United Environmental Services Ltd
1 Booths Park,
Chelford Road,
Knutsford,
Cheshire
WA16 8QZ

www.ues.org.uk
enquiries@ues.org.uk
01565 757788

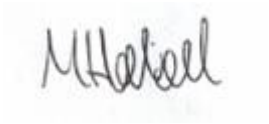
DRAFT BIODIVERSITY GAIN PLAN

At

Octagon House
Hathersage Road
Victoria Park
Rusholme
M13 9WL

NGR: SJ 85613 95962

Prepared for:	Turley Associates Ltd.
Written by:	Kathryn McGrath, UES Assistant Ecologist
Approved by:	Mark Halliwell, UES Senior Ecologist



Date:	7th July 2026
Date (V3):	13th August 2026
UES reference:	UES05361/04

CONTENTS

1 INTRODUCTION 3

1.1 Author and qualifications 3
1.2 Proposed development 3
1.3 Document objectives 3

2 PLANNING POLICY 4

3 METHODOLOGY – ON-SITE HABITATS 5

3.1 Baseline assessment 5
3.2 Post-development assessment 5
3.3 Strategic significance 5
3.4 Limitations 6

4 BNG METRIC CALCULATION 7

5 SUMMARY & CONCLUSIONS 9

APPENDICES 10

Appendix 1 – UK Habitat Baseline Classification Plan 10
Appendix 2 – UK Habitat Post-Development Classification Plan 11
Appendix 3 – On-site Baseline Condition Assessments 12
Appendix 4 – Proposed Landscaping Plan 13

1 INTRODUCTION

1.1 Author and qualifications

This report is compiled and written by Kathryn McGrath BSc, Assistant Ecologist at United Environmental Services (UES) Ltd.

It has been verified by Mark Halliwell MBiol, UES Senior Ecologist. Mark holds a level 4 Botanical Society for Britain and Ireland (BSBI) field identification skills certificate (FISC), which certifies him as competent to undertake phase 1 habitat surveys, UKHab and national vegetation classification (NVC) surveys.

1.2 Proposed development

The applicant seeks full planning application for the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 255 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping.

1.3 Document objectives

This document sets out how the project will comply with the biodiversity net gain (BNG) requirements established under the Environment Act 2021 and associated secondary legislation. The objectives this BGP are to:

- Demonstrate how the development will achieve a minimum 10% net gain in biodiversity units, in accordance with statutory requirements.
- Summarise the baseline ecological conditions and quantify the biodiversity losses and gains using the Statutory Biodiversity Metric.
- Explain the approach to on-site habitat creation and enhancement, including how long-term management has been secured,
- Set out the governance, monitoring, and legal mechanisms that will secure BNG delivery for a minimum of 30 years.

2 PLANNING POLICY

Paragraphs 180 of the National Planning Policy Framework (NPPF, 2023) set out requirements for the delivery of BNG. In England, BNG is mandatory under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Under the statutory framework, subject to some exceptions, every grant of planning permission is granted subject to the condition that the biodiversity gain objective is met (Biodiversity Gain Condition). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on-site habitats.

Mandatory BNG only applies for planning permission applications made on or after 12th February 2024. Permissions granted for applications made before this date are not subject to BNG. A temporary exclusion applies for non-major developments whereby mandatory BNG only applies for planning permission applications made on or after 2nd April 2024.

The Environment Act 2021 sets out the following key components to mandatory BNG:

- Minimum 10% gain required calculated using DEFRA Statutory Biodiversity Metric & approval of net gain plan
- Habitat secured for at least 30 years via obligations / conservation covenant
- Habitat can be delivered on-site, off-site or via statutory biodiversity credits
- There is a national register for net gain delivery sites
- The mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss
- Also applies to Nationally Significant Infrastructure Projects (NSIPs)
- Does not apply to marine development
- Does not change existing legal environmental and wildlife protections

3 METHODOLOGY – ON-SITE HABITATS

3.1 Baseline assessment

3.1.1 Habitat & hedgerow units

A UK Habitat (UKHab) classification survey of the proposed development site was undertaken by UES Senior Ecologist Mark Halliwell and UES Graduate Ecologist Mattew Chao BSc. Site surveys conducted on the 13th May 2026. The survey and habitat mapping followed the UKHab methodology, providing a standardised approach to habitat mapping suitable for use within the Statutory Biodiversity Metric.

A UKHab baseline plan showing all habitats recorded on-site is provided at Appendix 1.

As part of the survey, the condition of each habitat was assessed using the relevant habitat-specific condition sheets. The resulting UKHab mapping and condition assessments form the baseline dataset used in the Metric calculation.

Details of baseline condition assessment data for on-site habitats is provided at Appendix 3.

3.2 Post-development assessment

The post-development habitat assessment for the on-site Metric calculation was derived from the indicative landscape design provided to UES by Layer Studio – As Proposed, Drawing number XX-ZZ-DWG-L-1002 Rev P01 (dated 24/06/26). This document sets out the proposed soft-landscaping scheme, including habitat types, planting mixes and species compositions.

Habitat areas were calculated by digitising the scaled landscaping drawings. Target condition scores were assigned using the Statutory Biodiversity Metric habitat condition criteria and the management intentions set out in the landscape specification. Only condition criteria that are realistically achievable within the required timeframes and supported by the proposed management regime were passed.

All post-development habitat parcels were entered into the Statutory Biodiversity Metric as either:

- Habitat creation - new habitats replacing existing habitats; or
- Habitat enhancement - where an existing habitat is to be retained and improved in condition or distinctiveness.

3.3 Strategic significance

Following publication of the Greater Manchester Local Nature Recovery Strategy (LNRS), strategic significance scores for all proposed habitat creation and enhancement areas have been assigned using the LNRS spatial priorities and the criteria set out in Table 7 of the BNG User Guide.

3.3.1 Baseline habitats

In accordance with the following wording within the BNG User Guide, baseline scores for all on-site habitats have been assigned low strategic significance i.e. 'Area/compensation not in local strategy/ no local strategy':

"Once an LNRS has been published, the baseline strategic significance values for habitat parcels in that area should always be scored as low."

3.3.2 Post-development habitats

The proposed habitats on site were assessed individually against the Greater Manchester LNRS spatial data and the strict criteria in Table 7 of the BNG User Guide. The development site is not specified in the LNRS priority habitat opportunity zones and therefore the strategic significance value has been assigned as low.

3.4 Limitations

The UKHab mapping and condition assessment of all on-site habitats was undertaken in May, at an appropriate point in the survey season when sufficient vegetative material was present to enable an accurate and reliable condition assessment.

As such, no significant limitations were identified that would affect the robustness of the Biodiversity Net Gain assessment or the surveys used to inform it.

4 BNG METRIC CALCULATION

The Statutory Biodiversity Metric has been used to assess the biodiversity losses and gains associated with the proposed development. Table 1 below shows that the development would result in a net loss of habitat units. As the Metric treats each unit type independently, the on-site shortfall in habitat units cannot be offset by gains in hedgerow units and must therefore be addressed through off-site compensation.

Table 1 – On-site biodiversity metric outcomes (excluding off-site compensation)

Unit type	Baseline units	On-site units post-development	Post development net change	Post development net change (percentage)	Trading rules satisfied?
Habitat	2.34	1.49	-0.85	-36.35%	No
Hedgerow	0	0	N/A	N/A	N/A
Watercourse	0	0	N/A	N/A	N/A

The majority of on-site habitats that will be lost to facilitate the proposals comprise of an area of an office complex with an associated hardstanding carpark. Areas of introduced shrub are located throughout the site, with a large area located along the western site boundary. An area a ruderal sparsely vegetated, urban land is located within the southwest corner of the site. All eight scattered trees that are located onsite will be lost to facilitate the development.

As per Table 1, the development will result in net loss of 36.35%, with an overall loss of 0.85 habitat units.

In order to achieve a 10% net gain in biodiversity, the post development value would need to be 2.57 habitat units. The scheme is therefore at a 1.08 unit shortfall of achieving a 10% net gain. No gain in hedgerow or watercourse units are required due to the baseline value of 0.

In addition to providing the 10% net gain in habitat and hedgerow units required to adhere to national planning policy, the metric's trading rules must also be met to provide an acceptable net gain. This is a function of the metric that has been designed to ensure habitats are compensated for sufficiently.

To adhere to the metric's trading rules, losses must be replaced by habitat, hedgerow and watercourse units of the same broad habitat type and distinctiveness, or by units from any habitat with a higher distinctiveness regardless of the broad habitat type. Based on the details provided to UES at this stage, additional biodiversity units required to meet the trading rules are:

- 0.94 habitat units of medium distinctiveness individual trees or any habitat from a higher distinctiveness band (from any broad habitat type).

Based on the indicative landscaping proposals, it is not possible to provide sufficient onsite habitat retention, creation and / or enhancement in order to reach a 10% net gain whilst facilitating the proposed development. As such, any remaining deficit in units will be provided through offsite compensation. This will either be secured on land within the developer's ownership, or through a payment to a third-party landowner acting as a habitat bank. The deficit of habitat units is made up of shortfalls in individual urban tree habitats.

All compensatory offsite habitat units secured will need to be registered on the Biodiversity Gain Site Register. As a last resort and where offsite compensation cannot be secured in the local area, statutory credits will be purchased as compensation.

The information contained within this Draft Biodiversity Gain Plan is considered to be sufficient to allow the local planning authority to grant planning permission, with regards to statutory biodiversity net gain requirements. Following approval of planning permission, the biodiversity gain condition will be applied to the permission, which must be discharged prior to the commencement of works.

A finalised Biodiversity Gain Plan (BGP) must be prepared to discharge this condition. The BGP must include baseline and post-development Statutory Metric calculations based on the finalised site layout and landscaping proposals. It must also contain full details of secured offsite compensation (where necessary) and a Habitat Management and Monitoring Plan (HMMP), detailing the proposed establishment, management and monitoring of all offsite compensation and any significant enhancements onsite.

All retained, creation or enhanced habitats that constate offsite compensation or onsite significant enhancements will need to be managed and monitored for a period of at least 30 years. This can be secured through a section 106 agreement or a conservation covenant.

Following submission of the Biodiversity Gain Plan, the local planning authority will have up to eight weeks to discharge the biodiversity gain condition.

5 SUMMARY & CONCLUSIONS

The proposed development has an area of approximately 1.2 hectares and principally comprises hardstanding, buildings, tall ruderal, introduced shrub, and scattered trees.

The baseline value of the site has been calculated as 2.34 habitat units, 0 hedgerow units and 0 watercourse units using DEFRA's Statutory Biodiversity Metric. In order to achieve a 10% net gain in biodiversity, the post development value would need to be 2.57 habitat units. The scheme is therefore at a 1.08 unit shortfall of achieving a 10% net gain. No gain in hedgerow or watercourse units are required due to the baseline value of 0.

The post-development scenario is based on the finalised landscape design and long-term management proposals, with each habitat assigned an appropriate target condition in line with the Metric criteria. Strategic significance scores have been applied in accordance with the Greater Manchester Local Nature Recovery Strategy and the statutory BNG guidance.

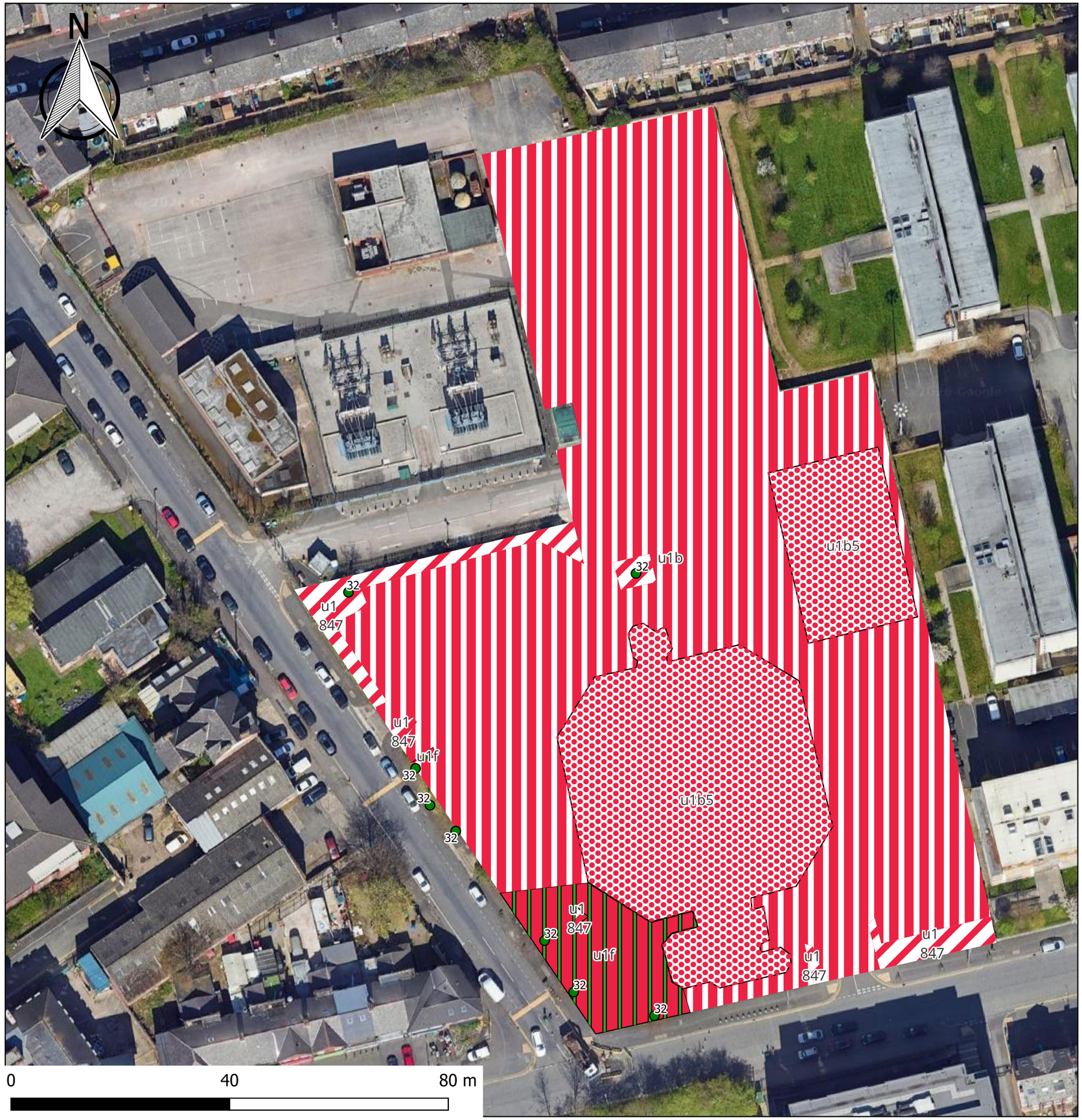
To satisfy the trading rules within the metric, any medium distinctiveness habitats that are to be lost as part of the proposed development must be compensated for with habitats of the same distinctiveness and same broad habitat type, or any habitat from a higher distinctiveness band (from any broad habitat type). Furthermore, any low distinctiveness habitats that are to be lost as part of the proposed development can be compensated for with habitats of any habitat group and distinctiveness. The deficit of habitat units is made up of shortfalls in individual tree units. It is not considered to be feasible to offset these losses within the site boundary whilst still facilitating the development. As such, any remaining deficit in units will be provided through offsite compensation. The specific measures will be detailed in the finalised Biodiversity Gain Plan conditioned as part of the planning process. The BNG metric would also be updated to reflect any changes in terms of onsite or offsite compensation to correspond with the details within the Biodiversity Gain Plan

APPENDICES

Appendix 1 – UK Habitat Baseline Classification Plan

Baseline UK Habitat Classification Plan

Site: Octagon House, Rusholme
NGR: SJ 85613 95962
Author: Kathryn McGrath
Date: 15/06/2026





Key

- u1 - built-up areas and gardens
- u1b - developed land. sealed surface
- u1b5 - buildings
- u1b6 - other developed land
- u1f - sparsely vegetated urban land
- 32 - scattered trees
- Survey boundary

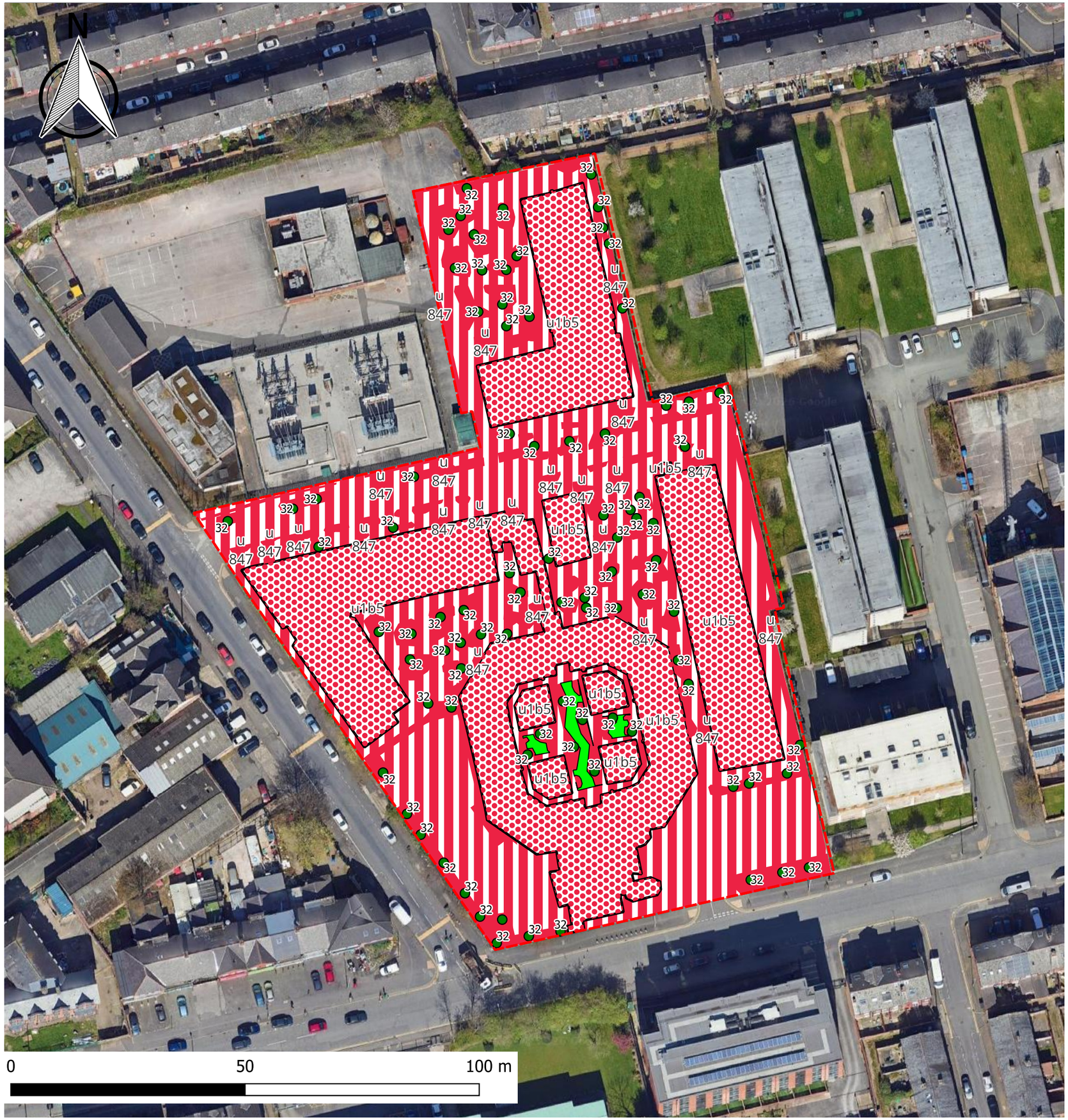
MAP DATA FROM ©2026 GOOGLE, IMAGERY FROM ©2026 GOOGLE

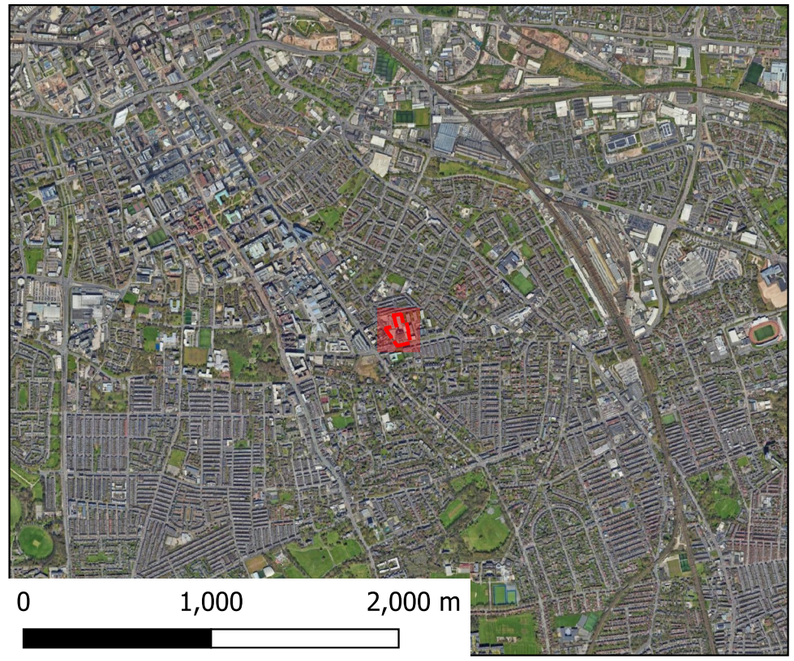
THIS PLAN IS ISSUED BY UNITED ENVIRONMENTAL SERVICES LTD SUBJECT TO THE CONDITION THAT IT IS NOT COPIED EITHER IN WHOLE OR IN PART OR DISCLOSED TO THIRD PARTIES UNLESS PRIOR WRITTEN AUTHORISATION IS GIVEN.

Appendix 2 – UK Habitat Post-Development Classification Plan

Appendix 3: Proposed Landscape Plan

Site: Octagon House, Rusholme
NGR: SJ 85613 95962
Author: Kathryn McGrath
Date: 25/06/2026





Key

- g4 - modified grassland
- u - urban
- u1b - developed land. sealed surface
- u1b5 - buildings
- Survey boundary
- 32 - scattered trees

MAP DATA FROM ©2026 GOOGLE, IMAGERY FROM ©2026 GOOGLE

THIS PLAN IS ISSUED BY UNITED ENVIRONMENTAL SERVICES LTD SUBJECT TO THE CONDITION THAT IT IS NOT COPIED EITHER IN WHOLE OR IN PART OR DISCLOSED TO THIRD PARTIES UNLESS PRIOR WRITTEN AUTHORISATION IS GIVEN.

Appendix 3 – On-site Baseline Condition Assessments

On-site or off-site, site name and location	On Site Octagon House, Rusholme	**Survey date and Surveyor name**	14.05.2026 Mathew Chao and Mark Halliwell									
		Survey reference (if relating to a wider survey)	N/A									
Limitations (if applicable)	N/A	**Habitat parcel reference**										
			31522719	31522723	31522724	31522783	31522785	31522786 - T3	31522788	31522790		
		Grid reference										
			SJ 85549 95969	SJ 85564 95930	SJ 85569 95925	SJ 85602 95972	SJ 85605 95891	SJ 85590 95895	SJ 85585 95905	SJ 85561 95936		
Condition Assessment Criteria		**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Yes	No	Yes	No	Yes	Yes	Yes	Yes			(31522790) Wild cherry
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	Yes	Yes	Yes	Yes	Yes	Yes			
C	The tree is mature (or more than 50% within the block are mature)[1].	No	No	No	No	Yes	Yes	Yes	Yes			(31522783) Early mature
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	Yes	Yes	Yes	Yes	Yes	Yes			
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No	No	No	Yes	Yes	Yes	Yes			(31522785) Ivy (31522786 - T3) Ivy (31522788) Ivy (31522790) Ivy
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	Yes	No	No	No	Yes			(31522790) Within introduced shrub
	Number of criteria passed	4	3	4	3	5	5	5	6			

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 5 or 6 criteria	Good (3)					Yes	Yes	Yes	Yes		
Passes 3 or 4 criteria	Moderate (2)	Yes	Yes	Yes	Yes						
Passes 2 or fewer criteria	Poor (1)										
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.											

On-site or off-site, site name and location		On Site Octagon House, Rusholme	**Survey date and Surveyor name**			14.05.2026 Mathew Chao and Mark Halliwell							
			Survey reference (if relating to a wider survey)			N/A							
Limitations (if applicable)		N/A	**Habitat parcel reference**										
			3152 2720	3172 0681									
			Grid reference										
			SJ85563 95937	SJ85595 95899									
Condition Assessment Criteria			**Criterion passed (Yes or No)**										**Notes (such as justification)**
Core Criteria - must be assessed for **all urban habitat types**:													
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.		N	N									
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.		Y	Y									
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**		Y	Y									
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:													
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.												
Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:													
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].												
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.												
Additional Criterion - must be assessed for **Intensive green roofs** only:													
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).												
Additional Criterion - must be assessed for **Biodiverse green roofs** only:													
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition, some additional habitat, such as sand piles, stones, logs etc. are present.**												
Essential criteria relevant for habitat type achieved (Yes or No)													
Number of criteria passed													
Condition Assessment Result		**Condition Assessment Score**	**Score Achieved ×/✓**										
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:													

• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)											
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	Yes	Yes									
• Passes 0 or 1 of 3 core criteria.	Poor (1)											
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)											
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 0 or 1 of 4 criteria.	Poor (1)											
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)											
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 2 or fewer of 5 criteria.	Poor (1)											

Appendix 4 – Proposed Landscaping Plan



NOTES:

1. DO NOT SCALE FROM THIS DRAWING. ALWAYS WORK TO NOTED DIMENSIONS.
2. ALL SETTING OUT, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE INSTALLATION OF MATERIALS AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
3. THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION DOCUMENTS AND DETAIL DRAWINGS. ANY DISCREPANCIES MUST BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
4. THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY.
5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
6. NOTE DRAWING SUITABILITY CODE SHOWN BELOW. DRAWING NOT TO BE USED FOR CONTRACTUAL AGREEMENT WITHOUT A1 STATUS.

THIS DRAWING WAS PLOTTED ON:

24/06/2026

REVISION HISTORY

DATE	REV	ZONE	DESCRIPTION	CHK
08/06/2026	P01		PRELIMINARY DRAFT	MI

DRAFT
FOR ILLUSTRATIVE USE ONLY

LOCATION PLAN

ORIGINATOR

Layer.studio

MANCHESTER NEWCASTLE BRISTOL

W layer.studio T 01625 523 157 E manchester, newcastle or bristol@layer.studio

Client
Plymouth Grove Residential LLP

Project
Octagon House
Ardwick

Drawing Title
General Arrangement (North aligned)

Created By	Checked By	Scale	Sheet Size
MI	CL	1:300	A1

Project Number	Originator	Volume	Level	File Type	Discipline	Number
493	LYR	XX	ZZ	DWG	L	1002

Work Stage	Status	Revision
Stage 2	S3 Review & comment	P01