Brooks Ecological



Landscape and Ecology Management Plan

Upper Brooks Street, Manchester

Kadans

Report Reference:	Landscape and Ecology Management Plan Upper Brooks Street, Manchester
Report Reference:	ER-6550-02
Written by:	Josh Birchall BSc (Hons) MCIEEM Principal Ecologist
Technical review:	Peter Brooks BSc (Hons) MA MCIEEM CEnv Associate
Approved for issue:	Peter Brooks BSc (Hons) MA MCIEEM CEnv Associate
Date:	11.02.2026

The information which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions. This report does not constitute legal advice.

Unit A, 1 Station Road,
Guiseley, Leeds, LS20 8BX
Phone: **01943 884451**
01943 879129
www.brooks-ecological.co.uk
Registered in England Number 5351418

Introduction

This site has been subject to baseline studies which have informed the layout, demonstrating its engagement with the 'mitigation hierarchy'. Design concepts have been drawn up that allow the scheme to deliver biodiversity units through habitat creation and management of new habitat features. This plan is the final biodiversity delivery document, and shows how retained and created habitats can attain the condition scores that were predicted in the Biodiversity Net Gain Assessment.

In addition to meeting habitat condition objectives, this plan presents additional measures to enhance the value of the Site for fauna.

The Plan is produced in accordance with Chapter 11 of British Standard 42020. 'Biodiversity Management Plans' (BMPs) are reports which set out how wildlife interests will be enhanced, restored and maintained, a term is referenced in BS42020 Clause D.4.5.

In producing this plan the following sources have been refereed to:

- Preliminary Ecological Appraisal, Brooks Ecological (ER-6550-01)
- Biodiversity Net Gain Assessment, Brooks Ecological (P-6650-03)
- Landscaping Reform Landscape Architecture drawing 0968-RFM-XX-00-DR-L-0001 rev. P07.
- Ground Floor Public Realm Planting Strategy MAUBS-RFM-XX-00-DR-LS-0103–P02

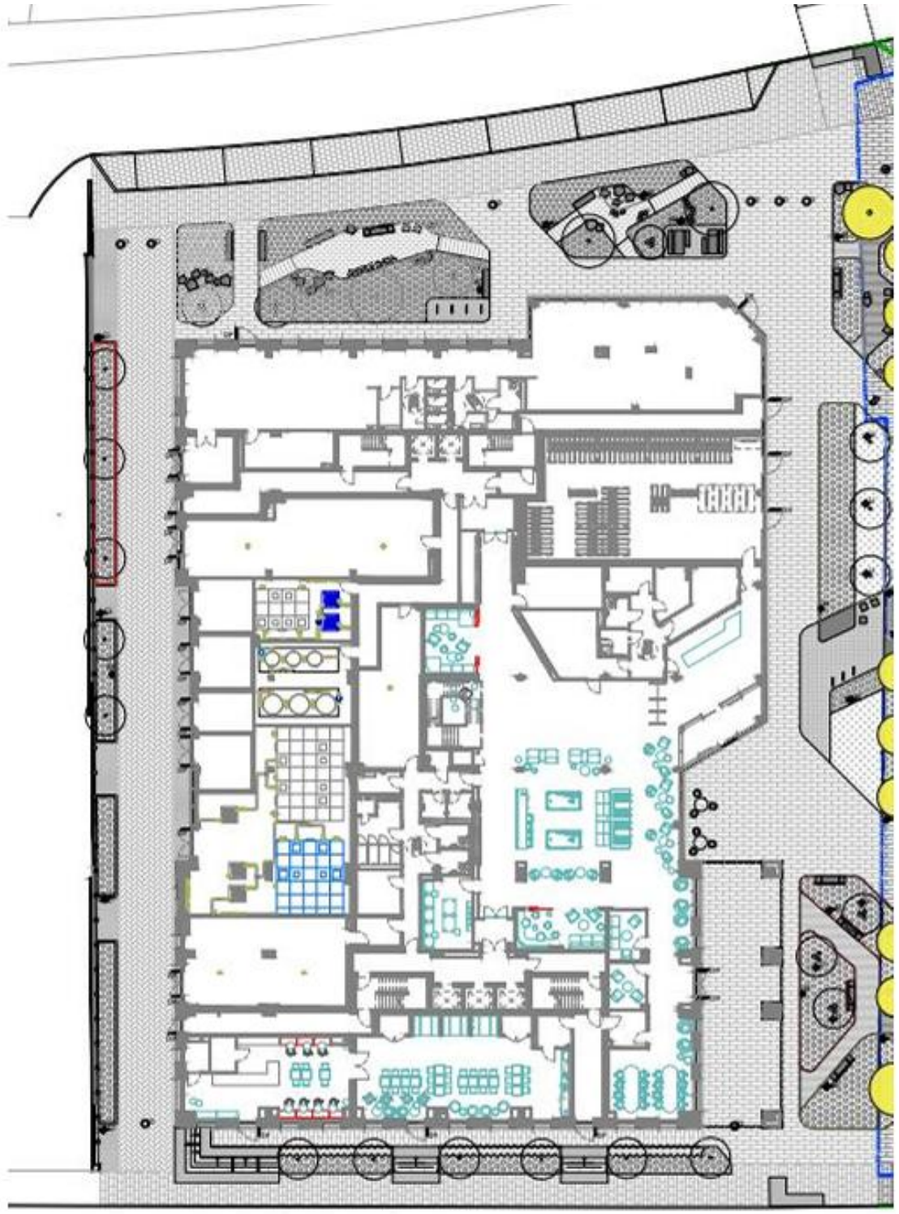


Figure 1. Landscape Reform Landscape Architecture drawing

Aims

Aims

The aim of this plan is to maximise delivery of the wildlife potential and condition of habitats on site, creating areas of robust landscaping and provide enhancements which benefit invertebrates, mammals and birds.

Objectives

The following sections of the Plan detail management objectives relevant to each habitat or ecological feature as appropriate. These include management options and monitoring to ensure feature achieve their target objectives and habitat conditions over the course of the management period. The final layout has been assessed under the Statutory Defra Metric for Biodiversity Net Gain showing the proposed development can deliver 0.63 habitat units and 0.05 hedgerow units. An overall work schedule is provided to summarise annual works, monitoring and reporting to the LPA.

Scope of Plan

This plan relates to the whole development as contained within the red line illustrated in Figure 1 and references the habitat areas created through soft landscaping, tree and planting schedules as detailed in the Reform landscape plans.

There is a small area of grassland which is adjacent to the south eastern site (c.2m^2), as such it is anticipated its management will be incorporated into the larger area of grassland and specific management is not recommended herein.

Delivering the Plan

The Developer is responsible for the creation and establishment works for a thirty-year period.

The Developer will appoint either a Specialist Ecological Management Company (SEMC) or a company working under the direction of an Ecological Clerk of Works (ECoW) to oversee the delivery of this plan.

The ECoW would be a qualified Ecologist and member of the Chartered Institute of Ecology and Environmental Management, or be otherwise approved by the LPA.

Following the construction phase this plan will be the responsibility of a Site Management Company whence it will be implemented for the duration of the plan.

Upper Brooks Street, Manchester

Headline Results

Return to results menu

On-site baseline	*Habitat units*	0.02
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.63
	Hedgerow units	0.05
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	*Habitat units*	3632.19%
	Hedgerow units	0.00%
	River units	0.00%
Off-site baseline	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.62
	Hedgerow units	0.05
	River units	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	3632.19%
	Hedgerow units	100.00%
	River units	0.00%
Trading rules Satisfied?		Yes ✓

Figure 2. Biodiversity Unit summary from Biodiversity Net Gain Assessment

Native Species Rich Hedgerows

Rationale

Creating species rich linear features which can provide food and shelter resources to birds, small mammals and invertebrates.

Objectives

Habitat: Native Hedgerow and Native Species Rich Hedgerow Reaching a DEFRA condition score of **Poor** by Year 5.

Specification

Soil Protected *in situ*.

Weeds Maintain a weed free strip under establishing hedge.

Planting From Reform Landscape Architects Detailed Planting Plan. Plant hedge where specified at western boundary.

Management

Year 1 When required in locations where weeds can establish , keep a 1m strip centered on the hedge free of weed growth using translocated non persistent herbicide. Up to two visits in the growing season.

Year 2 No further weed treatment.

Year 3 + Cut hedge in late winter.

Monitoring

ECoW to conduct monitoring visits in years 1, 3, 5, 10, 20 and 30 to check trajectory to desired condition.

Remedial action options

- Increase weed control if undesirable species establish.
- Re-seed and replant locally.
- Vary cutting profile. Such as cut 50% of hedge in alternate years



	Favorable condition attributes	Criteria	Targeted?
A1	Height	>1.5m average along length	**Yes**
A2	Width	>1.5m average along length	**Yes**
B1	Gap – hedge base	Gap between ground and base of canopy <0.5m for >90% length	**Yes**
B2	Gap – hedge canopy continuity	Gaps make up <10% of total length and no canopy gaps >5m	**Yes**
C1	Undisturbed ground and perennial vegetation	>1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length & present on one side of hedge at least	**No**
C2	Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of area of undisturbed ground	**No**
D1	Invasive and neophyte species	>90% of hedgerow and undisturbed ground is free of invasive non-native and neophyte species	**No**
D2	Current damage	>90% of hedgerow of undisturbed ground is free of damage caused by human activities	**No**

Trees

Rationale

Diverse tree planting incorporating native species to provide opportunities for foraging, sheltering and nesting for varied fauna.

Objectives

Urban tree: **Moderate** condition by year 10

Specification

Urban Trees

Plant according to landscape specifications and standard tree establishment.

Management

Year 1-2 Keep a 0.5m diameter area weed free with herbicide. Check shelters are fitted properly, stakes are firm and ties in place. Hand weed grasses and weeds in tree shelters if present. Replace failures next growing season. Monitor for competitive weed growth away from planting stations. Spray or weed wipe as required to keep cover to less then 10%.

Year 3+ Monitor for competitive weed growth away from planting stations. Spray or weed wipe as required to keep cover to less then 10%. Remove tree guards before year 5.

Monitoring

ECoW to conduct monitoring visits in years 1, 3, 5, 10, 20 and 30 to check trajectory to desired condition.

Remedial action options

- Increase weed control if undesirable species establish.
- Replant if lost



	Condition Assessment Criteria: Urban Tree	Targeted?
1	Tree is native species (70% of trees in block are native)	**Yes**
2	Tree Canopy is continuous (except for individual trees)	**Yes**
3	Tree is mature (or more than 50% of the block are).	**No**
4	Little evidence of adverse health impacts on trees by human activities	**No**
5	Natural Ecological niches	**No**
6	More than 20% of canopy is above vegetation	**Yes**

Introduced Shrub

Rationale

New shrub planting to increase diversity of woody species present and provide habitat resources for forage, shelter and nesting opportunity.

Objectives

Introduced shrub: Condition fixed at **Poor**.

Specification

Introduced Shrub

Weeds treat weeds in new tree and shrub planting stations.

Seeding *N/A*

Planting from landscape plan schedule

Management

Year 1-2 Keep a 0.5m diameter area weed free with herbicide. Where required check shelters are fitted properly, stakes are firm and ties in place. Hand weed grasses and weeds in shelters if present. Replace failures next growing season. Monitor for competitive weed growth away from planting stations. Spray or weed wipe as required to keep cover to less then 10%.

Year 3+ Monitor for competitive weed growth away from planting stations. Spray or weed wipe as re-quired to keep cover to less then 10%. remove tree guards before year 5.

Monitoring

No ECoW monitoring required.

Remedial action options

- Increase weed control if undesirable species establish.
- Re-seed and replant locally.
- Vary cutting profile.



Nesting Boxes for Birds

Rationale

Ready made roosting boxes will be incorporated into building walls to provide shelter and breeding sites of declining birds such as swifts. Since swifts are colony species they are best installed in groups of three as high in the building as possible.

Swift bricks (Orange dots)



Specification

https://www.nhbs.com/vivara-pro-cambridge-swift-nest-box

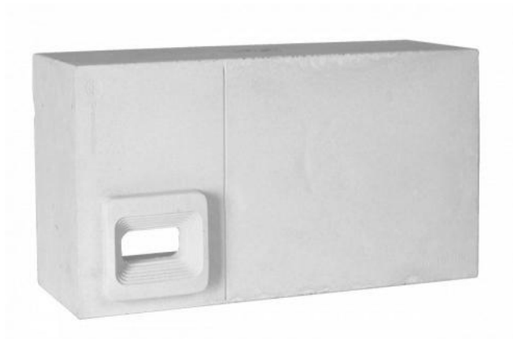
Or equivalent approved by the Ecological Clerk of Works

Location Notes

Swift bricks will be positioned as high up on buildings as possible, ideally below the verges of gables. Boxes will not be positioned above windows, to prevent potential conflict with new homeowners. South-facing elevations will be avoided, with boxes fixed to north, northeast or northwest facing aspects.

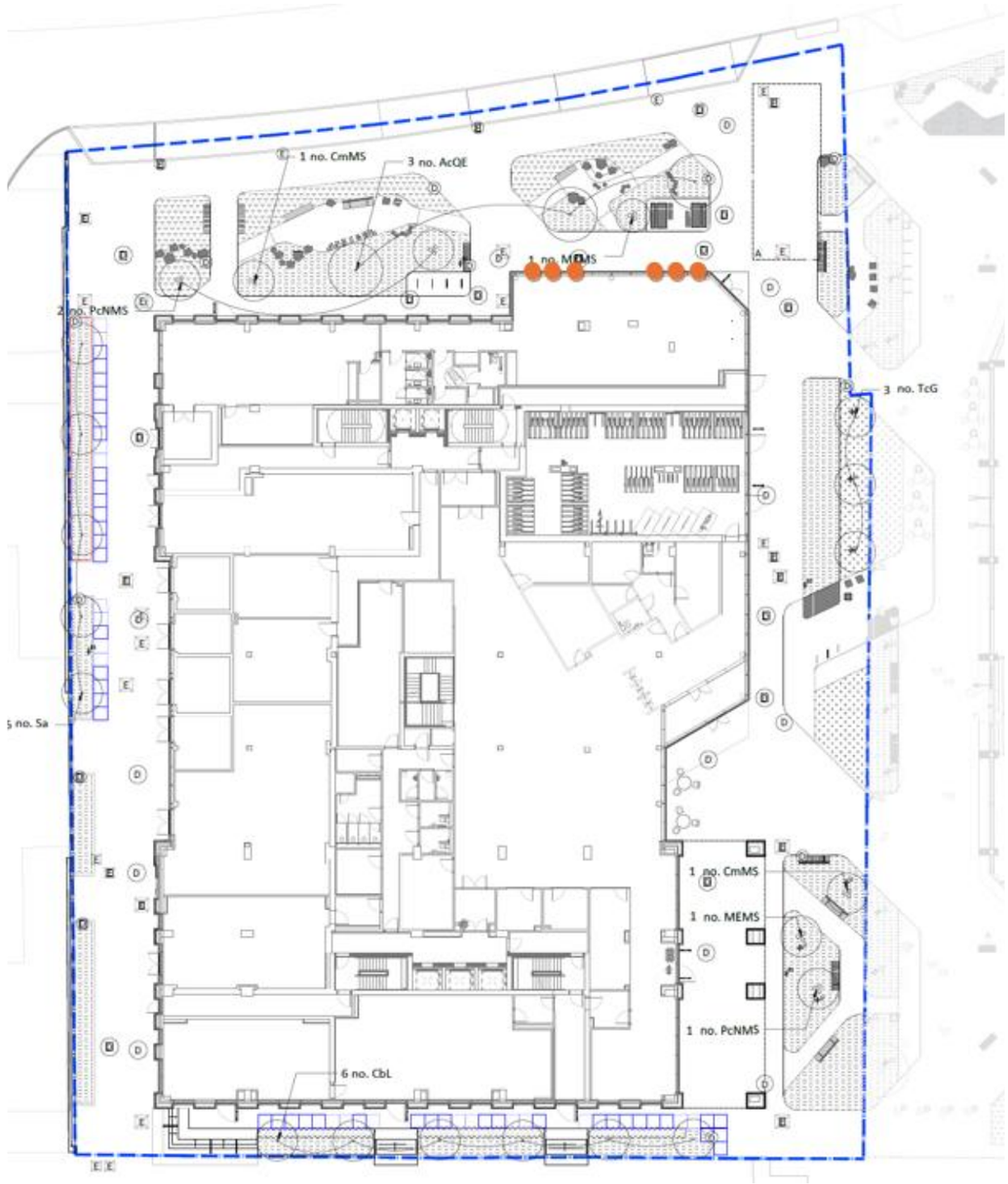
Number 6

When erected? During construction of building









Note all locations and specifications may be varied under agreement with ECoW

Roosting Boxes for Bats

Rationale

Ready made roosting boxes will be installed on suitably large trees to provide shelter and breeding sites of declining bats.

Integral Bat boxes (Purple dots)

Specification

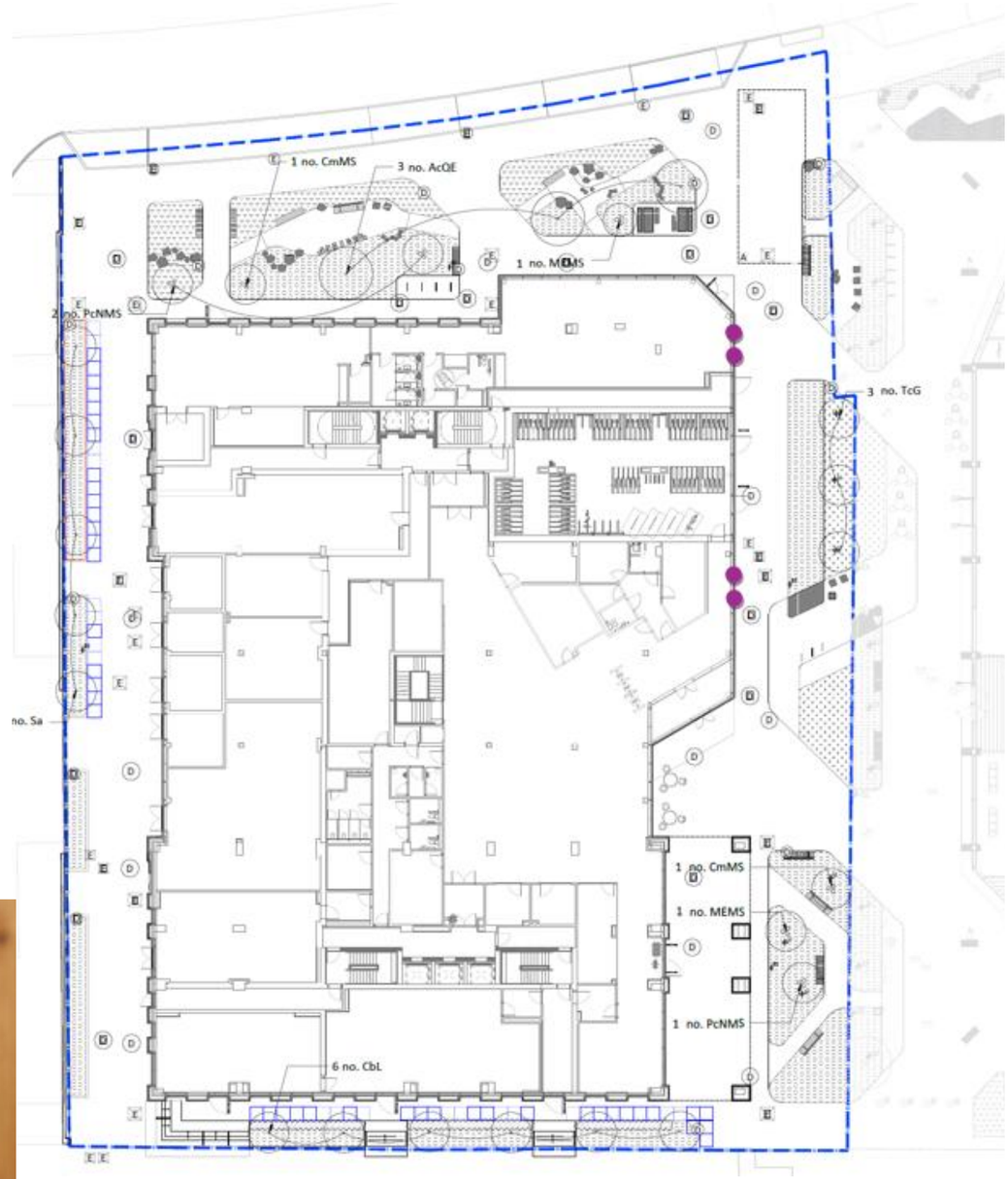
Integral Bat Box https://www.nhbs.com/bat-block

Or equivalent approved by an Ecologist

Location Notes

Bat boxes will be positioned as high up on buildings as possible, ideally below the verges of gables. Boxes fixed to the eastern aspects.

Number 4
When erected? During construction









Note all locations and specifications may

Timeline

Task	ECoW to direct	ECoW to carry out	Year 1	Year 2	Year 3	Year 4	Year 5	6+	10	20	30
Seeding and planting of new flowering lawn			September–November	September–November							
Planting of new trees, hedge and shrubs			November–February	November–February							
Manage hedgerows (winter cutting)				January–February	January–February	January–February	January–February	January–February	January–February	January–February	January–February
Erect bat and bird boxes			As built	As built							
ECoW verification faunal boxes			As built	As built							
ECoW Monitoring		Yes	Yes Report to LPA on 1st November		Yes Report to LPA on 1st November		Yes Report to LPA on 1st November		Yes Report to LPA on 1st November	Yes Report to LPA on 1st November	Yes Report to LPA on 1st November