BIODIVERSITY NET GAIN DESIGN STAGE ASSESSMENT

April 2026

One Tony Wilson Place
First Street,
Manchester,
M15 4GU

URBAN GREEN

QUALITY MANAGEMENT

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1 Executive Summary

1.1.1.1 Ralion Property II Ltd is proposing to develop the roof space at One Tony Wilson Place, Manchester (hereafter referred to as 'the site'). The proposals include the conversion of a section of pre-existing green roof to a recreational terrace area.

1.1.1.2 Urban Green has been appointed to carry out a Biodiversity Net Gain Design Stage Assessment to support a full planning application for the development of the site.

1.1.1.3 This assessment was conducted using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units of the site for the proposed development.

1.1.1.4 The proposed development produces a net gain of 0.02 area habitat units (+80.13%). No other habitat types, including linear or watercourses, are present on site.

1.1.1.5 The trading rules have been met for all habitat types present.

1.1.1.6 The development achieves the required 10% BNG onsite; therefore, off-site mitigation will not be necessary to meet local and national planning requirements.

2 Introduction

2.1 Scope

2.1.1.1 Urban Green has been instructed by Ralion Property II Ltd to carry out a Biodiversity Net Gain Assessment at One Tony Wilson Place, Manchester (hereafter referred to as 'the site') and produce the findings in a report.

2.1.1.2 The proposals include the conversion of a section of green roof into a recreational terrace space.

2.2 Site Context

2.2.1.1 The site is located at National Grid Reference SJ 83707 97387 and comprises a total area of approximately 0.09ha (Appendix 1).

2.2.1.2 The site comprises a section of a green rooftop associated with a high-rise tower in the city centre of Manchester. The roof is currently unused and features low growing species running along the peripheries of the rooftops extent and represent a rare example of green roof within the city centre. The site is located within the urban landscape of Manchester and, as such, is bordered on all elevations by urban development, including active construction sites, residential developments and commercial developments. Despite this, urban landscaping around the immediate area of the site offers rare, albeit limited, natural habitats including scattered urban trees, shrub and parcels of modified grassland which serve ornamental and aesthetic purposes. The wider landscape is largely similar, with urban development defining its character, however several waterbodies, including the River Tib, River Medlock, Bridgewater Canal and Rochdale canal are present within the wider landscape. The closest of which is the River Tib at 71m east of the site.

2.3 Purpose of Report

2.3.1.1 The report has been produced to document the methods, results and conclusions of a Biodiversity Net Gain Design Stage Assessment that was undertaken on site. The advice herein is based on both desk and field-based studies and intends to fulfil the following purposes:

- Ensure the core principles of Biodiversity Net Gain including the mitigation hierarchy are applied;
- Identify the baseline habitats present on site (pre-development), assess the condition and provide an indication of the ecological value of those habitats;
- Identify the post development habitats present on site, assess the possible target condition and provide an indication of the likely importance of those habitats;
- Calculate the overall change in biodiversity score from pre- to post-development habitats (measured as habitat units);

2.4 Legislation and Policy

2.4.1.1 In England, a minimum of 10% BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (Appendix 2).

2.4.1.2 Manchester City Council adopted a local plan in 2012, which will remain in place until 2027. While this document does not directly reference Biodiversity Net Gain, Policy EN 15 (Biodiversity and Geological Conservation) states:

> 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 or potentially valuable habitat areas where appropriate

2.4.1.3 This policy has been superseded by the Places for Everyone Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity. The policy states development will be expected to:

> a. Follow the mitigation hierarchy of:
>
> i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
>
> ii. Adequately mitigating any harm to biodiversity, then
>
> iii. Adequately compensating for any remaining harm to biodiversity.
>
> b. Avoid fragmenting or severing connectivity between habitats;
>
> c. Achieve a measurable net gain in biodiversity of no less than 10%; and
>
> d. Make appropriate provision for long-term management of habitats and geological features connected to the development.

2.4.1.4 Greater Manchester Combined Authority (GMCA) have also produced guidance relating to Biodiversity Net Gain within the 10 GM boroughs and set out a 10% target:

> The minimum level of Biodiversity Net Gain is considered to be achieved when the biodiversity units for the habitats (for example, area based habitats, rivers and/or hedges) impacted by the development is increased by 10% or more after the development. If the calculations indicate that a net gain will not be delivered at this stage, either the design should be updated or additional areas for habitat compensation identified (either onsite or outside the development boundary).

3 Methods

3.1.1.1 The Biodiversity Net Gain Assessment and Report follow the user guidance produced by Department for Environment, Food & Rural Affairs (2025a) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

3.2 Site Mapping

3.2.1 Existing Habitats

3.2.1.1 The site was not subject to a field survey due to access constrictions, instead aerial satellite imagery provided by open-source data, including MAGIC and Google Earth, was used to inspect the rooftop habitats.

3.2.1.2 It is unlikely that floral species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and/or uncommon habitats, are present within this habitat. Equally, the presence of any invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019 are considered unlikely to occur onsite given the nature of the site, its lack of disturbance and poor ecological connectivity.

3.2.1.3 Habitat types were identified and recorded using the Coreo habitat mapping application (V2.0) which utilises UKHab classifications (Butcher et al., 2023). Habitat types were based on the UKHab guidance provided and the assessor's best judgment while using these guidelines. Habitats were identified using primary codes and additional secondary codes have been used to record further information regarding various aspects of the site.

3.2.1.4 These habitats were subsequently mapped using ESRI ArcGIS Pro software, and habitat areas (ha) and lengths (km) were calculated for all habitats present. The baseline habitat map is displayed in Appendix 3. A summary of primary and secondary codes can be found in Appendix 4.

3.2.2 Post-Development Habitats

3.2.2.1 The proposed landscape plan was provided by jmarchitects, (2026) (see Appendix 5) in PDF and DWG format, detailing areas of proposed habitats and site layout. These were used to categorise the proposed habitats to inform the assessment. Calculations for areas relating to each habitat were also provided as estimates.

3.2.2.2 At the time of writing, a detailed landscape plan is not available. The proposed site layout produced by jmarchitects, with the use of satellite imagery, has thus been used to convert the proposed site layout into UKHab map using UKHab symbology and habitat classification (Appendix 6).

3.3 The Statutory Biodiversity Metric

3.3.1.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from the Department for Environment, Food & Rural Affairs.

3.3.1.2 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.

3.3.1.3 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby 'connecting' features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

3.4 Habitat Scoring

3.4.1.1 The Statutory Biodiversity Metric supplies reference documents and user guides to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

3.4.2 Minimum Mapping Units (MMU)

3.4.2.1 The UKHab classification system can be applied at various levels – fine scale, suitable for smaller sites, and large scale, used for broader landscapes. The fine scale level, which acknowledges areas of minimum 25m² and lengths of 5m, is considered appropriate for this site.

3.4.3 Baseline Units

3.4.3.1 To assess the quality of a habitat, and therefore calculate the units scored, the Statutory Biodiversity Metric utilises three scoring factors detailed as follows:

3.4.3.2 Condition

3.4.3.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type (Department for Environment, Food & Rural Affairs, 2025b). These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition.

3.4.3.4 Condition assessment results for each habitat have been provided within the 'user comments' column of the associated Statutory Biodiversity Metric (Urban Green, 2026).

3.4.3.5 A MoRPh river survey was not required in the scope of works as the site boundary is over 10m from riverbank top extents, therefore MoRPh river surveys shall not be addressed further in this report.

3.4.3.6 Vegetative Survey Methodology

3.4.3.7 Species abundance was described using the DAFOR scale as shown in Table 1. Percentages are an approximate indication rather than a quantitative measure.

Table 1 – Key to Species Abundance

Code	*Term*	*Description*	*Indicative Percentage Ranges*
D	Dominant	Covers most of the area	>50%
A	Abundant	Very common throughout the area.	33 – 50%
F	Frequent	Common or with many individuals.	25 – 33%
O	Occasional	Occurs in several places but not throughout. Populations are not large.	10 – 25%
R	Rare	Occurs in low numbers in relation to size of area.	0.1 - 10%
"L" will be used to indicate abundance in a localised area, e.g. LA = Locally abundant			

3.4.3.8 Distinctiveness

3.4.3.9 The distinctiveness of each habitat is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat. Table 2 provides the basis of the distinctiveness assessment for area habitats.

Table 2 – Distinctiveness Assessment for Habitats

Distinctiveness Categories		
Category	*Scores*	*Multiplier*
Very High	8	Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action e.g. blanket bog.
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action e.g. lowland fens.
Medium	4	Semi-natural habitats not classed as a Priority Habitat.
Low	2	Habitat of low biodiversity value. Temporary grass and clover ley; intensive orchard; rhododendron scrub.
Very Low (hedgerows)	1	Lowest biodiversity value possible e.g. non-native and ornamental hedgerow
Very Low (area and watercourse)	0	Little or no biodiversity value e.g. hard standing or sealed surface.

3.4.3.10 Strategic Significance

3.4.3.11 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such Nature Recovery Areas, local biodiversity plans, National Character Area 14 objectives and green infrastructure strategies (see Table 3).

Table 3 – Strategic Significance Assessment for Habitats

Strategic Significance Categories	
Category	*Score*
High strategic significance Identified in Local Nature Recovery Strategy (LNRS) and delivers specified priorities, or identified local plans as ecologically important	1.15
Medium strategic significance Where LNRS is not available, good potential but not in area defined in local policy – using professional judgment	1.1
Low Strategic Significance Definitions for high or medium not met, i.e., does not deliver specific priorities outlined in LNRS/local plans	1

3.4.3.12 The site is not subject to statutory designation, nor is it located within 1km of any statutory designated sites. Additionally, no non-statutory designated sites are located within 500m of the site.

3.4.4 Local Nature Recovery Strategy

3.4.4.1 The Greater Manchester Combined Authority have produced the Greater Manchester Nature Network Map as part of their Local Nature Recovery Strategy (LNRS), of which, displays core nature sites, as well as opportunity areas for nature recovery.

3.4.4.2 Within the LNRS, overarching objectives are established to create long-term, resilient nature networks across the city region. These aim to connect and enhance wildlife habitats, enabling both people and nature to thrive in tandem. Urban green spaces relevant to the site boundary are identified as one of the key opportunities to achieve this objective. This includes the integration of nature-rich green spaces within public and commercial buildings, alongside regenerative development approaches and the promotion of nature-friendly gardens and balconies as primary delivery mechanisms.

3.4.4.3 Despite this, the site is not located within a key opportunity area and as such is considered to have **low strategic significance**. This reflects the sites limited potential to contribute to wider network objectives, despite being identified as a target within local policy.

3.4.4.4 Priority Habitats

3.4.4.5 Consultation with open-source data (MAGIC) determined an absence of UK BAP Priority habitats and priority habitats recognised within the Local Biodiversity Plan, both onsite and within 500m of the site boundary.

3.4.5 Post-Development

3.4.5.1 Post-development habitats are subject to the same condition assessments as baseline habitats, based on information provided by the proposed landscape layout (Appendix 5).

3.4.5.2 Two additional factors are considered within post-development landscapes which are detailed below.

3.4.5.3 Temporal Multiplier

3.4.5.4 For post development habitat creation or enhancement, a risk multiplier will be automatically applied by the tool to account for the period of diminished ecological value while the habitat reaches the targeted post development condition. This time and therefore risk multiplier differs between habitat types, if the habitat is being created or enhanced and how the habitat is to be managed. The predetermined multiplier is based on the average time to meet targeted condition assuming good practice principles and appropriate management strategies are applied.

3.4.5.5 Difficulty Multipliers

3.4.5.6 A risk multiplier will be automatically applied by the tool to account the 'difficulty' of habitat-specific enhancement or creation. There are two separate difficulty multipliers assigned to each habitat, one for creation and one for enhancement/restoration, recognising that the technical challenges will not necessarily be the same for both.

3.5 Lifespan of Report

3.5.1.1 In accordance with CIEEM's Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM, 2019), the details of this report will remain valid for a period of ***18 months*** from the date of the survey (i.e. until **October 2027**). After this date, this assessment should be reviewed to determine whether any updated surveys are required.

3.6 Constraints to the Survey

3.6.1.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.

3.6.1.2 Access to the site could not be obtained at the time of the survey. Instead, the site was assessed via aerial and satellite imagery using open-source data (MAGIC and Google Earth). This is not considered to be a significant constraint with regards to the general UKHab survey results as, due to the nature of the site, condition assessments are not required to inform metric calculations. Additionally, species composition was obtained from previous habitat creation plans to inform species presence and it is considered unlikely this has altered due to the ecological isolation of the site. Given the size, location and limited extent of the site, it is considered very unlikely that any rare or priority plant species are present.

3.6.1.3 Best possible effort was made during the mapping process to ensure that the habitat map accurately represents the area of habitats present on site. Some margin of error is possible due to the continuous and difficult to define nature of habitat boundaries, however this margin of error has been minimised using professional opinion of experienced ecologists and up to date aerial imagery. As such this is not expected to be a significant constraint and affect the overall Biodiversity Net Gain Calculation provided within this report.

3.6.1.4 The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing.

Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

4 Pre-Development Habitat Assessment

4.1.1.1 Baseline habitats were assessed following the methodology outlined in Section 3.

4.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric (Urban Green, 2026).

4.1.1.3 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data.

4.2 Area Habitats

4.2.1 1) Urban - Other green roof (u1b5 89)

4.2.1.1 A small parcel of other green roof is present to the north of the site. This habitat is entirely surrounded by developed land, comprising sealed surfaces, including an access track that encircles the full extent of the roof footprint and backs directly on to a building immediately south of the parcel. No other natural or semi-natural habitats are present within the red line boundary.

4.2.1.2 The green roof is unmanaged and supports a limited diversity of low-growing sedum species. In places, vegetation cover is sparse, with areas of exposed substrate and minimal floral presence. Species present include white stonecrop (*Sedum album*), chickweed (*Stellaria media*), spurge, unknow grass species (*Poa* spp.) dandelion (*Taraxacum officinale*), hairy bittercress (*Cardamine hirsuta*) and moss (*Bryophyta* spp.)

4.2.1.3 This habitat is not assigned a condition score within the metric and is therefore considered N/A.

4.2.2 2) Urban - Developed land; sealed surface (u1b5)

4.2.2.1 Representing the most abundant habitat type within the site boundary, develop land; sealed surface accounts for all built elements of the site, including a central raised building footprint and access track atop developed land. These areas lack natural or semi-natural species and are likely undisturbed.

4.2.2.2 This habitat is not assigned a condition assessment within the metric, and is therefore considered N/A.

5 Biodiversity Gain Hierarchy

5.1.1.1 The Biodiversity Gain Hierarchy forms part of the statutory framework for biodiversity net gain is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

5.1.1.2 The hierarchy sets out the following actions:

- Developments should aim to avoid any adverse impacts on habitats that have a medium, high or very high distinctiveness within the metric.
- Where adverse impacts cannot be avoided, appropriate mitigation must be carried out, with the priority being the enhancement of other existing habitats.
- Other mitigation measures include creation of new onsite habitats and purchase of biodiversity credits.
- Failure to apply the Biodiversity Gain Hierarchy can result in the rejection of a planning application.

5.1.1.3 The landscape proposals have been used to identify habitats that will be enhanced, retained and lost as part of the development, which is summarised and justified in this section.

5.2 Retained Habitats

5.2.1.1 The following habitats will be partially or entirely retained within the landscape proposals:

- Developed land; sealed surface (partially retained)

5.2.1.2 This retained habitat is of low distinctiveness. It should be converted where possible to habitats of higher distinctiveness where possible, or the creation of additional habitats of the same or higher distinctiveness should be undertaken to adhere to the principles stated within the Biodiversity Gain Hierarchy.

5.3 *Lost Habitats*

5.3.1.1 The habitats which will be lost onsite are summarised in Table 4. Justification for the loss and proposed mitigation measures are also provided.

Table 4 – Habitat loss and proposed mitigation

Habitat Type	Reason for Loss	Proposed Mitigation
Other green roof	A portion of other green roof will be lost to facilitate the development of a roof terrace for recreational use. 'Other green roof' is not awarded a condition assessment and is of low distinctiveness with limited value in the metric.	To offset habitat loss and uplift BNG value of the site, additional areas of other green roof are to be created, replacing a portion of developed land; sealed surface. This shall adequately offset BNG loss.
Developed land; sealed surface	A portion of developed land; sealed surface utilised currently as an access track shall be lost to facilitate habitat creation of additional other green roof parcels. This shall be done to meet BNG 10% net gain.	The loss of developed land; sealed surface does not require mitigation within the BNG metric. This habitat shall be converted to higher distinctiveness habitat, improving it from its original distinctiveness of very low to low.

6 Pre-Development Habitat Summary

6.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the existing site habitats were calculated as well as the habitat units to be retained, lost and enhanced in site development.

6.1.1.2 The results of these calculations are presented in the Table 5.

Table 5 - Pre-Development Unit Summary

	On-site baseline	*Retained*	*Lost*	*Enhanced*
Area Habitat Units	0.03	0.00	0.03	0.00

7 Post-Development Habitat Assessment

7.1.1.1 Proposed habitats were assessed following the methodology outlined in Section 3.

7.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric.

7.1.1.3 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data.

7.2 Area Habitats

7.2.1 1) Urban - Other green roof

7.2.1.1 The created other green roof habitats shall comprise wildflower and/or sedum turf that are not intensive or biodiverse. Sedum blanket systems, if used, shall be installed at a minimum depth of 80mm as per guidance set out within UKHab.

7.2.1.2 This habitat is not assigned a condition score within the metric; automatically allocated a **N/A** score.

7.2.2 2) Urban - Developed land; sealed surface

7.2.2.1 Developed land sealed surfaces shall be created, representing a functional terrace space. This area shall be used recreationally and shall likely feature seating areas.

7.2.2.2 This habitat is not assigned a condition score within the metric and is therefore scored **N/A**.

8 Post-Development Habitat Summary

8.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the retained, lost and proposed habitats were calculated.

8.1.1.2 The results of these calculations are presented in the Table 6.

Table 6 - Post Development Biodiversity Net Gain Calculation

		Habitat Unit Change					*Net change in Biodiversity*	
	On-site baseline	*Retained*	*Lost*	*Enhanced*	*Created*	*On-site post development*	*Habitat units*	*%*
Area Habitat Units	0.03	0.00	0.03	0.00	0.05	0.05	+0.02	**+80.13**

8.1.1.3 The current landscape proposals for the development of the site produce a 0.02 unit (80.13%) net gain in biodiversity for area habitats.

8.1.1.4 The trading rules were satisfied by the landscape proposals.

8.1.1.5 The development does achieve the required 10% BNG onsite; therefore, off-site mitigation will not be necessary to meet local and national planning requirements.

9 References

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APPENDIX 1 – SITE CONTEXT

URBAN GREEN



Legend:

Red Line Boundary

0.5

Kilometers

N

Client: JLL	Issue: 01	Figure: 01
Project: One Tony Wilson Place	Scale @ A4: 1:6000	
Title: Site Context	Approved by: GS	Checked by: SB
Drawing Ref: UG_3600_SITE_CONTEXT	Author: CL	Date: 15/04/2026

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APPENDIX 2 – NATIONAL BIODIVERSITY NET GAIN LEGISLATION

URBAN GREEN

Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') for biodiversity, compared to what is present onsite prior to development.

BNG is now a mandatory condition for any new development of land in England (specific exemptions apply), as of 12th February 2024. In order for planning permission to be granted, the development must be able to achieve at least a **10% net gain in biodiversity** for each type of habitat unit present (i.e., area habitats, linear hedgerow habitats and watercourse habitats) and meet the trading rules.

Where a 10% net gain cannot be achieved onsite, offsite mitigation will be necessary and must be carried out under a conservation covenant or planning obligation.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Schedule 14 the Environment Act (2021) states:

Overview

1 (1)This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

(2)Paragraphs 2 to 12 have effect for the purposes of this Schedule.

Biodiversity gain objective

2 (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.

(4) The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

The National Planning Policy Framework (NPPF, 2025) supports the requirements of the Environment Act:

Paragraph 187 of the NPPF states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

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 and

incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Paragraph 192 of the NPPF states:

To protect and enhance biodiversity and geodiversity, plans should:

b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

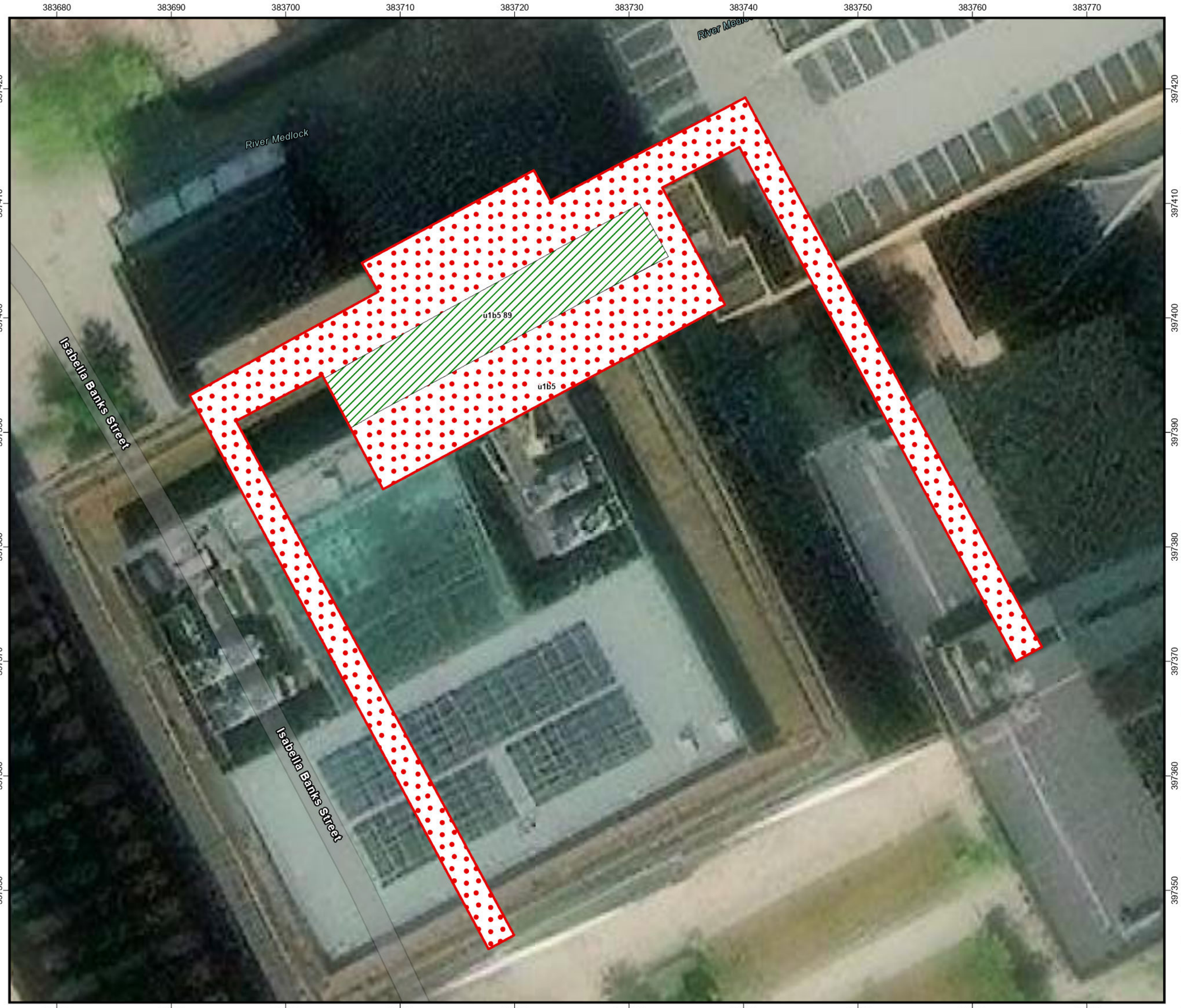
Paragraph 193 of the NPPF states:

When determining planning applications, local planning authorities should apply the following principles:

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.

APPENDIX 3 – BASELINE UKHAB HABITAT MAP

URBAN GREEN



URBAN GREEN

Legend

- Red Line Boundary
- Building
- Green roof

N

0 3.5 7 14 Meters



Do not scale this drawing (printed or electronic version).
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Client: JLL		
Project: One Tony Wilson Place		
Title: UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: GS	Approved: SB
Project: UG3600	Scale @ A3: 1:300	Date: 15/04/2026
Dwg No: UG_3600_BNG_HM_01		Revision: 01

APPENDIX 4 – PRIMARY AND SECONDARY CODES

URBAN GREEN

Primary Code	*Definition*
u1b	Developed land: sealed surface
u1b5	Building
Secondary code	***Definition***
89	Other green roof

APPENDIX 5 – PROPOSED LANDSCAPE PLAN

URBAN GREEN

Notes :
1. This drawing should not be scaled, figured dimensions only to be taken
2. should any discrepancies be found with this drawing, please inform this office.
3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.

1:200

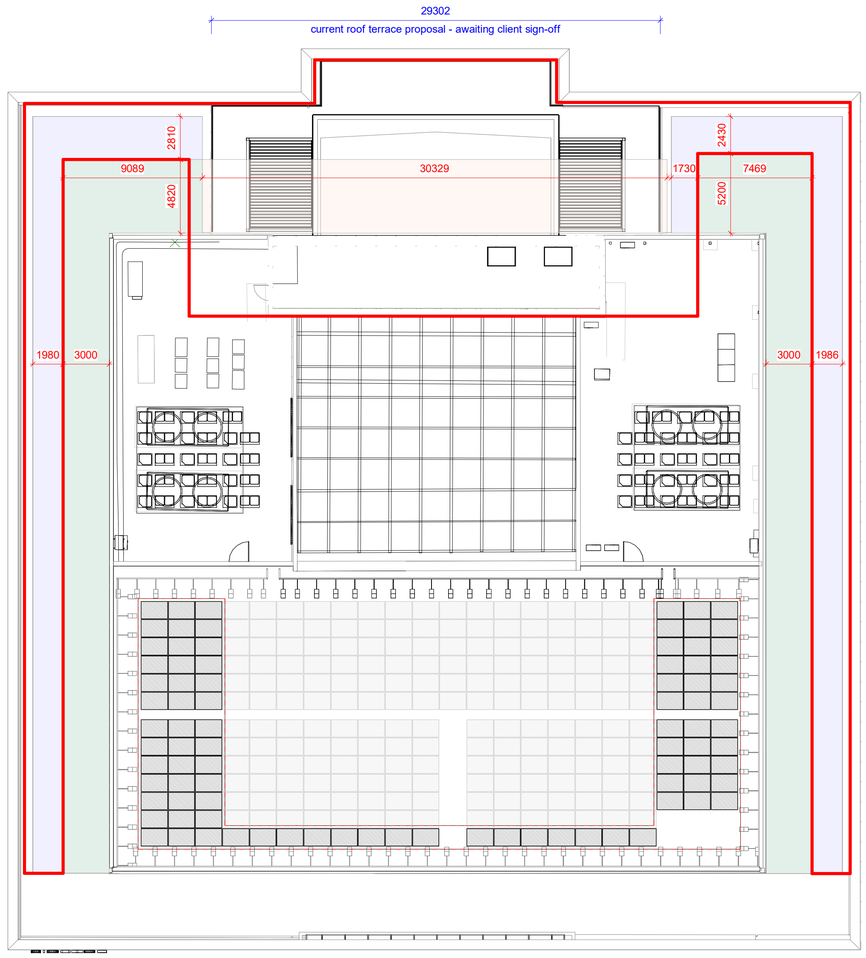
2m 0m 4m 8m 12m 16m 20m

KEY:

- Retained green roof - approx. 333 sqm
- Green roof to be removed - approx. 146 sqm
- Potential for green roof to be added - approx. 253 sqm
- XX Approximate dimensions
- XX Current roof terrace proposal - awaiting client sign-off

All dimensions and areas are approximate based on jma's site measurements on 10.04.26.

Existing green roof extents were not included in the original survey information. All dimensions and areas are approximate based on jma's site measurements.



1 Level 08 - Proposed Roof Plan
1 : 200

Rev	Description	Date	Drn By	Chk By
P04	Proposed green roof area increased	2026.04.16	AK	SK
P03	Potential footprint for new green roof added	2026.04.15	AK	SK
P02	Minor updates to roof terrace extents based on site measurements	2026.04.10	AK	SK
P01	First Issue	2026.03.20	AK	SK

DRAFT

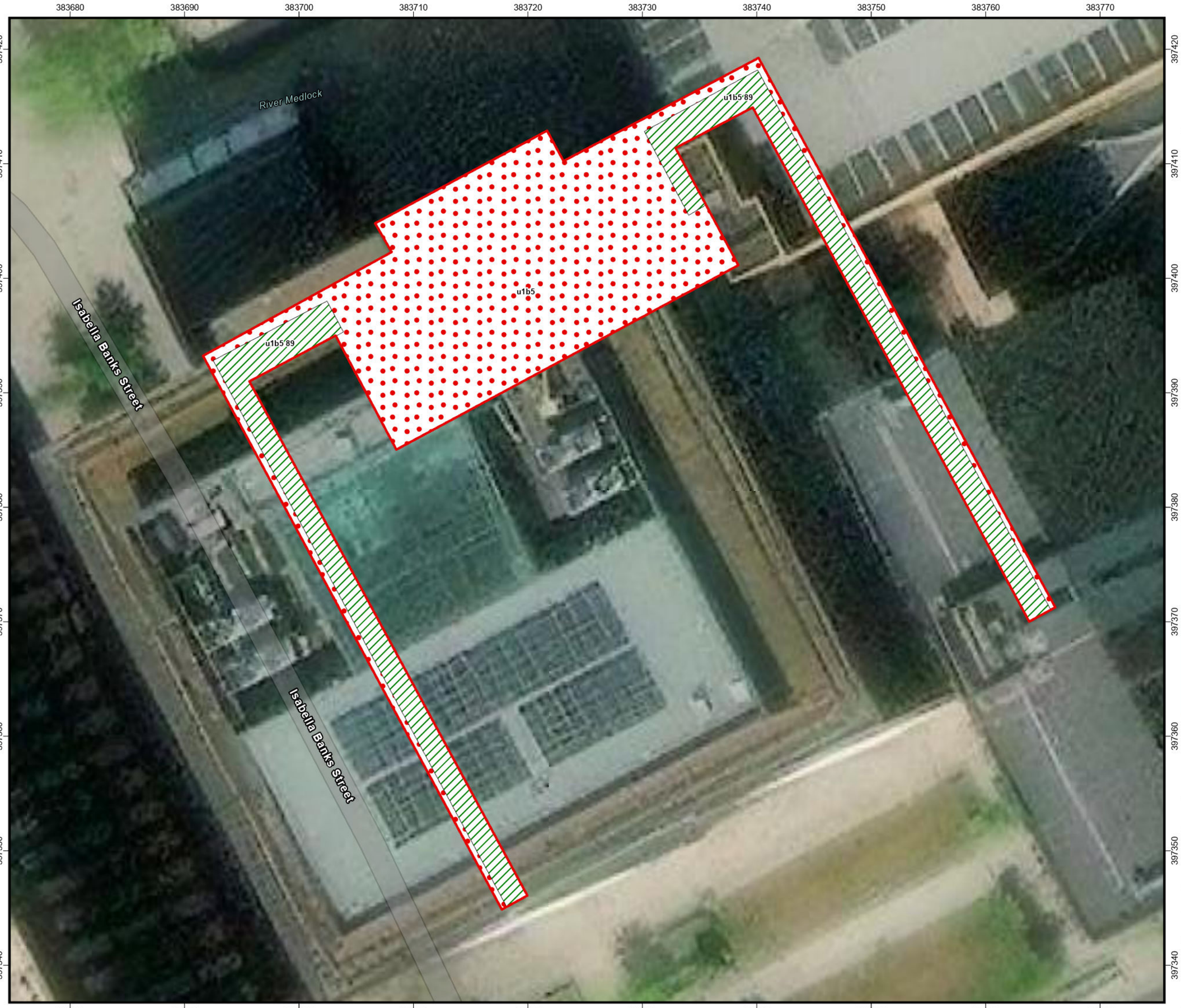
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Project
One Tony Wilson Place
Title
Proposed Roof Plan - BNG
Client
Oval Real Estate
Purpose :
Information
Scale :
1:200 @ A1
Drawing Number
Project - Originator - Volume - Level - Type - Role - Class&Number
7124-JMA-01-08-DR-A-27 0002
Status
S4
Revision
P04
JMA Project Number
7124

Version: 00.00.13

APPENDIX 6 – POST-DEVELOPMENT UKHAB HABITAT MAP

URBAN GREEN



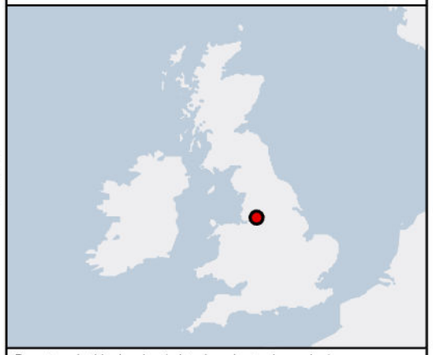
URBAN GREEN

Legend

- Red Line Boundary
- Building
- Green roof

N

0 3.5 7 14 Meters



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Dwg No: UG_3600_BNG_PDHM_01		Revision: 01