404 Wilbraham, Chorlton, Manchester

Planning Condition 17 Landscape Environmental Management Plan (LEMP)

145297/FO/2026

RACHEL HACKING ECOLOGY

Client	Armistead Property
Project Title	404 Wilbraham, Chorlton
Project Reference	RHE.4503
Project Leader	Lucia Ruiz Mut
Contact Details	lucia@rachelhackingecology.co.uk

	Name	Position	Date
Author	Freddie Lear	Junior Ecologist	01/07/2026
Checker	Lucia Ruiz Mut	Senior Ecologist	06/07/2026
Reviewer	Tim Palmer	Technical Director	23/07/2026
Revision	Lucia Ruiz Mut	Senior Ecologist	27/07/2026

RACHEL HACKING ECOLOGY

The Stables, Paradise Wharf, Ducie Street, Manchester, M1 2JN

0161 465 8971

www.rachelhackingecology.co.uk

mail@rachelhackingecology.co.uk

1. Discharge of Condition

1.1 Background

1.1.1 Rachel Hacking Ecology Ltd (RHE) was commissioned in 2026 by Armistead Property (the client) to provide ecology consultancy services in connection with a proposed development on land at 404 Wilbraham Road, Chorlton, Manchester.

1.1.2 The site received full planning permission from Manchester City Council in 2026 for the erection of a 3/4 storey building to provide 8no. two-bedroom apartments, with access, informal amenity space, landscaping and associated works. (planning application number 145297/FO/2026).

1.1.3 As part of the planning permission, several conditions were attached. Condition 16 relates to enhancing biodiversity and habitat provision within the site. Condition 17 relates to the provision of a Landscape Environmental Management Plan (LEMP) detailing how the proposals within the submitted landscape plan and & BNG Assessment will be delivered. This document aims at providing such information so that this condition can be discharged and to ensure these meet the target conditions set out in the Biodiversity Net Gain Plan (RHE 2026).

Condition Wording

1.1.4 Condition 16 states: "*The biodiversity enhancement measures, including bat and bird boxes, shall be implemented in accordance with the approved plans and supporting details. The boxes shall be installed prior to the first occupation of the development and retained thereafter*."

1.1.5 Condition 17 states: "Prior to commencement of the development and notwithstanding the submitted landscape plan and BNG report, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include:

i. Full landscaping plan

ii. Details of on-site habitats to be retained and created

iii. Management and maintenance measures;

iv. *Timescales and responsibilities for implementation. The approved LEMP shall be implemented in full and maintained thereafter.*

The Approved LEMP shall be implemented in full and maintained thereafter. "

1.1.6 This LEMP has been prepared to enable discharge of the above Conditions. The document is informed by the following Ecological report and landscape design:

- Rachel Hacking Ecology (2025). Addendum to Ecological Constraints & BNG Assessment: Land at 404 Wilbraham Road, Chorlton. (Issued 2026) [1].

[1] RHE (2026). Addendum to Ecological Constraints & BNG Assessment: Land at 404 Wilbraham Road, Chorlton.

- Proposed Landscape Plan (Drawing no. 177 – 404W – PL – GL1 - D) by Simon James Architect as shown in Appendix 1.

2. Management Aims, Objectives and Targets

2.1 Primary Aims

2.1.1 The overall aim of management is to enhance biodiversity by the provision of, and long-term management of new ecologically valuable habitats. The landscaping mitigation strategy includes the creation of the following habitats:

- Modified Grassland;
- Introduced shrub;
- Vegetated garden;
- Native hedgerow; and
- Individual trees: Planting of no.6 small tree specimens.

2.1.2 The logs, stone and rubble piles and other debris across the site may offer suitable shelter for Hedgehog. The hedgerow and trees on site offer suitable nesting opportunities for birds. Given the lack of connectivity between the site and other natural areas it is considered highly unlikely that other notable species may be present on site. Reasonable avoidance measures to sufficiently avoid potential impacts to the above-mentioned species were provided within the Ecological Constraints and BNG Assessment Addendum.

2.2 Objective and Targets

2.2.1 The core management aims, objectives and targets on the development site are:

1. Create, Manage and Monitor the Modified Grassland.
2. Create, Manage and Monitor the Introduced Shrub.
3. Create Vegetated Garden.
4. Create, Manage and Monitor Individual Trees.
5. Create, Manage and Monitor the Native Hedgerow.
6. Provide bird nesting bricks.
7. Provide bat roosting boxes.

3. Management and Prescriptions

3.1.1 The prescriptions for the primary objectives are considered in turn below.

Objective 1 – Create, Manage and Monitor the Modified Grassland

Creation

3.1.2 The proposals include the creation of an area of modified grassland (poor condition) on site. The soil will be prepared by raking to a fine tilth and sowing with an appropriate seed mix at the recommended rate. Seeds should be rolled to ensure good soil contact but not covered. Sowing should be undertaken in April or September ideally.

Management

3.1.3 Once established, the created modified grassland will be mown to maintain a short turf, as is required depending on seasonal growth rates.

Monitoring

3.1.4 To maintain the target condition of poor, no specific assessment criteria need to be achieved, although the grassland should be monitored to assure that it still meets the definition for this habitat type.

3.1.5 The modified grassland will be monitored over the 30 year period by a suitably experienced ecologist or trained member of the management team, competent in botanical identification. Monitoring visits should take place during the years 1, 3, 5, 10, 15, 20, 25 and 30. The monitoring will aim to record the species that have established, note any species that have failed to establish and suggest further planning to ensure the final composition reflects the original mixture used. The monitoring should inform recommendations to management changes if there is evidence that the habitat type is going to change or has been changed.

Objective 2 – Create, Manage and Monitor the Introduced Shrub

Creation

3.1.6 Beds of introduced shrub and bulbs will be planted across the site.

3.1.7 The planting can take place in suitable weather conditions in spring or autumn. Bark mulch will be applied to the shrub planting areas.

3.1.8 For the ornamental shrub planting, all plants are to be planted in accordance with the Exterior Architecture Softscape Details and associated guidelines.

3.1.9 For species list refer to the Proposed Landscape Plan (Drawing no. 177 – 404W – PL – GL1 - D) by Simon James Architect as shown in Appendix 1.

Management

3.1.10 All newly planted specimens must be watered and weeded regularly.

3.1.11 The shrubs should be pruned and managed as required. Maintenance to vegetation suitable for nesting birds should be done outside of the nesting bird season (generally March to August inclusive). If works to the vegetation needs to occur during the nesting season, then a check for active nests will be required within 48hrs of the work commencing.

Monitoring

3.1.12 No specific target condition applies to this habitat and therefore, no specific assessment criteria need to be achieved. However, the shrub should be monitored to assure that it still meets the definition of this habitat type.

3.1.13 The shrub planting areas will be monitored during years 1, 5, 10, 20 and 30. This will be undertaken by a suitably experienced ecologist or trained member of the management team, competent in botanical identification. The monitoring will aim to record the species that have established, note any species that have failed to establish and suggest further planting to ensure the final composition reflects the original mixture used.

Objective 3 – Create, Manage and Monitor the Vegetated Garden

Creation

3.1.14 The private garden areas will consist of hard landscaped patio areas with associated planting. The planting can take place in suitable weather conditions and in spring or autumn.

3.1.15 The vegetated gardens will fall within private curtilage. The applicant is solely responsible for creating the gardens in accordance with the approved plans. No formal long-term management or monitoring is obligated; however, the following recommendations are provided.

Management

The gardens should be weeded regularly to prevent undesirable species from becoming established amongst the newly planted vegetation. Vegetation should be pruned and maintained as required. Landowners and tenants should be made aware that maintenance works to trees, shrubs and other woody vegetation suitable for nesting birds should be undertaken outside the bird nesting season (generally March to August inclusive) to avoid impacts on nesting birds. Should works to woody vegetation be required during the nesting season, a nesting bird check by a suitably qualified ecologist will be required within 48 hrs of the commencement of works.

Objective 4 – Plant, Manage, and Monitor the Individual Trees

3.1.16 The trees will provide pollen and nectar source for invertebrates and nesting and foraging habitat for birds.

Creation

3.1.17 The planting can take place in suitable weather conditions and in spring or autumn. Bark mulch will be applied to the tree planting areas. All newly planted specimens must be watered and weeded regularly. The plants will be protected using canes and biodegradable guards.

Management

3.1.18 Any dead or diseased specimens should be replaced as required.

3.1.19 The trees should be pruned and managed minimally. Maintenance to vegetation suitable for nesting bird should be done outside of the nesting bird season (generally March to August inclusive) to protect nesting birds. If works to vegetation needs to occur during the nesting season, then a nesting bird check will be required within 48hrs of work commencing.

Monitoring

3.1.20 To achieve the target condition of moderate, set out in the Statutory Metric Tool document as part of the BNG Assessment, the following criteria must be achieved by the end of year 27.

- The tree is a native species
- There is little or no evidence of an adverse impact on the tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular planning regime, so the trees retain >75% of expected canopy for their age range and height.

3.1.21 The trees will be monitored for 30 years by a suitably experienced ecologist or trained member of the management team, competent in botanical identification. Monitoring visits should take place during the years 1, 3, 5, 10, 15, 20, 25 and 30. The monitoring will aim to record the species that have established, note any species that have failed to establish and suggest further planning to ensure the final composition reflects the original mixture used.

Objective 5 – Create, Manage, and Monitor the Native Hedgerows

3.1.22 The sites proposals include the planting of a new native hedgerow. It will provide a linear habitat improving connectivity for wildlife with the wider landscape and sources of nectar for invertebrates.

Creation

3.1.23 The hedgerow planting will take place between November to March in suitable weather conditions. The existing vegetation along the northern edge will be removed, then the site profiled, and suitable soil will be brought onto site. The planting will be done using hand tools in areas where damage could occur to existing or created plants/habitats.

3.1.24 The hedgerow should be planted in accordance with the landscape proposal prescriptions by and experience landscape contractor. The plants will be protected using canes and biodegradable guards.

Management

3.1.25 Replace dead or diseased specimens when required.

3.1.26 The hedgerows should be cut annually after 3-4 years, to a maximum height of 2.5m and an approximate width of 1.5m. Hedgerows should be cut on alternative sides each year (i.e. Year 1: left, Year 2: right, Year 3: top) to ensure that flowers and fruits are available.

Monitoring

3.1.27 The hedgerow planting will be monitored for 30 years. Monitoring visits should take place during the years 1, 3, 5, 10, 15, 20, 25 and 30. To maintain the target condition of poor, no specific assessment criteria need to be achieved, although the native hedgerow should be monitored to assure that it still meets the definition for this habitat type.

3.1.28 This will be undertaken by a suitably experienced ecologist or trained member of the management team, competent in botanical identification. The monitoring will aim to record the species that have established, note any species that have failed to establish and suggest further planting to ensure the final composition reflect the original mixture used.

Objective 6 – Provide Bird Nesting Boxes

3.1.29 Planning condition 16 requires the provision of features to enhance habitat opportunities for breeding birds. Four bird nesting bricks will be installed to support declining species such as House Sparrow *Passer domesticus* and Swift *Apus apus*. The bricks will be installed into the eastern elevation wall at a minimum height of 4m (see Appendix 1). For a period of five years the nest box will be annually monitored and checked for signs of damage or weather deterioration and will be replaced if no longer useable.



Figure 1 showing Manthorpe Swift Brick[2]

[2] Manthorpe Swift Brick | NHBS Practical Conservation Equipment

Objective 7 – Provide Bat Roosting Boxes

3.1.30 Planning condition 16 requires the provision of features to improve habitat for roosting bats. Two Habibat Bat Boxes, one crevice cavity model and one hollow cavity model (see Figure 2) will be installed into the eastern and western elevation walls at a minimum height of 4m (see Appendix 1).

3.1.31 These boxes provide suitable habitat for a range of species, are built into the walls during construction and are maintenance free. Bat boxes should be installed away from external lighting and not directly above doors or windows.

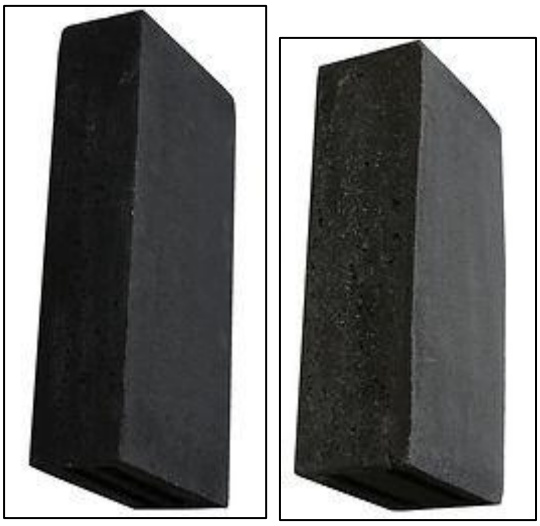


Figure 2 showing the recommended bat boxes (two crevice model left; medium hollow model right) [3]

4. Monitoring

4.1.1 The purpose of the monitoring is to assess if these habitats have become established and have not declined in ecological value since the completion of the development, and to provide recommendations on changes to the management plan to increase the quality of these habitats if required.

4.1.2 Monitoring reports shall be submitted to Manchester City Council no more than 2 months following monitoring visits during years 1, 3, 5, 10, 15, 20, 25 and 30.

4.1.3 Where monitoring shows a habitat is declining, it may be necessary to make changes to the work schedule, in terms of timings, to bring about beneficial change and halt decline.

[3] Wildlife Boxes | Greenwood's Ecohabitats

5. Biodiversity Metric

5.1.1 The present LEMP has been produced in accordance with the updated BNG Metric submitted to Manchester City Council (RHE 2026). Enforcement of this LEMP will ensure the delivery of biodiversity gains predicted in the above-mentioned metric.

6. Personnel

6.1.1 The habitat creation work will be undertaken by a landscaping team (appointed by the client) with experience of creating the desired habitats.

6.1.2 The future management after the completion of the construction phase will be undertaken by a management team (appointed by the client). All management activities will abide by relevant legislation and policy, and where relevant documentation will be completed to provide evidence of compliance.

6.1.3 Suitably experienced ecologists or competent and trained members of the management team must undertake the monitoring of the ecologically valuable habitats.

6.1.4 The client will be responsible to ensure landscaping creation, management and maintenance, including long-term implementation, is delivered as detailed in the present document.

7. Contingencies

7.1.1 The work will be managed and monitored using the on-site personnel and in accordance with the Reasonable Avoidance Measures set out in the Ecological Constraints & BNG Assessment report[Error! Bookmark not defined.].

7.1.2 If an active bird nest is found during the works, work will stop, and the ecologist will be contacted. A 4-metre buffer zone will be implemented around the active nest and no disturbance will take place to the nest. Once the nest is deemed inactive (i.e. once the chicks have fledged) then work can commence.

7.1.3 If any part of the landscaping fails or is inadvertently damaged, then the habitat will be re-created immediately, such as sowing more species rich grassland or replacing planted trees and scrub stands.

7.1.4 Pro-active measures should be put in place to prevent decline in the condition of any of the habitats on site. Any non-native invasive species found on the site should be eradicated as soon as possible using a suitable methodology appropriate to the species concerned.

8. Work Schedule

8.1.1 The work schedule below set out the annual requirements and restrictions of management. Schedule dates are not provided, because the construction timetable is unknown.

	Season	Responsibility
Objective 1: Create Modified Grassland		
Add sub-soil (or similar inert/low nutrient substrate) and cultivate to a fine tilth	Sep (or Apr)[4]	Con[5]
Mix with inert substrate and hand-sow seed-mixes	Sep (or Apr)	Con
Control pernicious weeds with herbicide treatment (up to five years)	May and July	Con
Mow grassland in year 1 up to six times. Collect and dispose of cuttings (on-site composting)	Late May to Sep	Con
Mow grassland up to four times during the growing season after late May. Collect and dispose of cuttings (offsite or on-site composting)	Late May to Sep	Con
Objective 2 – Plant, manage and monitor the introduced shrub		
Apply topsoil and cultivate to a fine tilth	Anytime	Con
Plant shrubs in random matrix and irrigate	Nov to Feb	Con
Apply protection, support to individual shrubs and mulch	Nov to Feb	Con
Carry out annual inspection for five years	Sep	Con
Replace dead, dying and diseased shrubs, missing or damaged guards and supports, replace mulch	Nov to Feb	Con
Carry out weed control	May to Jul	Con
Remove shrub guards and supports after 5 years	Winter	Con
Manage scrub by minimal intervention, but prune if required to control shading of adjacent habitat.	Jan to Mar	Con
Objective 3 – Create Vegetated Gardens		
Apply topsoil and cultivate to a fine tilth	Anytime	Con
Hand-sow seed-mixes for grassland/turf	Sep (or Apr)	Con
Plant shrubs/trees (if necessary)	Nov to Feb	Con
Objective 4 – Plant, manage and monitor of individual trees to achieve 'moderate' condition within 27 years		
Apply topsoil to specific locations and cultivate to a fine tilth	Anytime	Con
Pit plant trees and irrigate	Nov to Feb	Con
Apply protection, support, and mulch to individual trees	Nov to Feb	Con

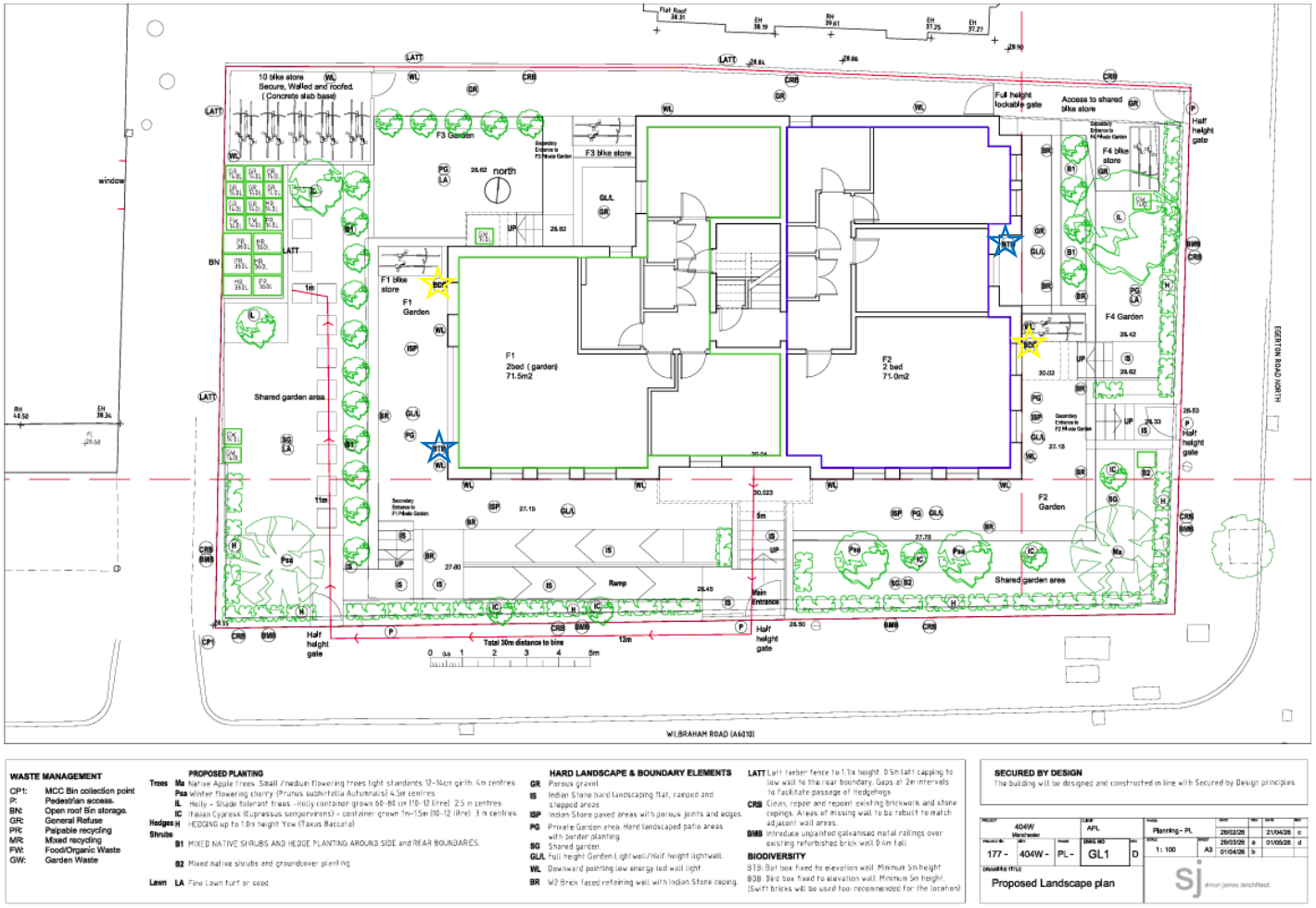
[4] Alternative date provided in brackets.

[5] Contractor

	Season	Responsibility
Carry out annual inspection for five years and then every five years up to year 30	Sep	Con / Ecol[6]
Replace dead, dying and diseased trees, missing or damaged guards and supports	Nov to Feb	Con / Ecol.
Carry out weed control	May to Jul	Con
Remove tree guards and supports after 5 years	Winter	Con
Objective 5 - Create, manage and monitor the native hedgerow to achieve 'poor' condition within 10 years.		
Apply topsoil and cultivate to a fine tilth	Anytime	Con
Plant native shrubs in staggered rows and irrigate	Nov to Feb	Con
Apply protection, support, and mulch to individual shrubs	Nov to Feb	Con
Carry out annual inspection for five years	Sep	Con
Replace dead, dying and diseased shrubs, missing or damaged guards and supports	Nov to Feb	Con
Carry out weed control	May to Jul	Con
Remove tree guards and supports after 5 years	Winter	Con
Trim hedgerows to desired height	Jan to Mar	Con
Objective 6 & 7 – Provision of bird and bat boxes		
Deployment of bat and bird boxes in accordance with the approved plans and supporting details. The boxes shall be installed prior to first occupation of the development and retained thereafter.	Anytime	Con
Monitor and report on the condition of retained and new habitats		
Assess ecological condition of new habitat (Years 1, 3, 5, 10, 15, 20, 25, 30)	Summer	Ecol
Where appropriate identify and organise remediation works to restore habitats to target ecological condition	Anytime	Ecol / Con
Prepare and submit a monitoring report to Manchester City Council (Years 1, 3, 5, 10, 15, 20, 25, 30)	Dec	Ecol
Manage administration and abide by all legal and policy instruments.		
Abide by relevant policy and legislation	Anytime	Ecol / Con
Maintain written and photographic records of activities	Anytime	Ecol / Con

[6] Suitably Qualified Ecologist

Appendix 1: Biodiversity Enhancements Plan



WASTE MANAGEMENT

CP1:	MCC Bin collection point
P:	Pedestrian access.
BN:	Open roof Bin storage.
GR:	General Refuse
PR:	Palpable recycling
MR:	Mixed recycling
FW:	Food/Organic Waste
GW:	Garden Waste

PROPOSED PLANTING

Trees
- Ma Native Apple trees. Small /medium flowering trees light standards 12-14cm girth. 4m centres
- Pss Winter flowering cherry (Prunus subhirtella Autumnalis) 4.5m centres
- IL Holly – Shade tolerant trees –Holly container grown 60-80 cm (18-12 litres). 2.5 m centres.
- IC Italian Cypress (Cupressus sempervirens) – container grown 1m-1.5m (10-12 litre). 3 m centres.

Hedges
- H HEDGING up to 1.8m height Yew (Taxus Baccata)

Shrubs
- B1 MIXED NATIVE SHRUBS AND HEDGE PLANTING AROUND SIDE and REAR BOUNDARIES.
- B2 Mixed native shrubs and groundcover planting

Lawn
- LA Fine Lawn turf or seed

HARD LANDSCAPE & BOUNDARY ELEMENTS

- GR Porous gravel.
- IS Indian Stone laced landscaping flat, ranged and stepped areas.
- ISP Indian Stone paved areas with porous joints and edges.
- PG Private Garden area. Hard landscaped patio areas with border planting.
- SG Shared garden
- GLL Full height Garden Light well/Half height lightwell.
- WL Downward pointing low energy led wall light
- BR W2 Brick faced retaining wall with Indian Stone coping.
- LATT Left Harber fence to 1.7m height. 0.5m latt capping to low wall to the rear boundary. Gaps at 2m intervals to facilitate passage of Hedgehogs
- CRB Clean, repair and repoint existing brickwork and stone copings. Areas of missing wall to be rebuilt to match adjacent wall areas.
- BMB Introduce unpainted galvanised metal railings over existing refurbished brick wall 0.6m tall

BIODIVERSITY

BTB Bat box fixed to elevation wall. Minimum 5m height
BDB Bird box fixed to elevation wall. Minimum 5m height. (Swift bricks will be used too recommended for the location)

SECURED BY DESIGN

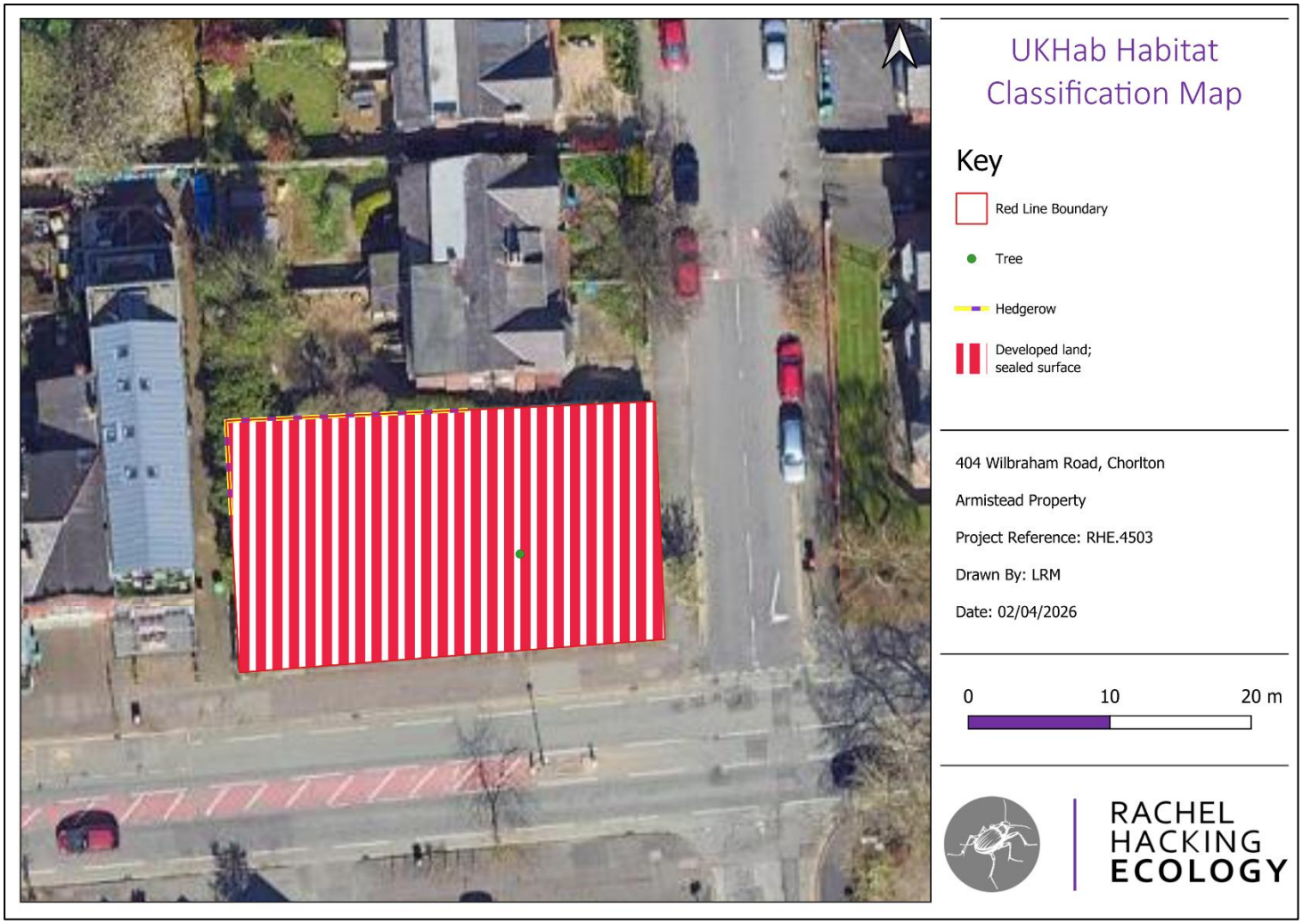
The building will be designed and constructed in line with Secured by Design principles.

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Proposed Landscape plan

Plan showing the proposed locations of bird boxes (yellow star donates building upon which a pair of boxes will be located), and bat boxes (blue stars).

Appendix 2: Baseline UKHab Habitat Plan



Appendix 3: Proposed UKHab Habitat Plan

