



Biodiversity Net Gain Report

Former Peacocks Centre and Pipewell Avenue

For

Clarion Housing Association Limited and Clarion Housing Property Development Services Limited

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June 2026

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002	17/06/2026	Callum Salter		Laurie Wildwood

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1. Summary

1.1.1 Thomson Environmental Consultants has assessed the biodiversity net gain (BNG) value for two residential schemes located at the Former Peacock Centre and Pipewell Avenue.

1.1.2 A habitat survey and condition assessment were undertaken to determine the baseline biodiversity value of the site pre-development. The UK Habitat Classification (UKHab) survey results are provided in the Preliminary Ecological Appraisal report (Thomson Environmental Consultants, 2025) and the results map is provided in Figure 2a and 2b. The Former Peacock Centre was 0.8 (Hectare) ha in size and found to have baseline biodiversity values of 4.52 habitat units. Pipewell Avenue was 0.5ha in size and baseline biodiversity values of 3.89 habitat units. Neither of the sites featured any baseline hedgerow units or watercourse units.

Former Peacock Centre

1.1.3 The post-development plan for the site is shown in Figures 3a and 4a. The site will aim to deliver 1.44 habitat units and 0.52 hedgerow units. The outcome is a biodiversity net loss of -68.12% for habitat units. There is no recorded increase in hedge units as none were present in the baseline, though this should be observed as a net increase in hedge biodiversity.

Pipewell Avenue

1.1.4 The post-development plan for the site is shown in Figures 3b and 4b. The site will aim to deliver 2.04 habitat units and 0.21 hedgerow units. The outcome is a biodiversity net loss of -42.37% for habitat units. There is no recorded increase in hedge units as none were present in the baseline, though this should be observed as a net increase in hedge biodiversity.

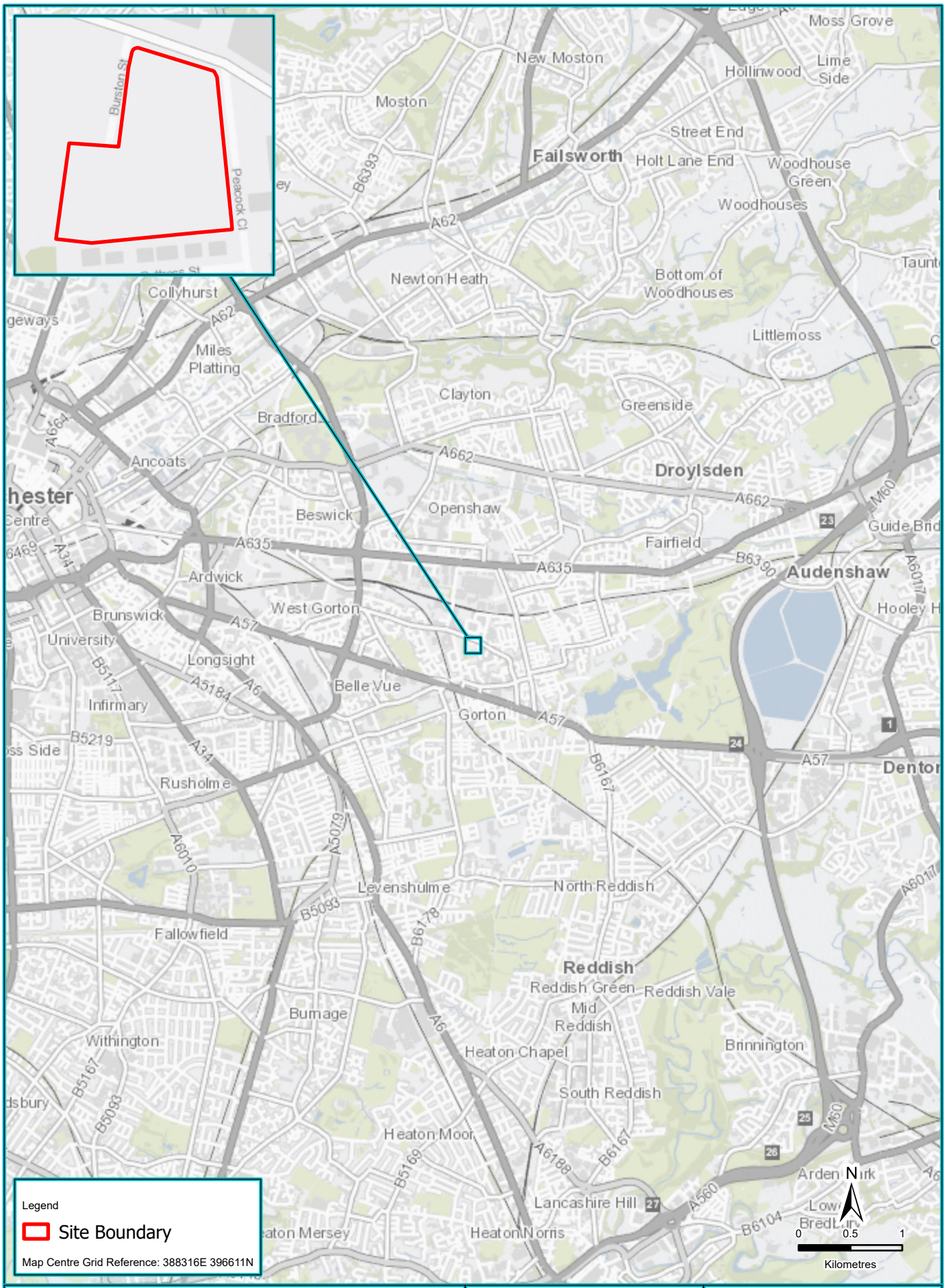
1.1.5 The landscape designs are now finalised. Any subsequent changes to layout, landscaping details or management would need to be reflected in an updated BNG metric calculation.

1.1.6 To meet the legislative requirements of the Town and Country Planning Act 1990 (as amended), the project requires a total off-site compensation in the form of 5.57 biodiversity units to achieve 10% net gain.

1.1.7 The Former Peacock Centre has a trading summary loss of 3.53 units, and this must comprise of 2.12 Urban tree, 0.35 Willow scrub, 0.55 Mixed scrub and 0.43 Other neutral grassland units to meet trading summary rules. Pipewell Avenue has a trading summary loss of 2.04 units, and this must comprise of 1.45 urban tree, the remaining units were modified grassland.

1.1.8 Details of how BNG will be achieved must be provided in a Biodiversity Gain Plan (BGP) to be submitted to the Local Planning Authority should the planning application be approved (in line with Government guidance https://www.gov.uk/government/publications/biodiversity-gain-plan

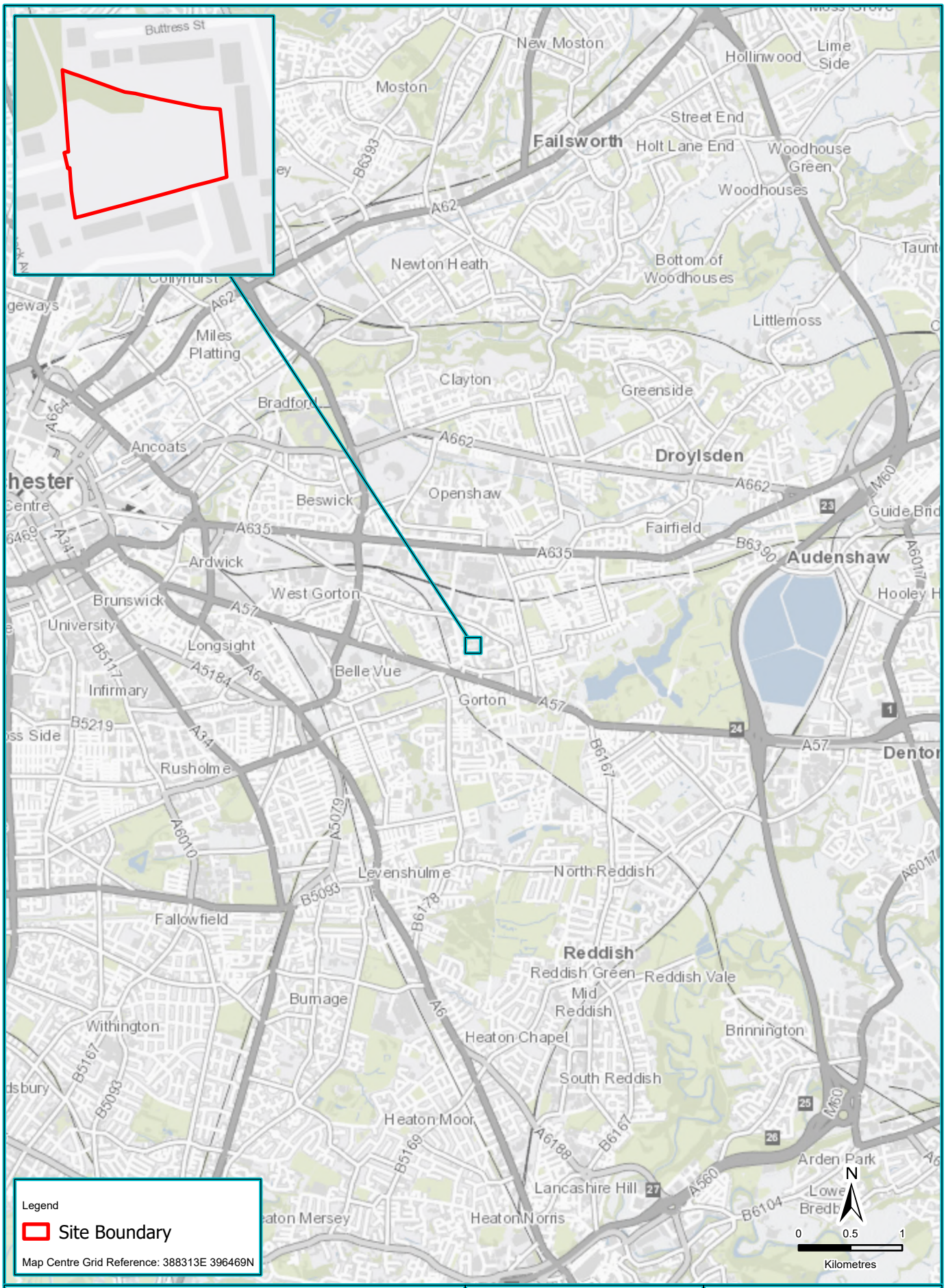
1.1.9 As per the Environment Act 2021, a Habitat Management and Monitoring Plan (HMMP) may be required, the Manchester City Council will decide if one is required once planning permission has been granted. The HMMP outlines provisions for habitat creation, management, and monitoring over a 30-year period.



Client: Clarion Housing Association Limited		Drawing Ref: CLA001-011/407390/1	
Figure Number: 1A		Scale at A4: 1:50,000	
Figure Title: Site Location (Former Peacock Centre)		Drawn: KC	Checked: AS
		Date: 15/04/2025	Date: 15/04/2025

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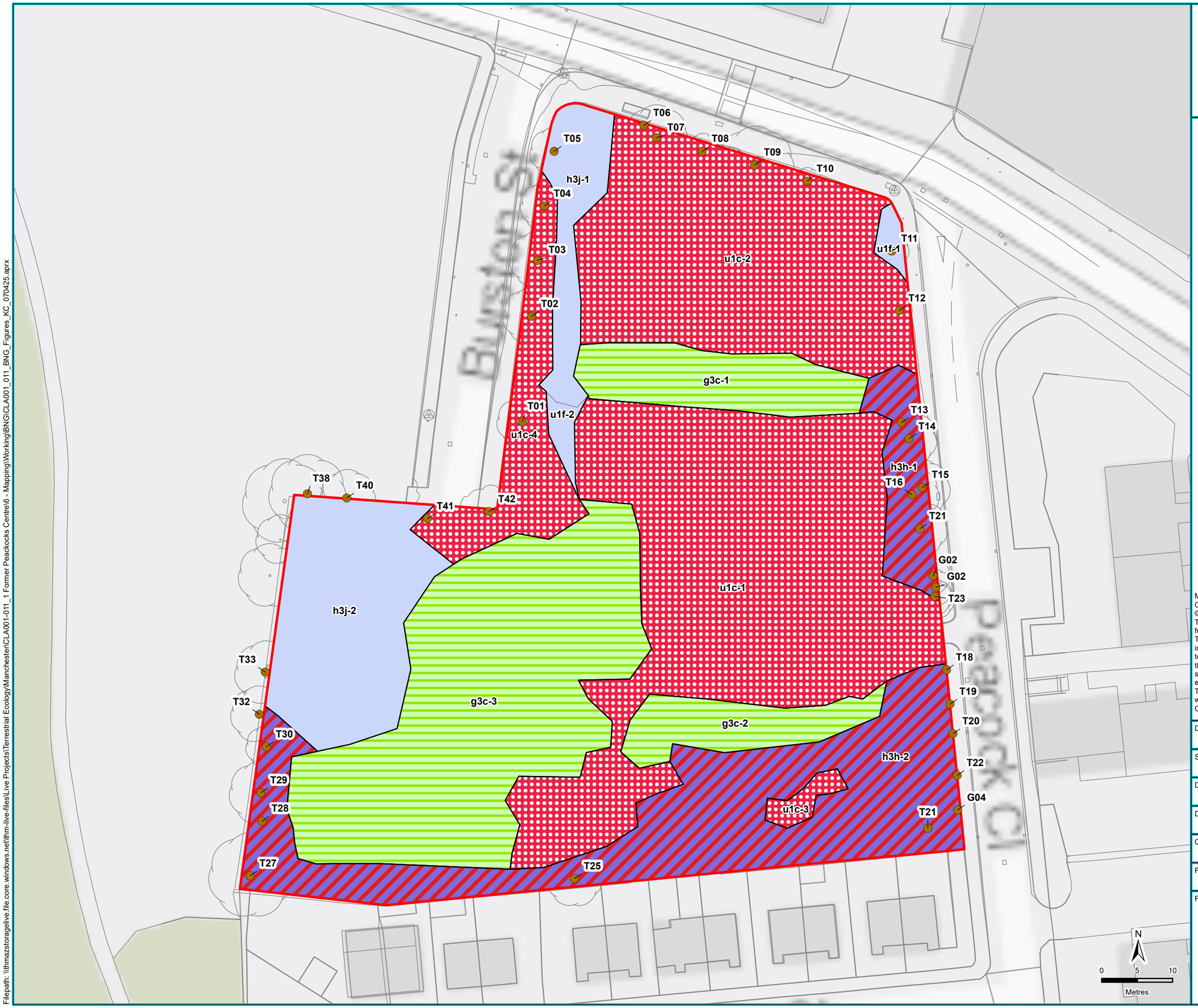
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Figure Title: Site Location (Pipewell Avenue)		Drawn: KC	Checked: AS
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Legend

- Urban Tree
- g3c - Other Neutral Grassland
- h3h - Mixed Scrub
- u1c - Artificial Unvegetated Unsealed Surface
- h3j - Willow Scrub
- Site Boundary

Map Centre Grid Reference: 388316E 396611N

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Date: 18/06/2025	Date: 18/06/2025
Client	Clarion Housing Association Limited
Figure Number	2A

Figure Title

Extended UK Habitat Classification Survey Results (Former Peacocks Centre)



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Legend

- Urban Tree
- g4 - Modified Grassland
- h3d - Bramble scrub
- u1b - Developed Land, Sealed Surface
- Site Boundary

Map Centre Grid Reference: 388313E 396469N

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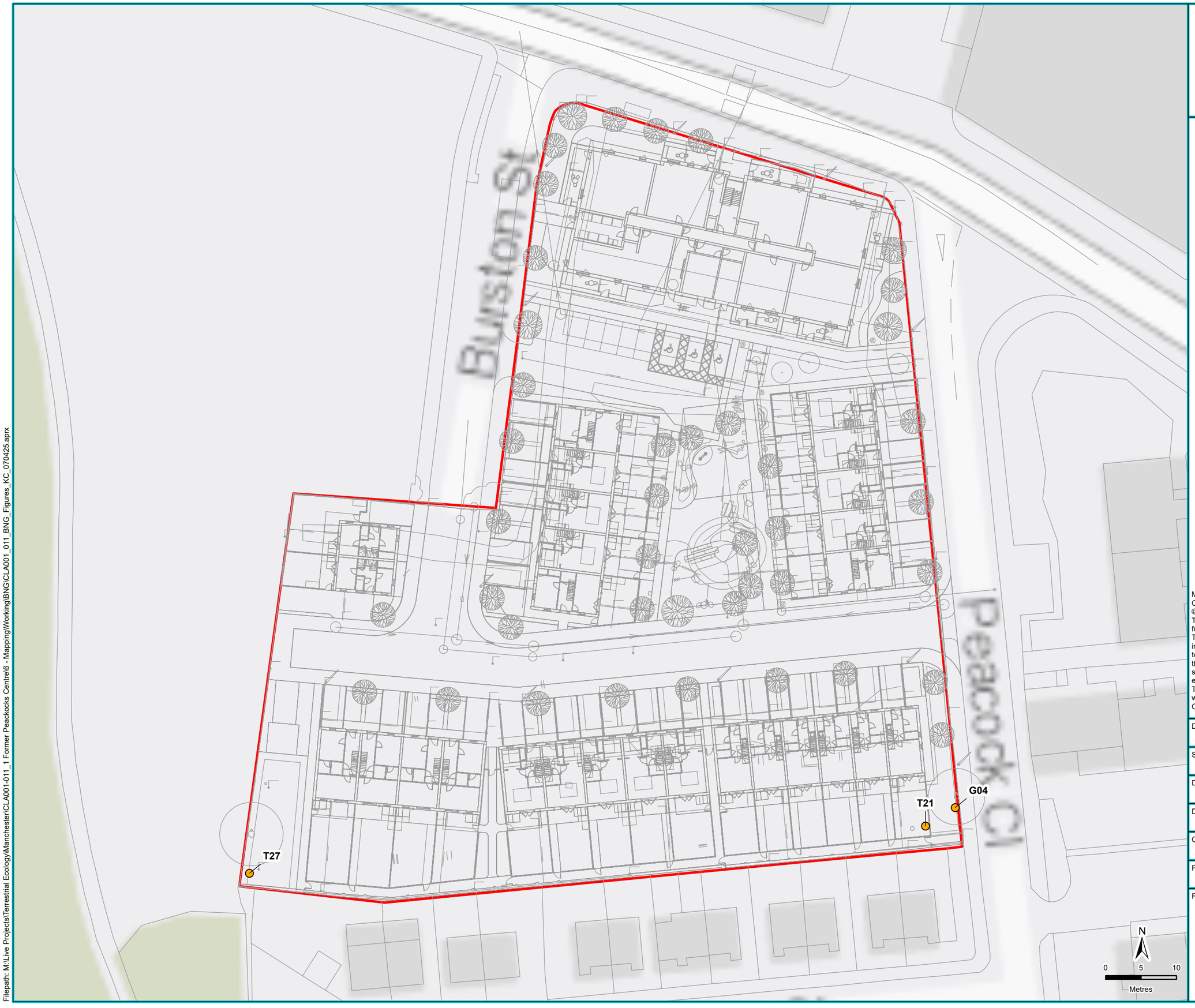
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Client	Clarion Housing Association Limited
Figure Number	2B

Figure Title

Extended UK Habitat Classification Survey Results (Pipewell Avenue)



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Legend

- Retained Tree
- Site Boundary

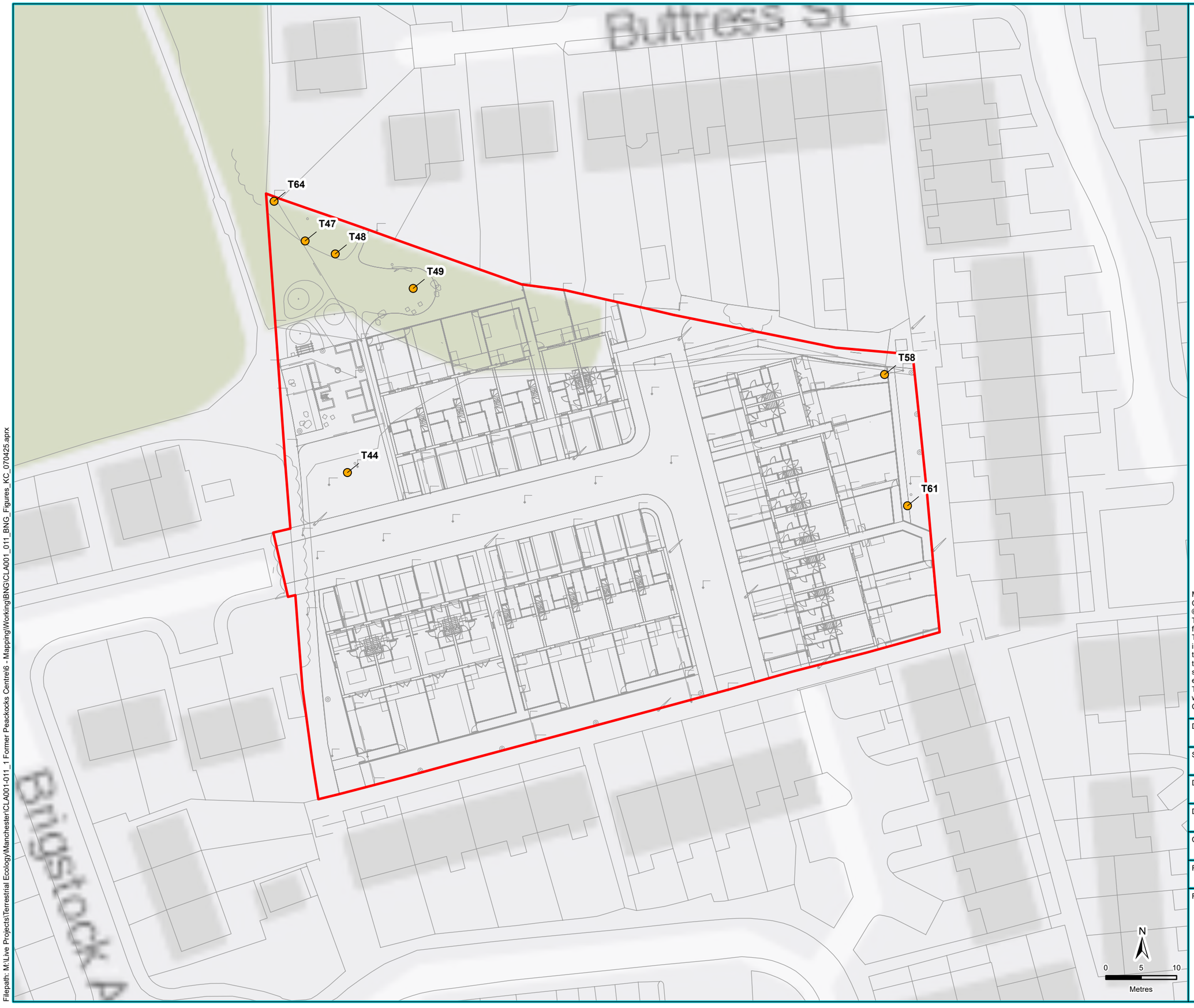
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Date: 11/06/2026	Date: 11/06/2026
Client	Clarion Housing Association Limited
Figure Number	3A
Figure Title	Post Development Plan (Retained Habitats) (Former Peacocks Centre)



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Legend

- Retained Tree
- Site Boundary

Map Centre Grid Reference: 388313E 396469N

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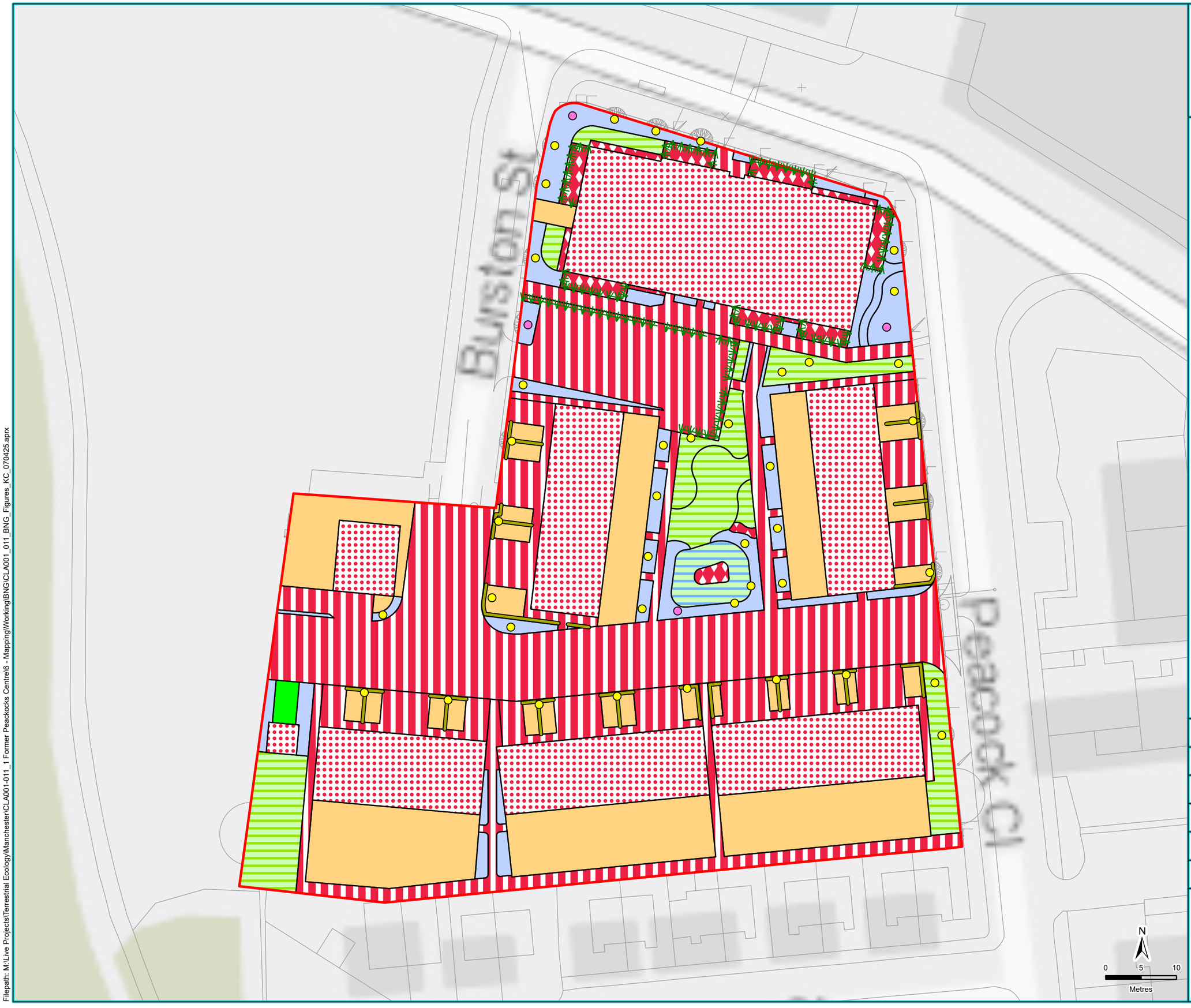
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Client	Clarion Housing Association Limited
Figure Number	3B

Figure Title

Post Development Plan (Retained Habitats) (Pipewell Avenue)



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Legend

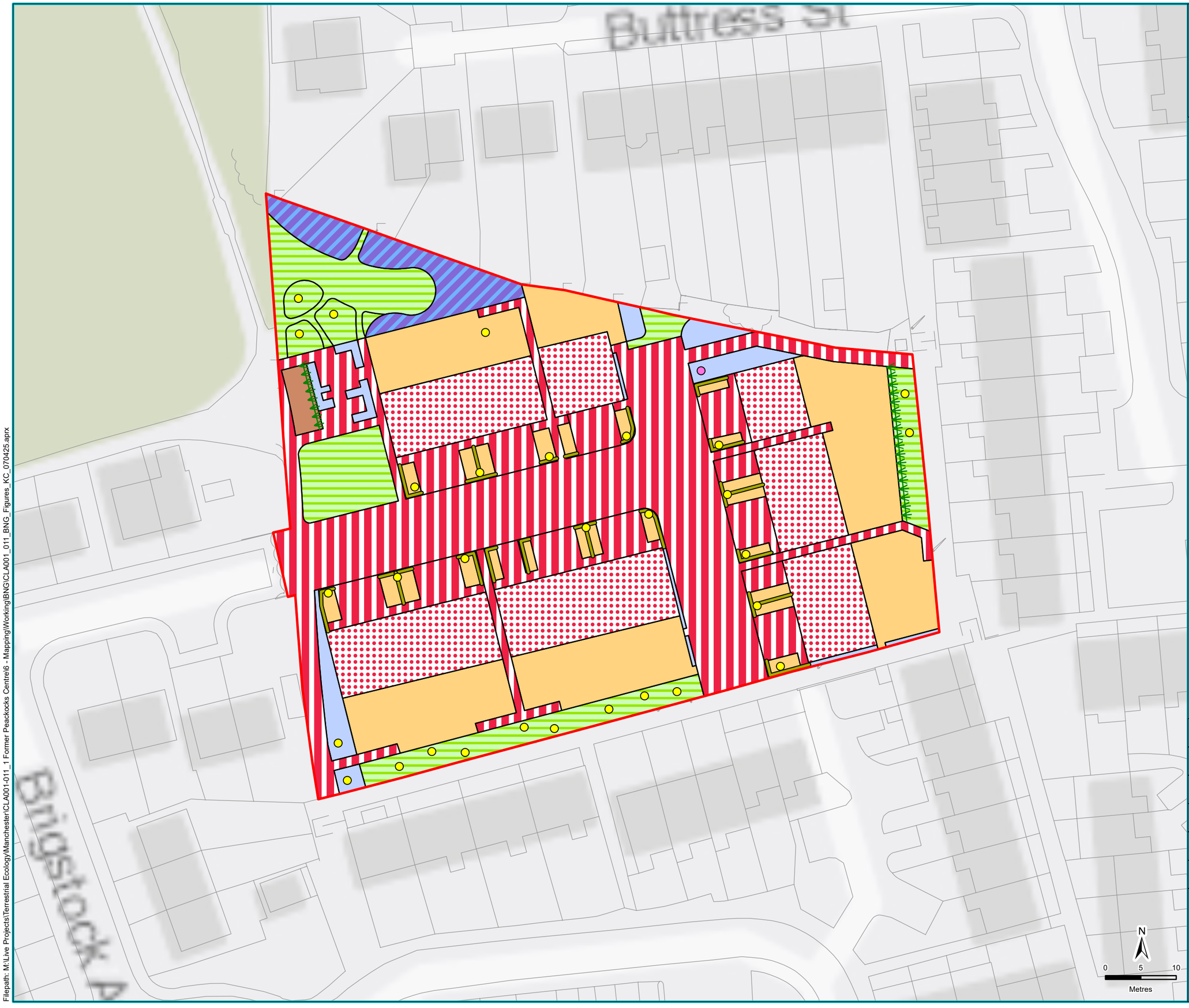
- Proposed Feature Tree (Non-native)
- Urban Tree (Native)
- h2a6 - Other Native Hedgerow
- h2b - Ornamental Hedgerow
- g3c - Other Neutral Grassland
- g3c(848) - Other Neutral Grassland (Sustainable Drainage System)
- g4 - Modified Grassland
- u1(828) - Built-up Areas and Gardens (Vegetated Gardens)
- u1(847) - Built-up Areas and Gardens (Introduced Shrub)
- u1b - Developed Land; Sealed Surface
- u1b5 - Building
- u1b6 - Other Developed Land
- Site Boundary

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Date: 15/06/2026	Date: 15/06/2026
Client	Clarion Housing Association Limited
Figure Number	4A

Figure Title

Post Development Plan (Created Habitats) (Former Peacocks Centre)



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Legend

- Proposed Feature Tree (Non-native)
- Urban Tree (Native)
- h2a6 - Other Native Hedgerow
- h2b - Ornamental Hedgerow
- g3c - Other Neutral Grassland
- h3h - Mixed Scrub
- u1(828) - Built-up Areas and Gardens (Vegetated Gardens)
- u1(845) - Built-up Areas and Gardens (Ground Level Planters)
- u1(847) - Built-up Areas and Gardens (Introduced Shrub)
- u1b - Developed Land; Sealed Surface
- u1b5 - Building
- Site Boundary

N

0 5 10
Metres

Map Centre Grid Reference: 388313E 396469N

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Client	Clarion Housing Association Limited
Figure Number	4B
Figure Title	Post Development Plan (Created Habitats) (Pipewell Avenue)

2. Introduction

2.1 Context

2.1.1 Biodiversity net gain (BNG) is a way to contribute to the recovery of nature while developing land, aiming to leave habitats in a better state than before. The purpose of the assessment is to quantify the biodiversity losses and gains arising from the proposed development, with the overall aim of achieving ≥10% net gain as required under the Environment Act 2021.

2.2 Project Description

2.2.1 The project involves the construction of a new residential development on a site in Gorton, Manchester. The site is split into two parcels; 'Former Peacock Centre' is approximately 0.8ha (see Figure 1a) and 'Pipewell Avenue' is approximately 0.5ha (see Figure 1b).The area in question is hereafter referred to as 'the site' and the development proposals are hereafter referred to as 'the works', which are shown on Figures 3a, 3b and 4a and 4b and in Appendix 2 and 3.

2.2.2 Full planning application for the erection of 75 dwellings (Use Class C3), including a 25-unit apartment building and 27 dwellings on the Peacock Centre Site (central Grid Reference SJ 88322 96605, and 23 dwellings on the Pipewell Avenue Site (SJ 88309 96466), with associated access, parking, landscaping, public open space, informal play provision, drainage infrastructure, and enhanced pedestrian and cycle connections

2.3 Ecology Background

2.3.1 A Preliminary Ecological Appraisal (PEA) of the sites was completed by Thomson Environmental Consultants (Thomson Environmental Consultants, 2025a) in April 2025. This included an ecological desk study, a habitat survey and an assessment of the baseline biodiversity value. A ground level tree roost assessment was also completed. The site and this report are split into two parcels (Former Peacock Centre and Pipewell Avenue), the locations are shown on Figure 1a and Figure 1b respectively. The baseline biodiversity value for the Former Peacock Centre was calculated to be 4.52 habitat units and Pipewell Avenue was calculated to be 3.90 habitat units.

2.4 Site Description

The Former Peacock Centre

2.4.1 The Former Peacock Centre is approximately 0.8 ha and is a former school that has since been demolished. At the time of survey, it was comprised of former hard standing of the school grounds and building footprints, which has been succeeded by other neutral grassland, willow scrub, mixed scrub and sparsely vegetated land. Areas of former hard standing have degraded and become unsealed over time, leading to areas of artificial unvegetated, unsealed surface.

Individual trees are also scattered along the boundary of the site. The Former Peacock Centre is bordered to the north by Gorton Lane, to the north of which is an industrial estate. Residential estates are present surrounding the site immediately to the east and south and Taylor Street Playing Fields borders the Former Peacock Centre to the west.

Pipewell Avenue

2.4.2 Pipewell Avenue is located approximately 60m to the south of the Former Peacock Centre, on the other side of Buttress Street. It is approximately 0.5ha and at the time of survey, consisted of modified grassland, bramble scrub, hard standing and individual trees. It forms the south-eastern corner of Taylor Street Playing Fields and is surrounded by residential estates.

2.5 The Brief and Objectives

2.5.1 In addition to the PEA, Clarion Housing Association Ltd and Clarion Housing Property Development Services Limited commissioned Thomson on the 11th March 2025 to produce:

- Provision of advice on broad spatial and planting requirements for achieving a 10% Biodiversity Net Gain (BNG) increase in line with the minimum requirement set out in the Environment Act 2023, forming part of the development brief to the architect.
- To complete post development BNG calculations targeting 10% a net gain either met on the site or through off-site provision once the design is fixed, in support of the planning application and to demonstrate compliance.

2.5.2 Clarion Housing Association Ltd and Clarion Housing Property Development Services Limited have since requested an updated BNG assessment, to provide the results of the finalised landscaping decision of both the Former Peacock Centre and Pipewell Avenue site.

2.6 Limitations

2.6.1 This report is based on the development boundary and layout shown on DN0385-PLA-XX-XX-DR-LA-00001-Peacock Centre – GA, DN0385-PLA-XX-XX-DR-LA-00002-Pipewell Avenue – GA, DN0385-PLA-XX-XX-DR-LA-02001-Peacock Centre - Tree Retention and Removal and DN0385-PLA-XX-XX-DR-LA-02001-Pipewell Avenue Tree Retention and Removal. All of these were received on 5th June 2026 (Appendices 2 – 5). Subsequent changes may result in a requirement to reassess the potential impacts of the development and the requirements for avoidance, mitigation and enhancement.

2.6.2 Tree numbers have been based on the Arboricultural Survey (Thomson Environmental Consultants, 2025b). As some trees were included within the Arboricultural Survey that are outside of the site boundary, and are therefore not relevant to this report, they have been excluded and some tree numbers are missing from the report and drawings.

3. Legislation and Planning Policy Considerations

3.1 Legislation

3.1.1 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).

3.1.2 Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development. Both on-site and off-site enhancements will need to be maintained for a period of at least 30 years following completion of a development.

Baseline Habitat Degradation

3.1.3 Schedule 7A of the Town and Country Planning Act 1990 (as amended) makes provision relating to unauthorised degradation takes place, and also makes provision relating to degradation taking place which is in accordance with a planning permission:

- Paragraph 6: '*Where unauthorised degradation of the onsite habitat has taken place on the land between 30 January 2020 and the date of relevant date, the biodiversity pre-development value of the onsite habitat should be calculated as the biodiversity value of the habitat on the date immediately before the carrying out of these degradation activities. The relevant date should therefore be set as a date immediately before these activities. Unauthorised degradation of onsite habitat is any degradation which is not in accordance with a previous planning permission'*.
- Paragraph 6A: '*If activities to implement or in connection with a planning permission are carried out after 25 August 2023 that lower the biodiversity value of the onsite habitat, the pre-development biodiversity value of the onsite habitat is taken to be the biodiversity value immediately before the carrying out of the activities. The relevant date should therefore be set as a date immediately before these activities*.'

3.2 National Planning Policy

3.2.1 The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing & Communities, 2024) sets out the Government's planning policies for England and how these should be applied. In relation to BNG, it states:

- Paragraph 187: '*Planning policies and decisions should contribute to and enhance the natural and local environment by… minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*.'
- Paragraph 193: '*When determining planning applications, local planning authorities should apply… opportunities to improve biodiversity in and around developments… as part of their design, especially where this can secure measurable net gains for biodiversity*.'

3.3 Local Planning Policy

Places for Everyone

3.3.1 'Places for everyone' contains Policy JP-G9 which is the policy concerning the natural environment which has relevance to BNG.

- Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity: 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 provision of corridors, ecological networks (including Nature Recovery Networks) and stepping stones that enable the movement of species, especially as the climate changes; • Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species;
- Facilitating greater access to nature, particularly within urban areas; and
- Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network

3.3.2 Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity (Continued): Development will be expected to:

- 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 where appropriate, then ii. Adequately mitigating any harm to biodiversity, then iii. Adequately compensating for any remaining harm to biodiversity • Avoid fragmenting or severing connectivity between habitats;
- Achieve a measurable net gain in biodiversity of no less than 10%;
- Make appropriate provision for long-term management of habitats and geological features connected to the development.

Manchester Core Strategy

3.3.3 Policy EN15 of the Manchester Core Strategy (Manchester City Council, 2024) 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'*.

4. Methodology

4.1 Background

4.1.1 The calculations were carried out using the statutory biodiversity metric calculation tool (Defra, 2025a).

4.1.2 The metric calculation tool determines the net change in BNG units by subtracting the baseline biodiversity value score from the post-development biodiversity value. If this number is positive, the works have achieved a biodiversity net gain. If the number is negative, there is a net loss.

4.1.3 Area based habitats, hedgerows and rivers/streams are considered separately to account for the differences in their ecological values and functions.

4.1.4 This assessment also follows the Chartered Institute for Ecology and Environmental Management's (CIEEM's) Good Practice Principles for Biodiversity Net Gain.

4.2 Baseline Formula

4.2.1 The baseline biodiversity value calculation represents the pre-development biodiversity value of the site as it was at the time that the baseline habitat survey was undertaken.

4.2.2 To calculate the baseline biodiversity value, habitat distinctiveness and condition are given numerical 'scores' which are multiplied with hectares or kilometres of habitat. The formula for calculating baseline biodiversity units is as follows:

$$(AxDxQxS) = AHBU$$

Where:

- A = Area (ha) or length (km)
- D = Distinctiveness
- Q = Condition
- S = Strategic significance
- AHBU = Area or length-based habitat biodiversity units

Distinctiveness

4.2.3 Each habitat parcel is assigned a multiplier based on habitat distinctiveness. This includes '*consideration of species richness and rarity; the extent to which the habitat is protected by designations; and the degree to which a habitat supports species rarely found in other habitats*' (Defra, 2025b).

4.2.4 Habitats such as hard standing and buildings are assumed to have very low distinctiveness and are not included.

Condition

4.2.5 To enable the calculation of BNG units, an assessment of the condition of each habitat was made in the field in accordance with the statutory biodiversity metric condition assessments (Defra, 2025c). These sheets provide a series of condition assessment criteria, specific to each habitat type. Once all applicable criteria have been assessed, a condition score of good, moderate or poor is applied, based on the scoring instructions provided within the condition sheets.

4.2.6 The condition of habitats such as hard standing and buildings is not assessed.

Strategic Significance

4.2.7 The location of habitat parcels is factored into the calculation based on whether it has been identified as significant for nature conservation within local plans and strategies.

4.3 Post-development Formula

Habitat Creation

4.3.1 The first formula covers habitat creation:

$$\big((AxDxQxS)x(RxT)x(S)\big) = AHBU$$

Where:

- A = Area (ha) or length (km)
- D = Distinctiveness
- Q = Condition
- R = Difficulty/risk factor
- T = Time to target factor
- S = Strategic significance
- AHBU = Area or length-based habitat biodiversity units

Habitat Retention and Enhancement

4.3.2 The second formula is used to calculate habitat retention and enhancement. This is where a habitat is retained but the condition is improved. This is calculated as follows:

$$\Big(\big((APxDPxQP) - (ABxDBxQB)\big)x(RxT)\Big) + (ABxDBxQB)x(S) = AHBU$$

4.3.3 If some habitat is retained, but the condition remains the same, then the following formula applies:

$$(APxDPxQP) - (ABxDBxQB)$$

In both cases:

- A = Area (ha) or length (km)
- D = Distinctiveness
- Q = Condition
- R = Difficulty/risk factor
- T = Time to target factor
- S = Strategic significance
- P = Post-development
- B = Baseline
- AHBU = Area or length-based habitat biodiversity units

4.3.4 Distinctiveness, condition and strategic significance are all scored as for the baseline calculations.

Difficulty/Risk Factor

4.3.5 The risk associated with the creation or enhancement of a given habitat is assigned a difficulty multiplier to account for the uncertainty and risk of failure inherent in any action to create new habitat due to the unique physical and ecological features of every site.

Time to Target Factor

4.3.6 The time scale of the creation/enhancement of habitats is assigned a temporal risk multiplier (0-30years+) to compensate for the fact that there will not be an instant change in habitats or conditions and there may be a biodiversity deficit until the habitat has matured.

Trading Rules

4.3.7 The trading rules are in place to ensure habitat creation and enhancement compensate for specific habitat losses. They are only a requirement up to no net loss. Table 4.1 below details the trading rules.

Table 4-1: Biodiversity net gain trading rules

Baseline Habitat Distinctiveness	Area	Hedgerow	Watercourse
Very High	Priority should be given to replacing losses with area habitat units of the same habitat type	Losses must be replaced with hedgerow units of the same habitat type	Priority should be given to replacing losses with watercourse units of the same habitat type
High	Losses must be replaced with area habitat units of the same habitat type	Losses must be replaced with hedgerow units of the same habitat type or of a higher band	Losses must be replaced with watercourse units of the same habitat type
Medium	Losses must be replaced by area habitat units of either medium band habitats within the same broad habitat type or, any habitat from a higher band from any broad habitat type	Losses must be replaced with hedgerow units of the same or of a higher band	Losses must be replaced with watercourse units of the same habitat type
Low	Losses must be replaced with area habitat units of the same or higher band	Losses must be replaced with hedgerow units of the same or of a higher band	Losses must be replaced with watercourse units of a higher band
Very Low	Not applicable	Losses must be replaced with hedgerow units of the same or of a higher band	Not applicable

5. Biodiversity Net Gain Assessment

5.1 Habitat baseline (including retention)

5.1.1 The baseline habitats recorded on site during the habitat survey are listed in Tables 5.1 and 5.2 shown in Figure 2a and 2b respectively. Multipliers for distinctiveness, condition and strategic significance have been applied, as described in Section 4. The full habitat descriptions, species lists and condition assessments are provided in the PEA (Thomson Environmental Consultants, 2025b).

5.1.2 In the proposed development landscape plan (see Appendix 2-3 and these are visualised in Figures 3a, 3b and 4a and 4b respectively), there is no retention and enhancement of habitats. There is some retention of on-site trees.

Former Peacock Centre

- The following urban trees will be retained: G03, T21 and T27.

Pipewell Avenue

- The following urban trees will be retained: T44, T47, T48, T58, T61, and T64.

Table 5-1: Habitat baseline and retention - Former Peacock Centre

Habitat Type	Area (ha)[1]	Distinctiveness	Condition	Strategic Significance	Baseline (habitat units)	Area Retained	Area Enhanced	Units Retained	Units for Enhancement	Area Lost	Units Lost
u1c Artificial unvegetated, unsealed surface	0.191	0	0	1	0	0	0	0	0	0.19	0
u1c Artificial unvegetated, unsealed surface	0.122	0	0	1	0	0	0	0	0	0.12	0
u1c Artificial unvegetated, unsealed surface	0.004	0	0	1	0	0	0	0	0	0.00	0
u1c Artificial unvegetated, unsealed surface	0.036	0	0	1	0	0	0	0	0	0.04	0
g3c Other neutral grassland	0.032	4	1	1	0.13	0	0	0	0	0.03	0.13
g3c Other neutral grassland	0.023	4	1	1	0.09	0	0	0	0	0.02	0.09
g3c Other neutral grassland	0.148	4	1	1	0.59	0	0	0	0	0.15	0.59
h3h Mixed scrub	0.020	4	1	1	0.08	0	0	0	0	0.02	0.08
h3h Mixed scrub	0.118	4	1	1	0.47	0	0	0	0	0.12	0.47
h3h Mixed scrub	0.022	4	1	1	0.09	0	0	0	0	0.02	0.09
h3j Willow scrub	0.065	4	1	1	0.26	0	0	0	0	0.06	0.26
s1 Ruderal/Ephemeral	0.003	2	3	1	0.02	0	0	0	0	0	0.02
s1 Ruderal/Ephemeral	0.003	2	1	1	0.01	0	0	0	0	0	0.01
Urban tree	0.049	4	1	1	0.20	0.162	0	0.07	0	0.03	0.13
Urban tree	0.208	4	2	1	1.66	0.008	0	0.07	0	0.20	1.60
Urban tree	0.077	4	3	1	0.93	0	0	0	0	0.08	0.932
Totals	**1.12[2]**				**4.52**	**0.02**	**0.00**	**0.13**	**0.00**	**1.10**	**4.38**

[1] Where habitat parcels <0.01ha, this metric/report will display the area as 0.00. The metric only shows 2 decimal places, but the habitat has still been quantified.
[2] Total using a rounded value from the Defra statutory metric.

Site Area (excluding area of individual trees)	**0.79**

Table 5-2: Habitat baseline and retention - Pipewell Avenue

Habitat Type	Area (ha)[3]	Distinctiveness	Condition	Strategic Significance	Baseline (habitat units)	Area Retained	Area Enhanced	Units Retained	Units for Enhancement	Area Lost	Units Lost
g4 Modified grassland	0.474	2	1	1	0.95	0	0	0	0	0.47	0.98
h3d Bramble scrub	0.021	4	1	1	0.09	0	0	0	0	0.02	0.09
u1b Developed land; sealed surface	0.049	0	0	1	0.00	0	0	0	0	0.05	0
Urban tree	0.004	4	1	1	0.02	0.004	0	0.02	0	0	0
Urban tree	0.086	4	2	1	0.68	0.004	0	0.03	0	0.08	0.65
Urban tree	0.179	4	3	1	2.15	0.081	0	0.98	0	0.10	1.17
Totals	**0.81[4]**				**3.89**	**0.09**	**0.00**	**1.03**	**0.00**	**0.73**	**2.68**
Site Area (excluding area of individual trees)	**0.55**										

[3] Where habitat parcels <0.01ha, this metric/report will display the area as 0.00. The metric only shows 2 decimal places, but the habitat has still been quantified.

[4] Total using a rounded value from the Defra statutory metric.

5.2 Post-development Scenario

5.2.1 The proposed habitat types and areas to be created are listed below in Tables 5.3 and 5.4. Multipliers have been applied for distinctiveness, condition, strategic significance, difficulty/risk and time to target, as described in Section 4.

5.2.2 For target condition assessment criteria of proposed post-development habitats see Appendix 1.

Table 5-3: Habitat creation - Former Peacock Centre

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Time to Target	Time to Target Multiplier	Difficulty Multiplier	Units Delivered
g3c Other neutral grassland	0.014	4	2	1	6	0.808	1	0.09
g3c Other neutral grassland	0.038	4	2	1	6	0.808	1	0.24
g3c Other neutral grassland	0.008	4	2	1	6	0.808	1	0.05
g4 Modified grassland	0.002	2	1	1	6	0.931	1	0.00
u1 (828) Built up areas and gardens (Vegetated Garden)	0.155	2	1	1	2	0.931	1	0.29
u1 (847) Built up areas and gardens (Ornamental Planting)	0.056	2	1	1	2	0.931	1	0.10
u1b6 Developed land; sealed surface	0.099	0	0[5]	1	0	1.000	1	0.00
u1b6 Developed land; sealed surface	0.172	0	0	1	0	1.000	1	0.00
u1b5 Buildings	0.147	0	0	1	0	1.000	1	0.00
u1b6 Developed land; sealed surface	0.076	0	0	1	0	1.000	1	0.00
u1b5 Buildings	0.002	0	0	1	0	1.000	1	0.00
u1b6 Developed land; sealed surface	0.004	0	0	1	0	1.000	1	0.00
u1b6 Developed land; sealed surface	0.014	0	0	1	0	1.000	1	0.00
Urban trees	0.163	4	2	1	28	0.369	1	0.48
Urban trees[6]	0.016[7]	4	2	1	28	0.369	1	0.05
Totals	**0.79**							**1.31**
Site Area (excluding area of individual trees)	**0.79**							

[5] In the case of this habitat, the condition assessment is not application and is assessed as 'Condition Assessment N/A'.

[6] As per guidance (Defra, 2024), this does not contribute to total habitat area on site.

[7] Where habitat parcels <0.01ha, this metric/report will display the area as 0.00. The metric only shows 2 decimal places, but the habitat has still been quantified

Table 5.4: Hedgerow creation - Former Peacock Centre

Habitat Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Time to Target	Time to Target Multiplier	Difficulty Multiplier	Units Delivered
h2a5 Species rich native hedgerow	0.121	2	2	1	6	0.808	1	0.39
h2b Non-native and ornamental hedgerow	0.137	1	1	1	2	0.931	1	0.13
Totals	**0.26**							**0.52**

Table 5-5: Habitat creation – Pipewell Avenue

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Time to Target	Time to Target Multiplier	Difficulty Multiplier	Units Delivered
g3c Other neutral grassland	0.018	4	2	1	6	0.808	1	0.12
g3c Other neutral grassland	0.049	4	2	1	6	0.808	1	0.32
H3h Mixed scrub	0.019	4	2	1	6	0.808	1	0.12
u1 (828) Built up areas and gardens (Vegetated garden)	0.129	2	1	1	2	0.931	1	0.24
u1 (847) Built up areas and gardens (Ornamental Planting)	0.023	2	1	1	2	0.931	1	0.04
u1b6 Developed land; sealed surface	0.049	0	0	1	0	1.000	1	0
u1b6 Developed land; sealed surface	0.143	4	2	1	0	0.369	1	0
u1b5 Buildings	0.116	4	2	1	0	0.369	1	0
Urban trees	0.004	4	2	1	28	0.808	1	0.01
Urban trees[8]	0.122	4	2	1	28	0.808	1	0.36
Totals	**0.67**							**1.21**

[8] As per guidance (Defra, 2024), this does not contribute to total habitat units on site.

Site Area (excluding area of individual trees)	**0.55**

Table 5.6: Hedgerow creation – Pipewell Avenue

Habitat Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Time to Target	Time to Target Multiplier	Difficulty Multiplier	Units Delivered
h2a5 Species rich native hedgerow	0.031	2	2	1	6	0.808	1	0.10
h2b Non-native and ornamental hedgerow	0.117	1	1	1	2	0.931	1	0.11
Totals	**0.15**							**0.21**

5.3 Biodiversity net change

5.3.1 The biodiversity net change estimation associated with the works is shown below in Table 5.5 and 5.6.

Table 5-7: Biodiversity net change – Former Peacock Centre

		On-site post-intervention (Including habitat retention, creation & enhancement)							
Unit Type	Baseline Units	Units Retained		Units Enhanced		Units Created		Post-development Units	On-site net % change
Habitat	4.52	0.13	+	0.00	+	1.31	=	1.44	-68.12%
hedgerows	0.00	0.00	+	0.00	+	0.52	=	0.52	+ N/A

Table 5-8: Biodiversity net change – Pipewell Avenue

		On-site post-intervention (Including habitat retention, creation & enhancement)							
Unit Type	Baseline Units	Units Retained		Units Enhanced		Units Created		Post-development Units	On-site net % change
Habitat	3.89	1.03	+	0.00	+	1.21	=	2.24	-42.37%
Hedgerows	0.00	0.00	+	0.00	+	0.21	=	0.21	+ N/A

6. Conclusion

6.1.1 In the scenario set out in this report, the assessment has concluded that a net gain in biodiversity has not be achieved and the works will not meet the requirements of the Town and Country Planning Act (TCPA)1990 (as inserted by Schedule 14 of the Environment Act 2021, the NPPF or the Local Plan.

6.1.2 In England, BNG is mandatory under Schedule 7A of the TPCA.

6.1.3 Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development. Both on-site and off-site enhancements will need to be maintained for a period of at least 30 years following completion of a development.

6.1.4 To meet the legislative requirements of the Town and Country Planning Act 1990 (as amended), the project requires a total off-site compensation in the form of 5.57 biodiversity units to achieve 10% net gain. The Former Peacock Centre has a trading summary loss of 3.53 units, and this must comprise of 2.12 Urban tree, 0.35 Willow scrub, 0.55 Mixed scrub and 0.43 Other neutral grassland units to meet trading summary rules. Pipewell Avenue has a trading summary loss of 2.04 units, and this must comprise of 1.45 urban tree, the remaining units were modified grassland.

6.1.5 A Habitat Management and Monitoring Plan (HMMP) is likely to be required, the Manchester City Council will decide if one is required once planning permission has been granted. The HMMP outlines provisions for habitat creation, management, and monitoring over a 30-year period.

7. References

Chartered Institute of Ecology and Environmental Management (CIEEM, 2019). Biodiversity Net Gain: Good Practice Principles for Development.

Department for Environment Food & Rural Affairs (Defra, 2023a) Statutory biodiversity metric: calculation tool.

Department for Environment Food & Rural Affairs (Defra, 2023b) Statutory biodiversity metric: user guide. February 2024.

Department for Environment Food & Rural Affairs (Defra, 2023c) Statutory biodiversity metric condition assessments.

Department for Levelling Up, Housing & Communities (2024) National Planning Policy Framework (NPPF). London. December 2024.

Manchester City Council (2024) Manchester Core Strategy 2012-2027

Thomson Environmental Consultants Ltd (2025a) Preliminary Ecological Appraisal (PEA) for Former Peacock Centre and Pipewell Avenue. Report reference: CLA001-011-002.

Thomson Environmental Consultants Ltd (2025b) Arboricultural Impact Assessment (AIA) for Former Peacock Centre and Pipewell Avenue. Report reference: CLA001-011-002.

Appendix 1: Post-development Condition Assessment Sheets

Condition Sheets: GRASSLAND Habitat Type – g3c-1 Other neutral grassland

Condition Assessment Criteria		Former Peacock Centre	Pipewell Avenue
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Yes	Yes
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds. and small mammals to live and breed.	No	No
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Yes	Yes
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Yes	Yes
E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	Yes	Yes
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	No	No

Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	Yes
Number of criteria passed		4	4
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓	
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	✓	✓
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			

Condition Sheets: INDIVIDUAL TREES Habitat type – Individual urban trees

Condition Assessment Criteria		Native Urban Trees	Non-native Urban Trees
A	The tree is a native species (or at least 70% within the block are native species).	Yes	No
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes

C	The tree is mature (or more than 50% within the block are mature)[1].	No	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes
	Number of criteria passed	4	3
Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	✓	✓
Passes 2 or fewer criteria	Poor (1)		

Condition Sheets: GRASSLAND Habitat Type (low distinctiveness) - g4 Modified grassland

Condition Assessment Criteria	Condition Description	Criterion passed (Yes or No)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition	No
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No
C	Any scrub present accounts for less than 20% of the total grassland area.	Yes

D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No
E	Cover of bare ground is between 1% and 10%, including localised areas.	No
F	Cover of bracken *Pteridium aquilinum* is less than 20%	Yes
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA)	Yes
Overall condition score		3/7
Overall condition		Poor

Condition Sheets: SCRUB Habitat Type - h3h Mixed Scrub

Condition Assessment Criteria		Criterion passed (Yes or No)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover).	Yes
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	No
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	Yes
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No
Number of criteria passed		3

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	✓
Passes 2 or fewer criteria	Poor (1)	

Condition Sheets: HEDGEROW Habitat Type – h2a5 Species Rich Native hedgerow and h2a6 Species Rich Native hedgerow

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)
	Core groups - applicable to all hedgerow types			
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	No
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Yes
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	No
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No
C2.	Nutrient-enriched	Plant species indicative of nutrient enrichment of soils	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Yes

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)
	Core groups - applicable to all hedgerow types			
	perennial vegetation	dominate <20% cover of the area of undisturbed ground.		
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Yes
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes

Condition categories for hedgerows without trees			
Category	**Category Requirements**	**Metric Score**	**Condition**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3	
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2	✓
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	

Appendix 2: DN0385-PLA-XX-XX-DR-LA-00001-Peacock Centre - GA

Note: planting schedule showing total number of trees for both Peacock Centre site and Pipewell Avenue site.

Tree Schedule

Quantity	ID	Species (Latin Name)	Common Name	Girth (cm)	Height (mm)	Rootzone/ Pot Size	Specification
4	Mc	Acer campestre	Common Maple	30-35cm	600-650cm	RB	4x; Semi-mature; clear stem min. 200cm
4	Ai	Amelanchier lamarckii	Juneberry		350-400cm	RB	3x; Multi-stem; bushy; 3 stems min.
19	AgR	Amelanchier x grandiflora 'Robin Hill'	Snowy Mespilus 'Robin Hill'	20-25cm	min. 450cm	RB	3x; Semi-mature; clear stem min. 200cm
8	Bp	Betula pendula	Common Silver Birch	20-25cm	500-550cm	RB	3x; Semi-mature; clear stem min. 200cm
3	Bpu	Betula pubescens	Downy Birch		350-400cm	RB	3x; Multi-stem; bushy; 3 stems min.
2	CkS	Cornus kousa 'Satomi'	Chinese Dogwood 'Satomi'		350-400cm	RB	4x; branched; 150-200cm spread; 5 brks
1	Ls	Liquidambar styraciflua	Sweet Gum	30-35cm	600-650cm	RB	4x; Semi-mature; clear stem min. 200cm
5	Ac	Magnolia kobus	Northern Japanese Magnolia		350-400cm	RB	4x; branched; 150-200cm spread; 5 brks
6	MbS	Malus baccata 'Street Parade'	Siberian Crab Apple 'Street Parade'	20-25cm	min. 450cm	RB	3x; Semi-mature; clear stem min. 200cm
3	MdK	Malus domestica 'Kidd's Orange Red'	Apple 'Kidd's Orange Red'	16-18cm	400-450cm	RB	3x; EHS; clear stem 175-200m
7	Mto	Malus toringo	Siebold Crab Apple	20-25cm	min. 450cm	RB	3x; Semi-mature; clear stem min. 200cm
1	PaP	Prunus avium 'Plena'	Double Gean	20-25cm	500-550cm	RB	3x; Semi-mature; clear stem min. 200cm
3	PcC	Pyrus communis 'Conference'	Pear 'Conference'	16-18cm	400-450cm	RB	3x; EHS; clear stem 175-200m
5	Sa	Sorbus aucuparia	Rowan	20-25cm	500-550cm	RB	3x; Semi-mature; clear stem min. 200cm
9	UF	Ulmus 'Frontier'		20-25cm	400-450cm	RB	3x; Semi-mature; clear stem min. 200cm

Specimen Shrubs & Grass

Botanical Name	Common Name	Girth/Dia Cm	Height Cm	Specification
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass 'Karl Foerster'		100L	Full pot
Calamagrostis brachytricha	Korean Feather Grass		5L	Full pot
Cornus stolonifera 'Flaviramea'	Yellow-stemmed Dogwood	100-125	251	Branched; 7 breaks
Cotinus coggygria 'Royal Purple'	Smoke Bush 'Royal Purple'	125-150	18-251	Branched; 6 breaks
Pittosporum tenuifolium 'Tom Thumb'	Kohuhu 'Tom Thumb'	30-40	10L	Bushy; 7 breaks
Ribes sanguineum 'Pulborough Scarlet'	Flowering Currant 'Pulborough Scarlet'	80-100	15L	Branched; 7 breaks
Viburnum x burkwoodii	Burkwood Viburnum	80-100	25L	Branched; 6 breaks

Hedges

Botanical Name	Common Name	Height Cm	Root Zone	Specification
Fagus sylvatica	Common Beech	100-120	70L	Readyhedge-instant hedging; 35cm wide x 100cm long; pre-formed with continuous root-strip, dense, straight-sided, feathered to base, neatly clipped
Lonicera nitida	Box Honeysuckle	100-120	70L	Readyhedge-instant hedging; 45cm+ wide x 100cm long; pre-formed with continuous root-strip, dense, straight-sided, feathered to base, neatly clipped
Osmanthus x burkwoodii	Burkwood Osmanthus	80-100	70L	Readyhedge-instant hedging; 35cm wide x 100cm long; pre-formed with continuous root-strip, dense, straight-sided, feathered to base, neatly clipped
Prunus lusitanica	Portuguese Laurel	120-140	70L	Readyhedge-instant hedging; 45cm wide x 100cm long; pre-formed with continuous root-strip, dense, straight-sided, feathered to base, neatly clipped

Low Scrub Mix

Botanical Name	Common Name	Root Zone	Height Cm	Specification	Percentage %
Cornus sanguinea	Common Dogwood	B	60-80	1+1; Transplant - seed raised; branched; 3 brks	20
Crataegus monogyna	Hawthorn/Whitethorn	B	60-80	1+1; Transplant - seed raised; branched; 3 brks	20
Rhamnus catharticus	Dog Rose	B	60-80	1+1; Transplant - seed raised; branched; 3 brks	15
Rosa rubiginosa	Sweet Briar	B	60-80	1+1; Transplant - seed raised; branched; 3 brks	15
Viburnum opulus	Guelder Rose	B	60-80	1+1; Transplant - seed raised; branched; 3 brks	30
				Total	100

Shrubs

Botanical Name	Common Name	Girth/Dia Cm	Girth/Dia Cm	Height cm	Specification
Berberis thunbergii 'Harlequin'	Japanese Barberry 'Harlequin'		60-80	15L	Branched; 7 breaks
Choisya 'Aztec Pearl'	Mexican Orange Blossom 'Aztec Pearl'		40-60	10L	Bushy; 7 breaks
Lavandula angustifolia 'Hidcote'	Lavender 'Hidcote'		20-30	5L	Bushy; 7 breaks
Pachysandra terminalis 'Green Carpet'	Japanese Spurge 'Green Carpet'	20-300		5L	Several shoots; 11 breaks
Petrovskia 'Blue Spire'	Russian Sage 'Blue Spire'		50-60	3L	Bushy; 3 breaks
Rosmarinus officinalis 'Miss Jessopp's Up'	Rosemary 'Miss Jessopp's Upright'		30-40	5L	Bushy; 5 breaks
Sambucus nigra	Common Elder		40-60	2L	Branched; 3 breaks
Santolina chamaecyparissus	Cotton Lavender		30-40	5L	Branched; 3 breaks
Viburnum tinus	Laurustinus		30-40	5L	Bushy; 5 breaks
Vinca minor 'Gertrude Jekyll'	Lesser Periwinkle 'Gertrude Jekyll'	20-300		3L	Several shoots; 3 breaks

Climbers

Botanical Name	Common Name	Girth/Dia Cm	Height Cm	Specification
Clematis x durandii	a Clematis	200-250	10L	Caned, several shoots; 3 breaks
Hydrangea anomala petiolaris	Climbing Hydrangea	60-100	10L	Caned, several shoots; 5 breaks
Trachelospermum jasminoides	Star Jasmine	175-200		Caned, several shoots; 5 breaks

Ornamental Perennials & Grass

Botanical Name	Common Name	Height Cm	Root Zone	Specification
Achillea millefolium 'Summer Pastels'	Milfoil 'Summer Pastels'		3L	Full pot
Digitalis purpurea 'Excelsior Hybrids'	Foxglove 'Excelsior Hybrids'		3L	Full pot
Euphorbia palustris	Marsh Spurge		3L	Full pot
Geranium Rozanne	Cranesbill Rozanne		3L	Full pot
Iris sibirica 'Tropic Night'	Siberian Iris 'Tropic Night'		3L	Full pot
Kniphofia 'Bees' Lemon'	Red Hot Poker 'Bees' Lemon'		3L	Full pot
Primula denticulata	Drumstick Primula		3L	Full pot
Primula pulverulenta	Candelabra Primula		3L	Full pot
Salvia nemorosa 'Caradonna'	Balkan Clary 'Caradonna'	40-60	5L	Full pot
Sanguisorba officinalis 'Tanna'	Great Burnet 'Tanna'		3L	Full pot
Scrophularia auriculata 'Variegata'	Big Blue Lizzy/ 'Big Blue'		3L	Full pot
Uncinia rubra	Snowy Wood-rush		3L	Full pot
Vespa tenuissima 'Pony Tails'	Mexican Feather Grass 'Pony Tails'		3L	Full pot

Bulbous

Botanical Name	Common Name	Specification
Allium 'Mount Everest'	Ornamental Onion 'Mount Everest'	Grade 18/20
Allium 'Purple Sensation'	Ornamental Onion 'Purple Sensation'	Grade 12/+
Fritillaria meleagris	Snake's Head Fritillary	Grade 5/8
Narcissus 'Tête-à-Tête'	Daffodil 'Tête-à-Tête'	Grade 10/12
Tulipa 'Blue Parrot'	Tulip 'Blue Parrot'	Grade 11/12
Tulipa 'Esther'	Tulip 'Esther'	Grade 6/8

Planting design to accommodate and allow informal access for window cleaning will be detailed at the next stage.

Existing brick wall forms the southern site boundary. The wall is to be made good where necessary, including removal of existing vegetation growing on the wall that may be causing damage or deterioration, and the repair and repointing of brickwork as required. Works are subject to further discussion and agreement with the neighbouring landowner.

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7. Order of construction and setting out to be agreed on site.

Planning Boundary

Softworks

S1 Amenity lawn to back gardens

S2 Wildflower meadow

S3 SuDS wildflower

S4 Species rich lawn

S4.1 Existing grassland retained
Any gaps or felled area to be infilled with grass turf.

S5 Ornamental planting

S6 Defensible planting
To protect edges to apartment building.

S7 Scrub planting
To north of communal grow space. Maintained at low level for visibility and natural surveilance.

S8 Permaculture planting
Mixed of edible species and pollinator friendly species. To communal grow space at Pipewell Avenue site.

S9 Ornamental hedgerow
To be maintained at 1.2m height

S10 Native hedgerow
To be maintained at 1.2m height

Climber planting
To be installed on wire trellis system

Proposed Fruiting Tree
To Communal Garden & Growing Space
Girth size: 16-18cm

Proposed Semi-mature Tree
Girth size: 20-25cm

Proposed Multi-stem Tree
Height 350-400mm

Proposed Feature Tree
Girth Size: 30-35cm

Revision	Date	Description	Drawn	Apprvd.
P02	10/06/2026	Planning Issue	YH	SPL

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Client Clarion Housing Group

Project Peacock Centre - Gorton

Drg Title Peacock Centre - Softworks Plan

Created on	Created by	Approved by
26/05/26	ZG	SPL

Scale	Size	Workstage
1:250	A1	Planning

Drg No.	Suitability	Revision
DN0385-PLA-XX-XX-DR-LA-02003	S4	P02

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Appendix 3: DN0385-PLA-XX-XX-DR-LA-00002-Pipewell Avenue - GA

Note: planting schedule showing total number of trees for both Peacock Centre site and Pipewell Avenue site.

Tree Schedule

Quantity	ID	Species (Latin Name)	Common Name	Girth (cm)	Height (mm)	Rootzone/ Pot Size	Specification
4	Mk	Acer campestre	Common Maple	30-35cm	600-650cm	RB	4x; Semi-mature; clear stem min. 200cm
4	Al	Amelanchier lamarckii	Juneberry		350-400cm	RB	3x; Multi-stem; bushy; 3 stems min.
19	AgR	Amelanchier x grandiflora 'Robin Hill'	Snowy Mespilus 'Robin Hill'	20-25cm	min. 450cm	RB	3x; Semi-mature; clear stem min. 200cm
8	Bp	Betula pendula	Common Silver Birch	20-25cm	500-550cm	RB	3x; Semi-mature; clear stem min. 200cm
3	Bpu	Betula pubescens	Downy Birch		350-400cm	RB	3x; Multi-stem; bushy; 3 stems min.
2	CkS	Cornus kousa 'Satomi'	Chinese Dogwood 'Satomi'		350-400cm	RB	4x; branched; 150-200cm spread; 5 brks
1	Ls	Liquidambar styraciflua	Sweet Gum	30-35cm	600-650cm	RB	4x; Semi-mature; clear stem min. 200cm
5	Ac	Magnolia kobus	Northern Japanese Magnolia		350-400cm	RB	4x; branched; 150-200cm spread; 5 brks
6	MbS	Malus baccata 'Street Parade'	Siberian Crab Apple 'Street Parade'	20-25cm	min. 450cm	RB	3x; Semi-mature; clear stem min. 200cm
3	MdK	Malus domestica 'Kidd's Orange Red'	Apple 'Kidd's Orange Red'	16-18cm	400-450cm	RB	3x; EHS; clear stem 175-200cm
7	Mto	Malus toringo	Siebold Crab Apple	20-25cm	min. 450cm	RB	3x; Semi-mature; clear stem min. 200cm
1	PaP	Prunus avium 'Plena'	Double Gean	20-25cm	500-550cm	RB	3x; Semi-mature; clear stem min. 200cm
3	PcC	Pyrus communis 'Conference'	Pear 'Conference'	16-18cm	400-450cm	RB	3x; EHS; clear stem 175-200cm
5	Sa	Sorbus aucuparia	Rowan	20-25cm	500-550cm	RB	3x; Semi-mature; clear stem min. 200cm
9	UF	Ulmus 'Frontier'		20-25cm	400-450cm	RB	3x; Semi-mature; clear stem min. 200cm

Specimen Shrubs & Grass

Botanical Name	Common Name	Girth/Pot Size	Height Cm	Specification
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass 'Karl Foerster'		10L	Full pot
Calamagrostis brachytricha	Korean Feather Grass		5L	Full pot
Cornus sistonlerka 'Flaviramea'	Yellow-stemmed Dogwood	100-125	25L	Branched; 3 breaks
Cotinus coggygria 'Royal Purple'	Smoke Bush 'Royal Purple'	125-150	18-25L	Branched; 5 breaks
Pittosporum tenuifolium 'Tom Thumb'	Kohuhu 'Tom Thumb'	30-40	10L	Bushy; 7 breaks
Ribes sanguineum 'Pulborough Scarlet'	Flowering Currant 'Pulborough Scarlet'	80-100	15L	Branched; 7 breaks
Viburnum x burkwoodii	Burkwood Viburnum	80-100	25L	Branched; 6 breaks

Hedges

Botanical Name	Common Name	Height Cm	Root Zone	Specification
Fagus sylvatica	Common Beech	100-120	70L	Readyhedge instant hedging; 35cm wide x 100cm long; pre-formed with continuous root-strip, dense, straight-sided, feathered to base, neatly clipped
Lonicera nitida	Box Honeysuckle	100-120	70L	Readyhedge instant hedging; 40cm wide x 100cm long; pre-formed with continuous root-strip, dense, straight-sided, feathered to base, neatly clipped
Osmanthus x burkwoodii	Burkwood Osmanthus	80-100	70L	Readyhedge instant hedging; 35cm wide x 100cm long; pre-formed with continuous root-strip, dense, straight-sided, feathered to base, neatly clipped
Prunus lusitanica	Portuguese Laurel	120-140	70L	Readyhedge instant hedging; 40cm wide x 100cm long; pre-formed with continuous root-strip, dense, straight-sided, feathered to base, neatly clipped

Low Scrub Mix

Botanical Name	Common Name	Root Zone	Pot Size	Specification	Percentage %
Cornus sanguinea	Common Dogwood	B	60-80	1+1; Transplant - seed raised; branched; 3 brks	30
Rhamnus frangula	Alder Buckthorn	B	60-80	1+1; Transplant - seed raised, loader with laterals; 3 brks	20
Rosa canina	Dog Rose	B	60-80	1+1; Transplant - seed raised; branched; 3 brks	10
Rosa rubiginosa	Sweet Briar	B	60-80	1+1; Transplant - seed raised; branched; 3 brks	10
Viburnum opulus	Guelder Rose	B	60-80	1+1; Transplant - seed raised; branched; 3 brks	30
				Total	100

Shrubs

Botanical Name	Common Name	Girth/Pot Size	Height Cm	Root Zone	Specification
Berberis thunbergii 'Harlequin'	Japanese Barberry 'Harlequin'		60-80	10L	Branched; 7 breaks
Choisya 'Aztec Pearl'	Mexican Orange Blossom 'Aztec Pearl'		40-60	10L	Bushy; 7 breaks
Lavandula angustifolia 'Hidcote'	Lavender 'Hidcote'		20-30	5L	Bushy; 7 breaks
Pachysandra terminalis 'Green Carpet'	Japanese Spurge 'Green Carpet'	20-30D		5L	Several shoots; 11 breaks
Perovskia 'Blue Spire'	Russian Sage 'Blue Spire'		30-40	5L	Bushy; 3 breaks
Rosmarinus officinalis 'Miss Jessopp's Upright'	Rosemary 'Miss Jessopp's Upright'		30-40	5L	Bushy; 5 breaks
Sambucus nigra	Common Elder		40-60	15L	Branched; 3 breaks
Santolina chamaecyparissus	Cotton lavendar		30-40	5L	Branched; 9 breaks
Viburnum tinus	Laurustinus		30-40	5L	Bushy; 5 breaks
Vinca minor 'Gertrude Jekyll'	Lesser Periwinkle 'Gertrude Jekyll'	20-30D		5L	Several shoots; 3 breaks

Climbers

Botanical Name	Common Name	Height Cm	Root Zone	Specification
Clematis x durandii	a Clematis	200-250	10L	Cane0; several shoots; 3 breaks
Hydrangea anomala petiolaris	Climbing Hydrangea	80-100	10L	Cane0; several shoots; 5 breaks
Trachelospermum jasminoides	Star Jasmine	175-200	10L	Cane0; several shoots; 5 breaks

Ornamental Perennials & Grass

Botanical Name	Common Name	Pot Size	Root Zone	Specification
Achillea millefolium 'Summer Pastels'	Milfoil 'Summer Pastels'		1L	Full pot
Digitalis purpurea 'Excelsior Hybrids'	Foxglove 'Excelsior Hybrids'		1L	Full pot
Euphorbia palustris	Marsh Spurge		1L	Full pot
Geranium 'Rozanne'	Cranesbill 'Rozanne'		1L	Full pot
Geum x 'Totally Tangy Night'	Geum 'Totally Tangy Night'		1L	Full pot
Kniphofia 'Bees Lemon'	Red Hot Poker 'Bees Lemon'		1L	Full pot
Primula denticulata	Drumstick Primula		1L	Full pot
Primula pulverulenta	Candelabra Primula		1L	Full pot
Salvia nemorosa 'Caradonna'	Balkan Clary 'Caradonna'	40-60	1L	Full pot
Sanguisorba officinalis 'Tanna'	Great Burnet 'Tanna'		1L	Full pot
Scrophularia auriculata 'Big Blue'	Big Blue Lilyturf 'Big Blue'		1L	Full pot
Luzula nivea	Snowy Wood-rush		1L	Full pot
Stipa tenuissima 'Pony Tails'	Mexican Feather Grass 'Pony Tails'		1L	Full pot

Bulbous

Botanical Name	Common Name	Size
Allium 'Mount Everest'	Ornamental Onion 'Mount Everest'	Grade 16/20
Allium 'Purple Sensation'	Ornamental Onion 'Purple Sensation'	Grade 12/+
Fritillaria meleagris	Snake's Head Fritillary	Grade 5/8
Narcissus 'Tête-à-Tête'	Daffodil 'Tête-à-Tête'	Grade 10/12
Tulipa 'Blue Parrot'	Tulip 'Blue Parrot'	Grade 11/12
Tulipa 'Esther'	Tulip 'Esther'	Grade 6/8



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Planning Boundary

Softworks

S1 Amenity lawn to back gardens

S2 Wildflower meadow

S3 SuDS wildflower

S4 Species rich lawn

S4.1 Existing grassland retained
Any gaps or felled area to be infilled with grass turf.

S5 Ornamental planting

S6 Defensible planting
To protect edges to apartment building.

S7 Scrub planting
To north of communal grow space. Maintained at low level for visibility and natural surveilance.

S8 Permaculture planting
Mixed of edible species and pollinator friendly species. To communal grow space at Pipewell Avenue site.

S9 Ornamental hedgerow
To be maintained at 1.2m height

S10 Native hedgerow
To be maintained at 1.2m height

Climber planting
To be installed on wire trellis system

Proposed Fruiting Tree
To Communal Garden & Growing Space
Girth size: 16-18cm

Proposed Semi-mature Tree
Girth size: 20-25cm

Proposed Multi-stem Tree
Height 350-400mm

Proposed Feature Tree
Girth Size: 30-35cm

Revision	Date	Description	Drawn	Apprvd.
P02	10/06/2026	Planning Issue	YH	SPL

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Client Clarion Housing Group

Project Peacock Centre - Gorton

Drg Title Pipewell Avenue - Softworks Plan

Created on	Created by	Approved by
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Scale	Size	Workstage
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Drg No.	Suitability	Revision
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Internal Source file:3630-XR-001-02-Peacock Working File.wrx

Appendix 4: DN0385-PLA-XX-XX-DR-LA-02001-Peacock Centre - Tree Retention and Removal

TREE WORKS NOTES:

All felling and tree surgery is to be carried out by an Arboricultural Association approved contractor. All operations are to be carried out in accordance with BS3998:2010 Recommendations for tree work and N.P.T.C certification guidelines.

METHOD STATEMENT:

Tree felling and surgery works are to be carried out prior to the commencement of main construction works. Once complete, approved hoarding is to be erected around the construction area. This hoarding is to be sited outside the canopy extents of retained trees and is to remain outside the canopies throughout the contract period. This fencing shall not be removed or repositioned without the prior written permission of the LPA.

Under no circumstances should materials, vehicles, equipment, diesel or spoil be stored within the canopy of retained trees. Similarly no excavations for services or other construction activities are to be carried out within the protected zone unless approved in writing from the LPA.

Note;-

- Tree felling should not be undertaken through the months of March to August unless agreed with the local planning authority due to the nesting birds season.

- If the program of works clashes with these dates then any trees in question should be heavily prunned to reduce the chance of nesting during the above months.

- All tree removal and excavation works should be undertaken in accordance with Thomson Arboricultural Survey Report.

Extracted from BS 5837: 2012 Trees in relation to design, demolition and construction- Recommendations

This text has been extracted from the aforementioned guidance document and highlights the key factors when considering trees in relation to demolition and construction. For further information and conformation on protection measures contractors should familiarise themselves with the full document prior to any site works.

Section 3: Terms and definitions

3.5 construction
site-based operations with the potential to affect existing trees.

3.6 construction exclusion zone
area based on the root protection area (3.7) from which access is prohibited for the duration of a project

3.7 Root Protection Area (RPA)
layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority

Section 4: Feasibility: surveys and preliminary constraints.

4.6 For single stem trees, the RPA (see 3.7) should be calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem, one of the two calculation methods below should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be determined from Annex D. The calculated RPA for each tree should be capped to 707 m2.

a) For trees with two to five stems, the combined stem diameter should be calculated as follows:

(stem diameter 1)2 + (stem diameter 2)2 ... + (stem diameter 5)2

b) For trees with more than five stems (not illustrated in Annex C), the combined stem diameter should be calculated as follows:

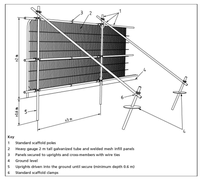
6.1 Arboricultural method statement

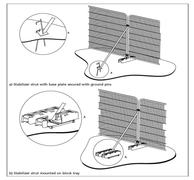
(mean stem diameter)2 × number of stems

6.1.1 A precautionary approach towards tree protection should be adopted and any operations, including access, proposed within the RPA (or crown spread where this is greater) should be described within an arboricultural method statement, in order to demonstrate that the operations can be undertaken with minimal risk of adverse impact on trees to be retained.

6.2 Barriers and ground protection
6.2.1 General
6.2.1.1 All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of

6.2.2 Barriers
6.2.2.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.





6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use is part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

6.2.3.2 Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary round protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.

6.2.3.3 New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

7.2 Avoiding physical damage to the roots during demolition or construction

7.2.1 To avoid damage to tree roots, existing ground levels should be retained within the RPA. Intrusion into soil (other than for piling) within the RPA is generally not acceptable, and topsoil within it should be retained in situ. However, limited manual excavation within the RPA might be acceptable, subject to justification. Such excavation should be undertaken carefully, using hand-held tools and preferably by compressed air soil displacement.

7.3 Tree protection during demolition

7.3.1 Where demolition is proposed on a site where trees are to be retained, access facilitation pruning should be undertaken as necessary to prevent injurious contact between demolition plant and the tree(s). In some cases, working space may be provided by temporarily tying back tree branches. Pruning or tying should be undertaken in accordance with a specification prepared by an arboriculturist.
NOTE The local authority will be able to advise whether the trees are under statutory protection such that consent for tree works might be required.

7.3.2 When demolishing a structure (including underground structures) within what would otherwise be the RPA, barriers should be erected, and ground protection installed (see 6.2.3), to protect the underlying soil to the edge of the existing structure.

7.3.4 Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building (often referred to as "top down, pull back")



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7. Order of construction and setting out to be agreed on site.

Planning Boundary

Tree Retention and Removal

Trees to be retained

Trees to be removed

Root protection area

Category A

Category B

Category C

Category U

*Refer to arboricultural report DN0385-TSE-SW-XX-SU-OD-00001 for details.

Revision	Date	Description	Drawn	Apprvd.
P04	10/06/2026	Planning Issue	CB	YH

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Client	Clarion Housing Group
Project	Peacock Centre - Gorton
Drg Title	Peacock Centre - Tree Retention and Removal

Created on	Created by	Approved by
26/05/26	ZG	SPL

Scale	Size	Workstage
1:250	A1	Planning

Drg No.	Suitability	Revision
DN0385-PLA-XX-XX-DR-LA-02001	S4	P04

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Internal Source file:3630-XR-001-02-Peacock Working File.vwx

Appendix 5: DN0385-PLA-XX-XX-DR-LA-02001-Pipewell Avenue Tree Retention and Removal

TREE WORKS NOTES:

All felling and tree surgery is to be carried out by an Arboricultural Association approved contractor. All operations are to be carried out in accordance with BS3998:2010 Recommendations for tree work and N.P.T.C certification guidelines.

METHOD STATEMENT:

Tree felling and surgery works are to be carried out prior to the commencement of main construction works. Once complete, approved hoarding is to be erected around the construction area. This hoarding is to be sited outside the canopy extents of retained trees and is to remain outside the canopies throughout the contract period. This fencing shall not be removed or repositioned without the prior written permission of the LPA.

Under no circumstances should materials, vehicles, equipment, diesel or spoil be stored within the canopy of retained trees. Similarly no excavations for services or other construction activities are to be carried out within the protected zone unless approved in writing from the LPA.

Note;-

- Tree felling should not be undertaken through the months of March to August unless agreed with the local planning authority due to the nesting birds season.

- If the program of works clashes with these dates then any trees in question should be heavily prunned to reduce the chance of nesting during the above months.

- All tree removal and excavation works should be undertaken in accordance with Thomson Arboricultural Survey Report.

Extracted from BS 5837: 2012 Trees in relation to design, demolition and construction- Recommendations

This text has been extracted from the aforementioned guidance document and highlights the key factors when considering trees in relation to demolition and construction. For further information and conformation on protection measures contractors should familiarise themselves with the full document prior to any site works.

Section 3: Terms and definitions

3.5 construction
site-based operations with the potential to affect existing trees.

3.6 construction exclusion zone
area based on the root protection area (3.7) from which access is prohibited for the duration of a project

3.7 Root Protection Area (RPA)
layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority

Section 4: Feasibility: surveys and preliminary constraints.

4.6 For single stem trees, the RPA (see 3.7) should be calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem, one of the two calculation methods below should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be determined from Annex D. The calculated RPA for each tree should be capped to 707 m2.

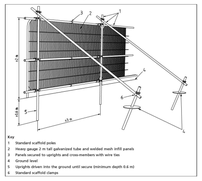
a) For trees with two to five stems, the combined stem diameter should be calculated as follows:

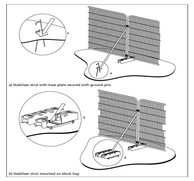
(stem diameter 1)2 + (stem diameter 2)2 ... + (stem diameter 5)2

b) For trees with more than five stems (not illustrated in Annex C), the combined stem diameter should be calculated as follows:
6.1 Arboricultural method statement
(mean stem diameter)2 × number of stems
6.1.1 A precautionary approach towards tree protection should be adopted and any operations, including access, proposed within the RPA (or crown spread where this is greater) should be described within an arboricultural method statement, in order to demonstrate that the operations can be undertaken with minimal risk of adverse impact on trees to be retained.

6.2 Barriers and ground protection
6.2.1 General
6.2.1.1 All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of

6.2.2 Barriers
6.2.2.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.





6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use is part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

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NOTE The local authority will be able to advise whether the trees are under statutory protection such that consent for tree works might be required.

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7.3.4 Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building (often referred to as "top down, pull back")

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Planning Boundary

Tree Retention and Removal

Trees to be retained

Trees to be removed

Root protection area

Category A

Category B

Category C

Category U

Note:
This drawing should be read in conjunction with with following report: 250327 CLA001-011 Tree survey report, Former Peacock Centre and Pipewell Avenue 001

Existing trees adjacent to the site boundary, with RPAs extending into the site, are to be retained and protected through design development and construction phases in accordance with the approved 250327 CLA001-011 Tree survey report, Former Peacock Centre and Pipewell Avenue 001 statement.

DRAFT

Revision	Date	Description	Drawn	Apprvd.
P03	20/05/26	Updated tree locations	CB	YH

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Client Clarion Housing Group

Project Peacock Centre - Gorton

Drg Title Pipewell Avenue Tree Retention and Removal

Created on	Created by	Approved by
29/01/26	YH	SPL

Scale	Size	Workstage
1:100	A1	Stage 3

Drg No.	Suitability	Revision
DN0385-PLA-XX-XX-DR-LA-02001	S2	P03

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