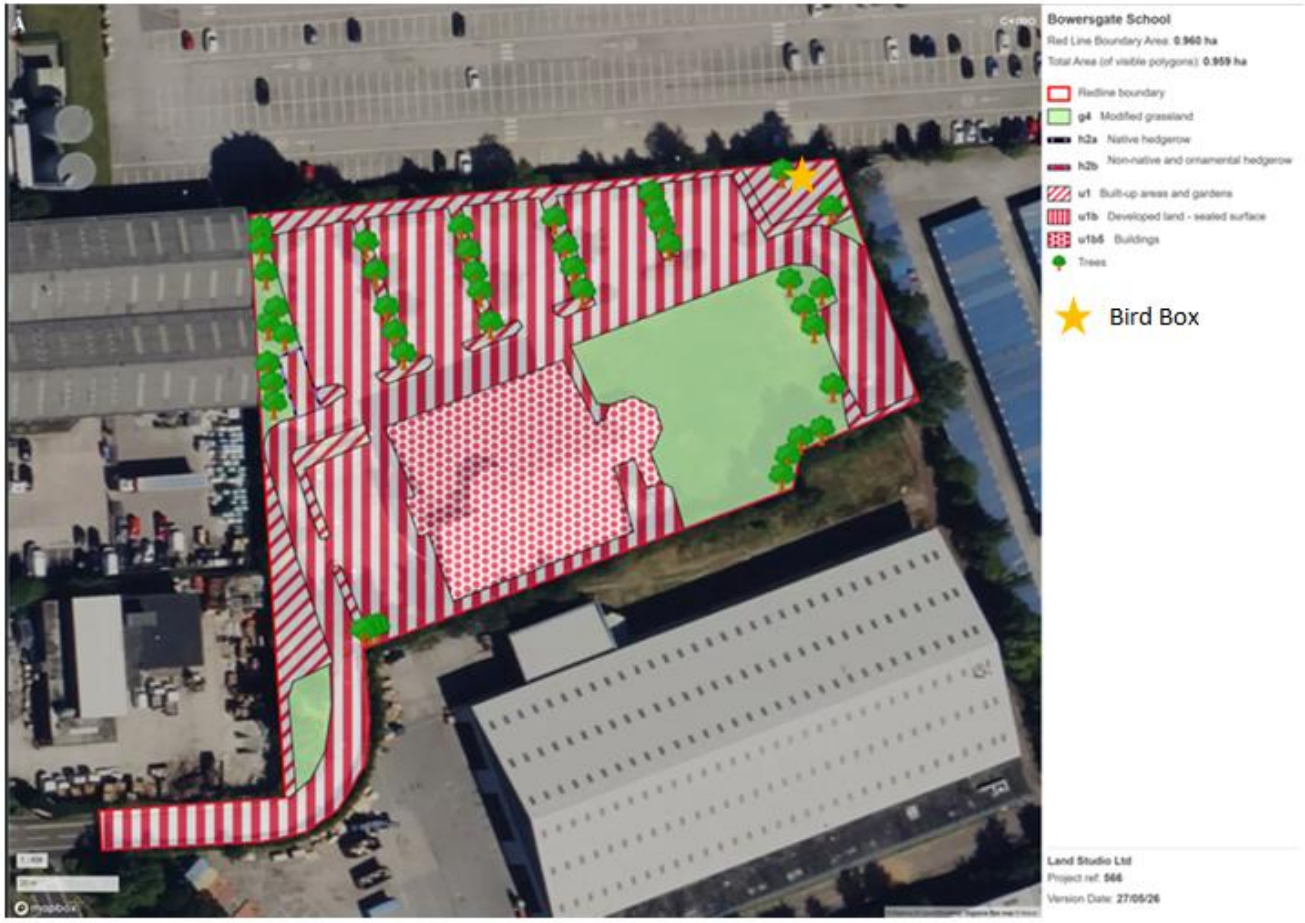

Figure 4. Proposed location for bird box.