AMENITYTREE

ENVIRONMENTAL PLANNING CONSULTANTS

Biodiversity Verification Report Phase 1

Version 1
23.09.2025

Prepared for: Planit IE

Site: Ancoats Green

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1. Introduction

1.1 Background to the Project
1.2 Site Location and Context
1.3 Purpose and scope of this Report

2. Survey methods

2.1 Vegetation and habitats
2.2 Results
2.3 Limitations

3. Survey Results

3.1 History of site

4. Opportunities for enhancement

5. Summary conclusions

Appendix

Appendix 1 Study area (Phase 1)
Appendix 2 Habitat Condition Assessment Sheets

1. Introduction

1.1 Background to the project

Amenity Tree was commissioned by Planit IE to undertake a site visit and verification of habitats at site level to discharge the following planning conditions associated with the Ancoats Green public realm biodiversity delivery works.

> “ a) *The development shall be carried out in accordance with the Assessment of Biodiversity prepared by Amenity Tree received by the City Council, as Local Planning Authority, on the 3 February 2023.*
>
> *Prior to the first use of a phase of the development agreed, a verification report will be required to validate that the works undertaken conforms to the recommendations approved in part (a) of this planning condition including the developments contribution towards biodiversity net gain.*
>
> *In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance. A verification report and measures shall be agreed until such a time as the development in that phase comply with parts (a) of this planning condition.*
>
> *Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ”*.

The site visit verification survey and report are based on the phase 1 areas shown in Appendix 1Study area (Phase 1).

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1.2 Site location and context

The site is located within the central area of Ancoats and the biodiversity enhancements and creations within the Assessment of Biodiversity prepared by Amenity Tree and broadly comprise of public realm improvements to the Ancoats Green. The specific habitats included in the improvements relate to existing retained urban tree being enhanced and further tree planting. In addition, modified grassland (g4) enhancements to other neutral grassland(g3c).

1.3 Report scope

1.3.1 This assessment was requested by the client for the purposes of demonstrating that the sites public realm biodiversity delivery works contribute towards biodiversity net gain.

1.3.2 The scope of the Assessment is therefore:

- Visit site and undertake completion of DEFRA Condition Assessments Sheets of each habitat in accordance with those presented in approved documents within the Assessment of Biodiversity prepared by Amenity Tree

2. Survey Methods

2.1 Vegetation and Habitats

2.1.1 A habitat survey walkover was conducted in September 2025 which confirmed the habitats present and the habitat condition as presented in appendix 2.

2.1.2 Whilst on the site the habitat survey searched for all plants including those that are considered rare, uncommon or are statutorily protected such as those listed in schedule 9 of the *Wildlife and Countryside Act 1981* (as amended).

3.0 Surveys results

3.1 Ancoats Green: existing/retained urban tree conditions



Tree ref.	Condition at baseline survey (17.01.2023)	Current condition	Target condition.
G1	Moderate	Good	Good
G2	Moderate	Good	Good
G3	Moderate	Good	Good
G4	Moderate	Good	Good
G5	Moderate	Moderate	Good
T1	Moderate	Good	Good

Tree species

Tree ref.	Species + DAFOR
G1	Fraxinus excelsior (Ocasional) Acer platanoides (Frequent) Prunus avium (Rare) Populus serotina (Ocasional)
G2	Alnus glutinosa (Rare) Fraxinus excelsior (Abundant) Acer platanoides (Ocasional) Acer psuedoplatanus (Rare) Prunus padus (Ocasional)

	Populus serotina (Rare) Salix fragilis (Rare)
G3	Prunus padus (Dominant) Acer platanoides (Frequent)
G4	Acer psuedoplatanus (Abundant) Acer platanoides (Abundant)
G5	Fraxinus excelsior (Dominant)
T1	Alnus glutinosa (Dominant)

Analysis

Except for G5, all urban tree habitats have attained their target condition. G5 had a baseline condition of moderate and a target condition of good, and a current condition of moderate. Within the Condition Assessment sheets the habitat has failed criteria C and F. To attain the target condition “good” the habitat will need to pass one of the 2no criteria. Criteria F has failed because <20% of the tree canopy is oversailing vegetation beneath. This is because of tree shade and presence of hard standing. The current areas of vegetation at the base of these trees would allow for >20% of canopy of the canopy to over sail vegetation if an appropriate seed mix can develop at this location given the tree shade presence. Alternatively, the tree is likely over a lengthier period to develop into the mature age class, passing condition assessment criteria C. The typical period over which target condition attains good status can be up to 30 years.

3.2 Ancoats Green: enhancement of modified grassland (g4) to other neutral grassland(g3c).



Parcel ref.	Condition during baseline survey (17.01.2023)	Current condition	Target condition
P1	Modified grassland- Poor condition	Other neutral grassland-poor	Other neutral grassland-good
P2	Modified grassland- Poor condition	Other neutral grassland-poor	Other neutral grassland-good
P3	Modified grassland- Poor condition	Other neutral grassland-poor	Other neutral grassland-good

Grassland parcel species

Tree ref.	Species (seed mix) verified as present within parcel	Additional species
P1	*Achillea 'Terracotta'* *Amsonia orientalis* *Aster x frikartii 'Monch'* *Bergenia 'Bressingham White'* *Phlomis russeliana* *Rudbeckia fulgida var. sullivantii 'Goldsturm'* *Stipa sp* *Geranium sp*	*Cirsium arvense* *Dactylis glomerata* *Epilobium hirsutum* *Holcus lanatus* *Jacobaea vulgaris* *Lolium perenne* *Ranunculus repens* *Trifolium repens*

	Pennisetum 'Fairy Tails' *Perovskia atriplicifolia 'Blue Spire'* *Pulmonaria 'Blue Ensign'* *Salvia nemorosa 'Cardonna'* *Stipa calamagrostis*	
P2	*Achillea 'Terracotta'* *Amsonia orientalis* *Aster x frikartii 'Monch'* *Bergenia 'Bressingham White'* *Phlomis russeliana* *Rudbeckia fulgida var. sullivantii 'Goldsturm'* *Stipa sp* *Geranium sp* *Pennisetum 'Fairy Tails'* *Perovskia atriplicifolia 'Blue Spire'* *Pulmonaria 'Blue Ensign'* *Salvia nemorosa 'Cardonna'* *Stipa calamagrostis*	Carex nigra *Cirsium arvense* *Dactylis glomerata* *Epilobium hirsutum* *Holcus lanatus* Juncus inflexus *Lolium perenne* Taraxacum officinalis *Trifolium repens* Urtica dioica
P3	*Asplenium scolopendrium* *Aster divaricatus* *Carex divulsa* *Deschampsia cespitosa* *Dryopteris erthrosora* *Epimedium x versicolor 'Sulphureum'* *Geranium sp* *Hakonechloa macra* *Lamium maculatum 'Beacon Silver'* *Primula veris* *Thalictrum delavayi*	*Cirsium arvense* *Dactylis glomerata* *Epilobium hirsutum* *Holcus lanatus* *Lolium perenne* Taraxacum officinalis *Trifolium repens* *Trifolium repens*

Analysis

Grassland parcels have failed criterion A, even though indicator species were present they were restricted to those species included in the seed mixes used. As these habitats have only been recently enhanced, a consistently high proportion of classic indicator species (e.g., birds foot trefoil, meadow buttercup, silverweed and a range of rushes and sedges) have not yet developed. The target period for neutral grassland is typically 5 years, and future monitoring is therefore needed to ensure a consistently high proportion of classic indicator species are present. Contingency measures such as implementing some fencing to ensure the public are not using the grassland as a walkway may be needed. Additional supplementary seeding of these classic indicator species for this habitat may also be needed.

Habitat creation - urban trees

Also, because of the recent survey 31 recently planted trees were identified, these were combined into a single condition assessment as they all scored moderate condition.

Recently planted tree species.
Betula pubescens
Cercis siliquastrum
Alnus glutinosa
Liquidamber stryraciflua
Prunus sp
Acer x freemanii
Malus domestica
Pryus sp
Ficus sp

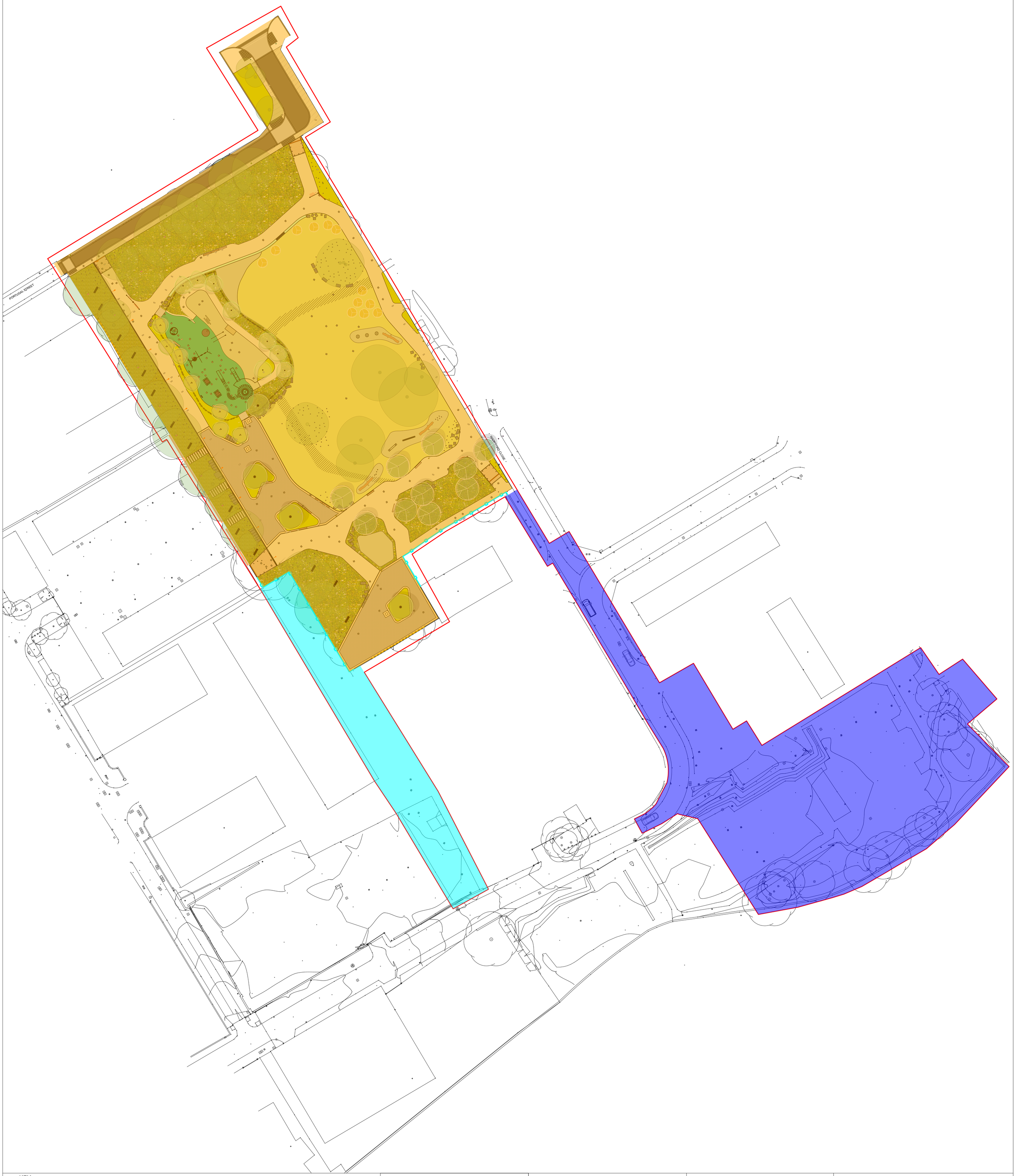
5. Summary conclusion

The existing / retained urban tree conditions are all considered to have attained the target condition of good except for G5 and recommendations for attaining good condition are provided.

The enhancement of modified grassland (g4) to other neutral grassland (g3c) requires good condition neutral grassland to be present at verification survey and a consistently high proportion of classic indicator species. The target condition can take up to 5 years to reach and the current condition of poor is more a reflection of the immaturity of the sward and given <5 years the habitat is anticipated to reach good condition. Supplementary seeding of classic indicator species and / or implementing some fencing to ensure the public exclusion may be needed.

Monitoring of the habitats shall occur annually until target condition is reached.

Appendix 1 Study area (Phase 1)



KEY

Site Boundary

Phase 1 Ancoats Green
Indicative implementation date: January 2024 – September 2024

Phase 2A Jersey Green
Indicative implementation date: May 2026 – November 2026

Phase 2B Prussia Greenway
Indicative implementation date: March 2027 – December 2027

Revision	Date	Description	Drawn	Apprvd.
P02	07/02/24	Timescale added	AS	AM
P01	02/02/24	Planning Condition Discharge	AS	AM

Client	MCC
Project	Ancoats Green
Drg Title	Phasing Plan

Created on	Created by	Approved by
02-02-24	AS	AM

Scale	Size	Workstage
1:500	A1	STAGE 5

Drg No.	Suitability	Revision
2895-PLA-XX-XX-DR-L-0012	D4	P02

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3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

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Appendix 2 Habitat Condition Assessments