Greengage

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**Client:** Caddick Construction Ltd

**Project:** Wythenshawe BHMPs: Alpha House

**Report:** Bird Hazard Management Plan

## QUALITY ASSURANCE

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# 1.0 EXECUTIVE SUMMARY

Greengage Environmental Limited (Greengage) was commissioned by Caddick Construction Ltd in May 2026 to produce a Bird Hazard Management Plan (BHMP) to discharge part of Condition 4 and all of Condition 24 of the planning permission (144655/FO/2025) for the site at Alpha House in Wythenshawe, Greater Manchester, M22 5RG, hereafter referred to as 'the site'.

The granted planning application includes the "erection of residential development (Use Class C3) comprising a part 2 and part 6-storey building, together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works".

Condition 4 states:

*"Prior to the commencement of development (excluding demolition), a Construction Management Plan outlining working practices during development shall be submitted to and approved in writing to the City Council as Local Planning Authority.*

*For the avoidance of doubt, the Construction Management Plan should include:*

- *Measures to control noise and vibrations;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Detail of an emergency contact telephone number;*
- *Parking of construction vehicles;*
- *Bird Hazard Management (Aerodrome Safeguarding)*
- *Sheeting over of construction vehicles.*

*The development shall only be carried out in accordance with the approved Construction Management Plan.*

*Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.*

*Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policies DM1 and DM2 in the Manchester Core Strategy."*

Condition 24 states:

*"Prior to the commencement of above ground works, a Bird Hazard Management Plan (BHMP) for the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details. The BHMP should include robust measures to prevent species of birds that are hazardous to aircraft gaining access to the space between the roof and the PV array panels, with regular maintenance inspections.*

*Reason - In the interests of flight safety and birdstrike avoidance to prevent the creation of a habitat for birds hazardous to aviation, pursuant to Policies DM1, DM2 and SP1 of the Manchester Core Strategy."*

The site is located approximately 1.7km north of Manchester Airport and therefore within the statutory 13km radius for aerodrome safeguarding consultation[1].

Habitat creation is to include intensive green roof, introduced shrub, urban trees (11 small trees), native hedgerow with trees and native hedgerow. A PV roof is also included in the design on the flat roof of the building.

Based on the most common hazardous birds in the United Kingdom (UK)[1] and the suitability of the site during the constructional and operational phase of the development, species that are considered relevant to potentially cause bird strike hazard at the site include; corvids *Corvidae spp*, pigeons *Columbidae spp*., starlings *Sturnus vulgaris* and gulls *Laridae spp.*

Hazardous species or accumulation of birds could be encouraged by large canopy trees which may encourage hazardous numbers or species on site. Therefore, remediations regarding large canopy trees is recommended and regular bird hazard inspections, is required to inform use of bird deterrents.

Additional design considerations include waste management practices, monitoring and management to mitigate hazardous populations of bird species.

This BHMP has been prepared as guidance for the management and prevention of birds during both the development and operational phases of the site due to its proximity to Manchester Airport. The BHMP will be implemented as approved unless otherwise agreed by Manchester City Council.

# 2.0 INTRODUCTION

Greengage Environmental Limited (Greengage) was commissioned by Caddick Construction Ltd in May 2026 to produce a Bird Hazard Management Plan (BHMP) to discharge part of Condition 4 and all of Condition 24 of the planning permission (144655/FO/2025) for the site at Alpha House in Wythenshawe, Greater Manchester, M22 5RG, hereafter referred to as 'the site'.

The granted planning application includes the *"erection of residential development (Use Class C3) comprising a part 2 and part 6-storey building, together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works"*.

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- *Parking of construction vehicles;*
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- *Sheeting over of construction vehicles.*

*The development shall only be carried out in accordance with the approved Construction Management Plan.*

*Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.*

*Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policies DM1 and DM2 in the Manchester Core Strategy."*

Condition 24 states:

*"Prior to the commencement of above ground works, a Bird Hazard Management Plan (BHMP) for the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details. The BHMP should include robust measures to prevent species of birds that are hazardous to aircraft gaining access to the space between the roof and the PV array panels, with regular maintenance inspections.*

*Reason - In the interests of flight safety and birdstrike avoidance to prevent the creation of a habitat for birds hazardous to aviation, pursuant to Policies DM1, DM2 and SP1 of the Manchester Core Strategy."*

The site is located approximately 1.7km north of Manchester Airport and therefore within the statutory 13km radius for aerodrome safeguarding consultation[1]. This BHMP therefore considers the best design and management strategies for enhancements, in order to discourage hazardous bird species nesting, roosting, and 'loafing' behaviour on site that could adversely affect the safety operations at Manchester Airport.

In compliance with the Civil Aviation Authority (CAA) (2017) Wildlife hazard management at aerodromes guidance[2], this BHMP includes the following elements:

- Risk assessment and identification through species data and numbers;
- Review details of the roof layouts and recommend any roof proofing measures to prevent access to, and successful breeding of, large gulls, feral pigeons and any other identified hazardous species;
- Review of the constructional and operational management plans relating to waste and storage facilities;
- Based on the above reviews, advising mitigation and habitat management techniques to reduce attractiveness of the site to hazardous species for feeding, roosting, nesting and loafing;
- Recommendations of active deterrence and dispersal techniques to discourage hazardous bird species; and,
- Establish a regular monitoring and reporting hazardous bird regime that will ensure mitigation procedures continue to work following our initial consultation and the development finalisation, including the establishment of a Wildlife Control Officer role to manage deterrent activities.

The Combined Authority Safeguarding Team (CAST) Wildlife Hazards Around Aerodromes Advice Note 3 (2024)[1] and the CAA (2017) guidance[2] documents were used to inform this BHMP for the constructional and operational phases of the development.

## 2.1 SITE DESCRIPTION

The site extends to 0.36 hectares (ha) and is centred on Ordnance Survey National Grid Reference (OS NGR): SJ 82827 86990, OS Co-ordinates 382827 386990.

The site is located within an urbanised area of Rowlandsway in Greater Manchester, comprising of urban developed land and modified grassland habitats, as well as some scattered trees and introduced shrub.

Immediate surroundings of the site are set within Wythenshawe Civic shopping centre located directed to the west of the site, and residential estates to the east of the site. A large area of derelict land is located approximately 60 meters (m) to the south of the site. Robinswood Road Tram stop is located approximately 265 meters (m) to the south of the site, with the M56 located approximately 1.14km to the west of the site.

In the wider context, five non-statutory designated sites are located within 2km of the site, pertaining to Park Wood Site of Biological Importance (SBI), Big Wood SBI, Painswick Park Meadow SBI,

Blackcarr Wood & Baguley Bottoms SBI, and Heald Green Marsh SBI. The closest of which is Park Wood SBI, located approximately 325m northeast of the site.

## 2.2 DEVELOPMENT DESCRIPTION

The granted planning application includes the *"erection of residential development (Use Class C3) comprising a part 2 and part 6-storey building, together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works".*

The development comprises the erection of 125 units with a mix of 1-bed and 2-bed apartments.

## 2.3 RATIONALE

International Civil Aviation Organisation (ICAO) and CAA detail that the statutory radius for aerodrome safeguarding consultation is 13km, as this is generally where approaching aeroplanes descend below 2000ft elevation, and the vast majority of wildlife collisions occur[1]. Manchester Airport is located approximately 1.7km south of the site.

The most common hazardous birds found in the UK, with large birds and flocking species presenting the greatest hazard, as detailed in the CAST (2024) guidance document[1], include the following:

- All wildfowl (ducks, geese, swans *Anatidae spp.*);
- All large waterfowl *Anseriformes spp.*;
- Herons *Ardeidae spp.*;
- Egrets *Ardeidae spp*;
- Cormorants *Phalacrocoridae spp.*;
- Gamebirds (pheasants and partridges *Phasianidae spp.*);
- Birds of prey *Accipitres spp.*;
- Large waders (lapwing *Charadriiae spp.*, curlew *Numenius spp.* and golden plover *Pluvialis apricaria*);
- All gull species *Laridae spp.;*
- All pigeon species *Columbidae spp.*;
- All corvid species *Corvidae spp.*; and,
- Starlings *Sturnus vulgaris*.

Given that the site falls within the statutory radius for aerodrome safeguarding consultation at Manchester Airport, this BHMP has been prepared as guidance for the management and prevention of birds during the constructional and operational phase of the development at the site.

## 2.4 ECOLOGICAL CONTEXT

### Previous Surveys

A site walkover was undertaken by a third-party consultancy, E3P, in June 2024 whilst undertaking a Preliminary Roost Assessment for the building previously present at the site for planning application 141628/DEM/2024. A report of habitats at the site had not been supplied as part of the application, however findings were discussed between E3P and Greengage on 25th September 2025.

### Ecological Constraints Walkover

An Ecological Constraints Walkover (ECW) was undertaken by Greengage in November 2025[3]. Features within the site boundary were evaluated for their potential for birds to be present and identify opportunities for nesting.

The ECW identified the presence of habitats included introduced shrub and individual trees throughout the site which could provide suitable nesting habitat for common, and/or urban nesting bird species. There were seven trees identified as present at the site, including; plum *Prunus spp*, maple *Acer sp*, lime *Tilia sp*, chestnut *Fagaceae sp*, beech *Fagus sylvatica*, and cherry *Prunus sp*.

No further bird surveys were recommended due to the limited suitability of habitat on site pertaining to common and/or urban nesting bird species only. However, due to habitats present on the site having potential to support nesting birds, it was recommended that any of these habitats to be cleared (i.e. trees and/or shrub) to facilitate the development, be undertaken outside of the nesting bird season (typically March to August inclusive). Where clearance must take place in the nesting season, a nesting bird check would be undertaken by a Suitably Qualified Ecologist (SQE) at a maximum of 48 hours prior to clearance.

### Biodiversity Net Gain Assessment

A Biodiversity Net Gain Assessment (BNGA) was undertaken by Greengage in October 2025[4] to inform the planning application for the development at the site. A report of the site walkover by the third-party consultancy, E3P, in June 2024 was not available, but it was communicated between Greengage and E3P that baseline habitats recorded comprised; developed land; sealed surface, modified grassland, introduced shrub, mixed scrub, non-native and ornamental hedgerow, and urban trees.

The BNGA identified that the proposed development will not retain any baseline habitats. Habitat creation is to include intensive green roof, introduced shrub, urban trees (14 small trees), native hedgerow with trees and native hedgerow.

## 2.5 COMPETENCIES

Chloe Peace, Consultant, has a BSc (Hons) in Zoology and is a Qualifying member of CIEEM. Chloe has four years of experience in ecological survey and assessment in consultancy with a particular focus

on design and delivery of bird surveys. Chloe has been a trainee bird ringer with the British Trust for Ornithology (BTO) since 2021 and has completed professional training for peregrine falcon *Falco peregrinus* (CIEEM) and barn owl *Tyto alba* (Barn Owl Trust). Chloe holds a Natural England Level 1 Survey Class Licence for barn owl and holds Field Identification Skills Certificate (FISC) Level 3 in botany.

Abbie Case, Senior Consultant, has a BSc (Hons) in Ecology and Conservation, an MSc in Conservation Biology and is an Associate member of CIEEM. Abbie has over eight years in ecological survey and assessment and holds a Natural England Great Crested Newt Licence, and is a Level 4 botanist under the FISC scheme.

Charlotte Hammond, Associate, has an undergraduate degree in Geography (BSc Hons), two postgraduate degrees in Environmental Bioscience in a Changing Climate (MSc) and Landscape Architecture (MA). Charlotte is an Associate member of CIEEM and the Landscape Institute and holds a Natural England bat and Great Crested Newt Licence. Charlotte has over 12 years' experience in ecological surveys and consultancy.

This BHMP was prepared by Chloe Peace, reviewed by Abbie Case and authorised by Charlotte Hammond, who confirms that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works; and,
- Avoids invalid, biased and exaggerated statements.

# 3.0 BIRD HAZARD MANAGEMENT PLAN

To understand the potential for bird strike hazards at the site, using baseline information for the site, a view has been taken on the likelihood of the development increasing the concentration of birds on the site/in the local area during the constructional and operational phases of the development by:

- Enhancing the ecological value of the site so as to encourage/support birds; and,
- Increasing the potential for foraging e.g. on discarded food waste or through poorly maintained refuge/waste management areas.

An increase in bird activity of such a nature, near airports, has been associated with a perceived increased risk in potential bird strikes although the nature of bird activity, the species and the time of the year are all key aspects in determining the likelihood of strike events. Concern is given to any development or proposal that may have the potential to significantly increase bird activity within the statutory radius for aerodrome safeguarding consultation.

Groups of individual birds have been categorised into large, medium or small. This is defined as the following:

- Large = groups of >30 individuals;
- Medium = groups of 5 to 30 individuals; and,
- Small = groups of <5 individuals.

Flocks of a species are also defined as medium or large groups of birds.

## 3.1 DESIGN CONSIDERATIONS

As per the Greengage 2025 BNGA[4], baseline habitats at the site consisted of developed land; sealed surface, modified grassland, mixed scrub, introduced shrub and scattered trees.

All habitats will be replaced by a new landscaping strategy as part of the development.

The landscaping proposals have been updated since the Greengage 2025 BNGA[4], which has reduced the number of trees from 14 to 11. Landscape development proposals are to include creation of intensive green roof (courtyard planting), introduced shrub, urban trees (11 small trees), native hedgerow with trees and native hedgerow habitat creation. The details of the landscaping have been taken from the Levitt Bernstein 'Landscaping Planting Plan - Ground Floor'[5] provided at Appendix A, 'Landscape Planting Plan - First Floor'[6] provided at Appendix B and the SLD 'Alpha House planting schedule'[7] provided at Appendix C, which illustrates the following:

- 'PL01 Hedge' planting;
- 'PL02 Ornamental planting - Wavell Road' including shrubs, herbaceous plants, grasses and ferns, and bulbs;
- 'PL03 Ornamental planting - Mews' including shrubs, herbaceous plants, grasses and ferns, and bulbs;

- 'PL04 Ornamental planting - Rowlandsway' shrubs, herbaceous plants, grasses and ferns, and bulbs; and,
- 'PL05 Proposed ornamental planting - Courtyard'.

Photovoltaic (PV) array panels are included in the design for the roof level, as illustrated on the Levitt Bernstein 'GA Plan'[8] provided at Appendix D. The updated landscape proposals including the tree quantity update, are illustrated on the SLD 'Landscape GA Plan - Ground Floor'[9] and 'Landscape GA Plan - Ground Floor'[10] provided at Appendix E.

## Species Selection

### Intensive green roof

Intensive green roof is included in the design on the first floor comprising of 'PL05 Proposed ornamental planting - Courtyard' which includes a mixture of shrubs, herbaceous plants, grasses and ferns, bulbs and climbing planting, which would provide some nesting and foraging habitat for small passerine bird species.

### Introduced shrub

Introduced shrub is included in the design on the ground floor comprising of 'PL01 Hedge' , 'PL02 Ornamental planting - Wavell Road', 'PL03 Ornamental planting - Mews' and 'PL04 Ornamental planting - Rowlandsway' . A mixture of shrubs, herbaceous plants, grasses and ferns, bulbs, hedge and climbing planting. This planting would provide some nesting and foraging habitat for small passerine bird species.

### Urban trees

A total of 11 small newly planted trees are included in the design consisting of native species field maple *Acer campestre* (nine specimens) some non-native species including; silver birch 'Fastigiata Joes' *Betula pendula* 'Fastigiata Joes' one specimen) and red maple 'Somerset' *Acer rubrum* 'Somerset' (one specimen). These trees would provide some nesting and foraging habitat for small passerine bird species.

Large-canopied tree species can provide opportunities for corvid and pigeon species nesting and therefore encourage activity from corvids and pigeons that can present a bird strike hazard/risk, particularly when roosting in social groups at high numbers. They may also provide suitability for foraging starlings. A total of nine field maple trees are included in the design, together in a linear format in the north of the site. Field maple can provide large canopies suitable for corvid nesting and therefore are recommended to be managed to retain a maximum canopy height of 10m i.e. through coppicing the tree once matured should hazardous species be recorded (see Section 3.3).

### Native hedgerow and native hedgerow with trees

Native hedgerow and native hedgerows with trees are included in the design on the ground floor comprising of 'PL02 Hedge planting' including common hornbeam *Carpinus betulus* pre-grown hedge with full form.

As noted in urban trees above, field maple can provide large canopies suitable for corvid and pigeon nesting and starling foraging and therefore are recommended be managed to retain a maximum canopy size of 10m height i.e. through coppicing the tree once matured should hazardous species be recorded (see Section 3.3).

#### PV Roof

PV array panels are included in the design on the flat roof level. There is no planting for this area.

## 3.2 POTENTIAL ATTRACTION OF THE SITE TO BIRDS

### Baseline

The site at baseline was considered to provide some suitability to common and/or urban nesting birds in the form of introduced shrub and trees. The baseline habitat would likely have supported small passerine species, as well as some small numbers of pigeon, corvid and gull species due to the urban setting of the site.

All habitat is due to be lost as part of the development.

### Construction Phase

#### Habitat

As per the Caddick (2026) Construction and Environmental Management Plan (CEMP)[11], at the time of writing, the building present at the baseline of the site has already been demolished. Trees at baseline will be removed prior to commencement of construction works and all other habitats will be lost.

To avoid an accumulation of breeding gull and pigeon species (hazardous bird species), guards will be installed around the PV array panels on the PV roof preventing access (see Section 3.4).

#### Waste Management

As per the Caddick (2026) CEMP[11], during the constructional phase, food waste arising from mealtimes will be double bagged and placed within lockable bins to prevent the bags being accessed by scavenging birds and mammals. Skips will be covered to prevent access by scavenging birds, reducing the attractiveness to hazardous bird species.

Furthermore, deliveries and materials are to be stored within the site throughout construction. The removal of materials and waste will be scheduled for when vehicle and pedestrian activity is at a minimum. No loads will be held or transferred over a non-designated zone, keeping waste and storage to designated points at the site. This will therefore prevent large areas of waste material at the site, preventing large groups of hazardous bird species to accumulate at the site.

## Operational Phase

### Habitat

The majority of landscaping would provide some nesting and foraging habitat for small passerine bird species, which are not considered hazardous bird species. This landscaping includes the shrubs, herbaceous plants, grasses and ferns, bulbs, hedge and climbing planting.

However, there are some habitats that could increase the attractiveness of hazardous bird species such as corvids, gulls and pigeons, including urban trees and the PV roof. Their attractiveness is discussed below.

#### *Urban trees*

Tree species including; field maple, silver birch 'Fastigiata Joes' and red maple 'Somerset', are in the development landscaping plans, as individual trees and as part of native hedgerows with trees (hedge planting).

Field maple is considered to have a large canopy once mature, therefore providing opportunities for corvid and pigeon nesting. They may also provide suitability for starling foraging. These trees could therefore encourage activity from hazardous corvid species including crows *Corvus corrone*, jackdaws *Corvus monedula*, magpies *Pica pica* and rooks *Corvus frugilegus*, or pigeon species including wood pigeon *Columba palumbus*, stock dove *Columba oenas*, and feral pigeon *Columba livia*, and starlings that can present a bird strike hazard/risk, particularly when roosting in social groups at high numbers. Due to the urbanised setting of the site and being planting within pits, it is not anticipated that these trees will reach their ultimately desired height and canopy spread, reducing the potential and suitability to attract large numbers of hazardous species.

These trees will be managed to retain a maximum canopy height of 10m i.e. through pollarding or coppicing the tree once matured, if required (see Section 3.3 below).

#### *PV Roof*

The PV roof is a flat surface that may provide some attractiveness to hazardous bird species, such as gull species, due to its resembling nature of a body of water and mimicking of natural cliff habitat. They can also be attractive to pigeon species as the PV array panels on the roof can provide a sheltered structure for nesting.

It is recommended that deterrents are implemented and monitored around the PV roof to reduce the attractiveness to and prevent hazardous species from using the PV roof (see Section 3.3 below).

### Waste Management

Once operational, a waste management strategy will be implemented to reduce the amount of food waste available for foraging/scavenging hazardous bird species including; corvids, pigeons and gulls.

As per the Nexus Planning (2025) Operational Management Plan[12], the operational phase of the development will have a communal bin store area in a covered service area to ensure that putrescible waste is not available for urban gulls, corvids or other opportunistic/ scavenger bird species. Residents

will deposit their waste including recycling material at this bin store area. On waste collection days, the bins will be moved by Wythenshawe Community Housing Group (WCHG) colleagues to the bin collection point at the highway for collection by the local authorities waste collection contractor/service. Once empty, the bins will be returned back to the bin store area by WCHG colleagues. The bin store area will be fob controlled and will have CCTV to monitor usage.

Restricting foraging opportunities through the measures described above will strongly deter hazardous bird species who will seek locations where there is greater potential for food to be available.

### Hazardous Bird Species

Based on the most common hazardous birds in the United Kingdom (UK) and the suitability of the site during the constructional and operational phase of the development as noted above, species that are considered relevant to potentially cause bird strike hazard at the site include:

- Corvids;
- Pigeons;
- Starlings; and,
- Gulls.

## 3.3 MONITORING AND MANAGEMENT

### Bird Hazard Inspections

#### Constructional Phase

During the constructional phase, bird hazard inspections will be carried out by an appointed member of the construction team throughout the constructional phase, to identify any unexpected bird activity. Areas to be monitored include:

- At the roof level around PV array panels monitoring for damage/destruction of mesh guards allowing access and evidence of any nesting;
- Around and inside the newly erected building to identify any gaps in the new building façade which may create access to the building by birds and assess any presence of birds inside the new building. Inspections around and inside the new building prior to the boarding up of the area of the new building will also be undertaken to prevent birds being trapped inside the new building;
- Drainage systems to ensure they are functioning correctly and free of debris. Frequency of drainage systems will increase following periods of heavy rainfall. This will limit the potential for a build-up of rainwater on site and reduce the likelihood of hazardous wildfowl / wader flocks forming. The urban setting of the site and limited connecting habitat further reduces the suitability and likelihood of attracting hazardous wildfowl / wader flocks. No pools of water or ponds will be created either intentionally or unintentionally during the construction works. If pools of water should form on the site following heavy rains or flooding, water will be pumped from the site;

- Across the site for any unintended waste creation; and,
- Areas of waste disposal and storage to monitor for failed locked or covered bins or skips, respectively, that may thus create the opportunity to attract hazardous bird species.

Bird hazard inspections will be undertaken weekly and will identify and record the following information:

- Date and times of the inspections;
- The name of the person carrying out the inspections; and,
- Numbers of individual birds recorded, their species and activity seen (if any).

This information will be logged onto the construction team's 'fieldview system' and will be made available to Manchester Airport staff to view upon request.

These bird hazard inspections will inform the level of deterrents needed to reduce hazardous species from using the site.

### Operational Phase

Bird hazard inspections will be carried out by an appointed member of the facilities management team or site maintenance staff (such as colleagues from the WCHG) for the lifetime of the operational phase of the development to identify any unexpected bird activity, such as on the PV roof, trees, hedgerows or introduced shrub on site. This includes monitoring for any nesting activity on the roof level around PV array panels and mesh guards.

These bird hazard inspections will be weekly (during the peak bird breeding season March to August, inclusive) and at regular intervals (i.e. fortnightly) when outside of the bird breeding season, dictated by levels of bird activity which may require more frequent/additional Bird Hazard Inspections where activity is considered to be higher/different to normal. These inspections will inform the level of deterrents needed to reduce hazardous species from using the site. All inspections will be logged, as per the example provided at Appendix F.

## Management

During both the constructional and operational phase of the development, there will be no attempt made by site personnel to scare large numbers of birds (i.e. groups of 30 individuals birds or more) off the site as this could lead to birds flying into the path of an aircraft. A briefing of the required control measures will be included within a site induction, such as the Caddick 'TBT-073 Toolbox Talk' as shown in Appendix G, to constructional and operational facilities management teams and any individual of the construction team failing to comply with the measures outlined within the Caddick (2026) CEMP[11] and this BHMP will result in them being removed from site.

Where bird hazard inspections highlight unexpected bird activity (i.e. greater activity than normal or presence of hazardous species) then suitable deterrent techniques will be implemented, as described below in Section 3.4. This BHMP will remain enforceable by Manchester Airport staff, staff from other airfield/airstrip staff within a 13 km radius of the site, the Manchester City Council, the UK CAA or any

successor to these bodies throughout the lifetime of the development at the site. These obligations will be passed to any subsequent owners/operators of the site.

Any small groups (i.e. a group of less than five individuals) or individual hazardous birds found loafing, roosting or nesting in the trees will be dispersed when detected and/or when requested by Manchester Airport staff or staff from other airfield/airstrip staff within a 13 km radius of the site, only if this complies with wildlife legislation (see Section 3.5 on legal considerations). It is particularly important that gulls are dispersed when spotted during the bird hazard inspections to ensure that they do not become habituated to the area.

Should the trees reach a height of greater than, trees will be monitored for presence of medium sized or larger groups of hazardous bird species (i.e. above five individuals in a group). Where medium sized groups of hazardous bird species are frequently recorded (i.e. recorded during bird hazard inspections on weekly, biweekly or monthly frequencies) within the trees at the site, the trees should be pollarded or coppiced to reduce their attractiveness to hazardous bird species. Where pollarding or coppicing is to be undertaken during the breeding bird season (March to August inclusive), advice from an SQE should be sought. Trees that could cause loafing, roosting or nesting opportunities for larger species will be managed to avoid becoming attractive to significant numbers of loafing, roosting or nesting birds. This can be achieved through pruning regularly to reduce branching that provides ideal perching or nesting platforms (such as horizontal branches), limiting canopy density to make trees less hospitable for loafing, roosting or nesting opportunities and removing deadwood or cavities that could be used for nesting. Actions to limit canopy growth may include pollarding, coppicing and/or thinning out trees so they do not become dense enough to attract substantial numbers of hazardous species.

A log of any bird activity recorded will be kept from the bird hazard inspections, an example of which is contained at Appendix F. The name of the person undertaking the survey will be included with ultimate responsibility for the log resting with the site facilities/building manager (or another suitable person).

Where large concentrations of hazardous bird species are recorded (i.e. groups of 30 individual birds or more), control measures and methods of dispersal will be discussed between Manchester Airport staff, the applicant and/or the Manchester City Council will be convened at the earliest opportunity.

## Review of Management Plan

The BHMP shall be subject to review to reflect changes in habitat or populations of bird species. Should the aerodrome deem it necessary, a meeting between Manchester Airport staff, the applicant and/or the Manchester City Council will be convened at the earliest opportunity to discuss and agree any changes which may be necessary. Any changes to this BHMP should also be discussed with a SQE.

## Inspection and Site Access

Manchester Airport staff or their nominated representatives, and/or staff from other airfield/airstrip staff within a 13 km radius of the site will be granted access to the site by prior arrangement by a nominated person, to evaluate the success of this BHMP and to review any remaining bird strike hazard.

### Long Term Management

This BHMP will remain enforceable by Manchester Airport staff, staff from other airfield/airstrip staff within a 13 km radius of the site, Manchester City Council, the UK CAA or any successor to these bodies throughout the existence of the site. These obligations will be passed to any subsequent owners/operators of the site.

## 3.4 DETERRANTS AND ANTI-PERCHING DEVICES

Deterrents, such as mounted bird scarers, would be used to deter hazardous bird species while bird spikes and trip wires are designed to physically prevent a bird from landing on the PV roof, building ledges, guttering and other architectural features. Bird exclusion products like nylon bird netting or floating deterrent balls, are usually installed to physically prevent a bird from gaining access to an area. Human presence across the ground will also be included as a deterrent measure.

All bird control products have problems associated with their use and installation and one of the biggest disadvantages associated with bird control products is that they fail to deal with the source of the problem.

However, in the instances where monitoring has identified an area within the site where issues have arisen, then the basic bird deterrent measures are to be considered. For the site these will include:

- Bird trip wire;
- Mounted bird scarers;
- Bird spikes;
- Bird netting;
- Mesh guards; and,
- Human presence.

If all deterrents have been trialled and all considered ineffective, the BHMP should be reviewed by an SQE and discussion with Manchester Airport staff, or staff from other airfield/airstrip staff within a 13 km radius of the site, Manchester City Council and the UK CAA undertaken.

Whilst Greengage does not endorse any specific products, some examples have been provided below. Suitable alternatives may be sought on discussion with an SQE.

### Bird Trip Wire

Bird wire is a discreet, low-profile anti-perching deterrent currently available. It is designed for ledges and areas where large birds have been temporarily 'resting', and where a low visibility product is essential. Bird wire typically consists of a nylon-coated wire tensioned by springs between stainless steel posts, which when mounted, offers an unstable landing area for large pest birds (see Plate 3.1 as an example).

*Plate 3.1 Bird Control; Bird trip wire example*[13]



## Mounted Bird Scarers

These are less intensive deterrents that consist of large balls mounted on poles with large eyes and with flashing strobe light effects that induce predatory responses in birds and deter them from using the site. These can be placed around the solar panel roofs to deter birds from using the area (see Plate 3.2 as an example).

*Plate 3.2 Tuckwells; Hawkeyes wind driven mounted bird scarers example*[14]



## Bird Spikes

Whilst spikes are not aesthetically pleasing, consideration will be given to their use if necessary and these will be retrofitted at a suitable density or at suitable distances from each other to exclude the relevant species should the initial deterrent measures and inbuilt design be ineffective (see Plate 3.3 as an example).

*Plate 3.3 Defender-Bird-Strike: bird spikes on pitched roof building example*[15]



## Bird Netting

In extreme circumstances, bird netting can be placed over the PV roof to deter bird landing. The netting will be of a suitable gauge and weight to exclude the target hazardous bird species. It will be suspended at a suitable tension to ensure that birds landing on the netting will not cause sagging onto the roof but not be too taut as this will allow birds to land. The netting must also be inspected on a regular basis (i.e. as part of regular Bird Hazard Inspections of the site) to ensure it is in full working order and not in such a condition to allow bird entanglement (see Plate 3.4 as an example).

Where installed mesh guards at the PV panels (as detailed below) fail and reports of nesting or presence of hazardous bird species are recorded, this bird netting deterrent measure will be reviewed to be installed.

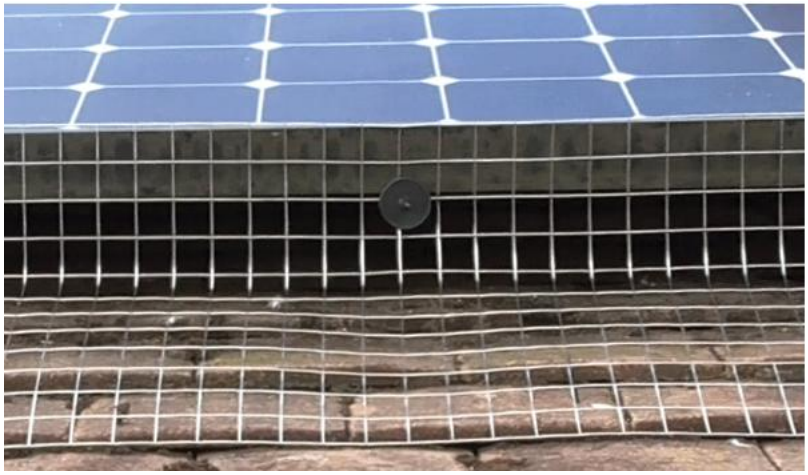
*Plate 3.4 Hawkeye bird netting example*[16]



## Mesh Guards

Mesh guards will be placed around the PV array panels on the PV roof to prevent access underneath the panels by hazardous bird species. They will create a physical barrier along the roofline to prevent access to gaps or gutters from nesting hazardous birds. They will be constructed from either galvanised/stainless steel or tough plastic to withstand exposure to the elements. The mesh must also be inspected on a regular basis (i.e. as part of regular Bird Hazard Inspections of the site) to ensure it is in full working order and not in such a condition to allow birds to access (see Plate 3.5 as an example).

*Plate 3.5 Pestfix Solar Panel Protection; mesh guard example*[17]



## Human Presence

Where low or medium (i.e. groups of 1 to <30 individuals) groups of hazardous bird species are recorded at the site (i.e. not high which would be groups of >30 individuals), human presence on the roof and across the grounds of the site will also be included as a deterrent measure.

As a minimum weekly occurrence, a nominated individual will walk around the grounds and the roof of the building, and utilising a broom handle, flag, laser and/or waving their arms, the nominated individual will make random and sudden movements as to deter hazardous bird species from the site.

Where weekly occurrences are deemed ineffective, the frequency of this measure will be increased up to daily before being deemed ineffective.

## 3.5 LEGAL CONSIDERATIONS

The Wildlife and Countryside Act 1981 (WCA) (as amended) is the principal mechanism for the legislative protection of wildlife in Great Britain. Under the WCA 1981 (as amended), all wild birds, their nests and eggs are protected while a nest is in use or occupied. The nesting bird season is typically considered to fall between March and August (inclusive). There are exceptions regarding nuisance birds (such as feral pigeons) where bird control through nest or egg removal may be possible under certain licence conditions obtained from Natural England for preserving air safety. Licensing options would be considered as part of the BHMP where necessary and, where required, this should be discussed with an SQE.

# 4.0 BIRD HAZARD MANAGEMENT PLAN REVIEW

The BHMP shall be subject to review to reflect changes in habitat or populations of bird species. Should the aerodrome deem it necessary, a meeting between Manchester Airport staff, the applicant and/or the Manchester City Council will be convened at the earliest opportunity to discuss and agree any changes which may be necessary. Any changes to this BHMP should also be discussed with a SQE.

## Failure of BHMP

Where all deterrent measures detailed within this BHMP have been trialled at the site and considered ineffective through continued records of nesting and/or presence of hazardous bird species are recorded, a review of this BHMP will be required to identify additional/further measures required.

Failure of this BHMP will include the following:

- Provision/trial of all deterrent measures outlined within this BHMP and continued recording of presence/nesting activity of hazardous bird species;
- Continued damage/destruction to deterrent measures following inspections despite continued repair (i.e. continued damage/destruction following a maximum of three attempts to repair deterrent measures) preventing deterrent measures to successfully function;
- Failure to employ/trial any or all of the deterrent measures outlined within this BHMP; and,
- Failure to comply with the monitoring and management details outlined within this BHMP.

Where a review of this BHMP is required, a meeting between Manchester Airport staff, the applicant and/or the Manchester City Council will be convened at the earliest opportunity to discuss alterations to the BHMP and any further action to be taken to deter hazardous bird species from the site.

# 5.0 CONCLUSION

Greengage was commissioned by Caddick Construction Ltd in May 2026 to produce a Bird Hazard Management Plan (BHMP) to discharge part of Condition 4 and all of Condition 24 of the planning permission (144655/FO/2025) for the site.

This BHMP seeks to minimise the potential bird strike risk to aircraft operating into and out of Manchester Airport staff, which could arise from the constructional and operational phases of the residential development.

This BHMP includes an assessment of the baseline conditions for nesting and foraging birds and attraction of the site during construction and operational phases of the development through the associated construction plans and landscaping scheme.

Design considerations have been made for soft landscaping at the site as well as for waste management practices, and management and monitoring for hazardous bird species.

The development proposes trees that would mature to have large canopies, providing suitable foraging and nesting habitat for an array of larger birds such as corvid or pigeon species. This development also proposes areas of flat roof space on the building to create a PV roof which could provide nesting habitat for gull and pigeon species.

Monitoring and management actions have been detailed to inspect and prevent hazardous species from being attracted to the site during constructional and operational phases. Actions have been recommended to limit canopy growth (retain a maximum canopy height of 10m) of tree species field maple including pollarding or coppicing should they become attractive to substantial numbers of hazardous bird species.

Deterrent measures have also been recommended where further action is required following observations of hazardous bird species at the site.

# APPENDIX A GROUND FLOOR PLAN

CENTRON HOUSE
(to be demolished)

WAVELL ROAD

ROWLANDSWAY

5no Acer campestre

1no Betula pendula 'Fastigiata Joes'

1no. Acer rubrum 'Somerset'

4no Acer campestre

ELC

ELC

DELTA HOUSE

CIVIC CENTRE

FORMER BINGO HALL
(vacant)

PL01 PL02 PL03 PL04

## KEY

**SOFT LANDSCAPING**

PL01 **Hedge**
Eastern frontages to Wavell Street:
Carpinus betulus pre-grown hedge with full form

Rowlandsway:
Carpinus betulus pre-grown hedge with full form

PL02 **Ornamental planting - Wavell Road**
Shrubs:
Mahonia eurybracteata soft caress
Sarcococca confusa
Viburnum davidii

Herbaceous Plants, Grasses and Ferns:
Bergenia 'Bressingham White'
Carex divulsa
Iris foetidissima
Liriope muscari 'Monroe White'
Luzula nivea
Prunella vulgaris

Bulbs:
Tulipa 'Havran'
Tulipa 'Brown Sugar'
Narcissus 'Thalia'

PL03 **Ornamental planting - Mews**
Shrubs:
Daphne Perfume Princess
Lonicera pileata
Sarcococca confusa

Herbaceous Plants, Grasses and Ferns:
Dryopteris filix-mas
Iris foetidissima
Luzula nivea
Liriope muscari 'Monroe White'
Climbing Plants:
Clematis montana
Lonicera periclymenum
Hydrangea anomala subsp. Petiolaris

Bulbs:
Tulipa 'Havran'
Narcissus 'Thalia'

PL04 **Ornamental planting - Rowlandsway**
Shrubs:
Hebe albicans
Hebe 'Celine'
Viburnum davidii

Herbaceous Plants, Grasses and Ferns:
Acanthus hungaricus 'White Lips'
Carex divulsa
Libertia chilensis
Oenothera lindheimeri 'Whirling Butterflies'

Bulbs:
Tulipa 'Havran'
Tulipa 'Brown Sugar'
Narcissus 'Thalia'

Existing tree or vegetation to be retained & protected in line with Arborculturalist proposals OFF SITE

Existing tree or vegetation to be removed & protected in line with Arborculturalist proposals

Proposed tree

PL01 Proposed hedge

PL02 Proposed ornamental planting - Wavell Road

PL03 Proposed ornamental planting - Mews

PL04 Proposed ornamental planting - Rowlandsway

**NOTES :**

1. Drawing scaled & issued for planning purposes only.
2. All setting out, levels & dimensions to be checked on site by the Contractor (s) prior to the relevant orders being placed & installation of materials, any discrepancies are to be brought to the attention of the client & contract administrator.
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| Rev | Description | Initial | Date |
|---|---|---|---|
| P04 | Tree & hedge species amended | KAS | Aug26 |
| | Updated to latest landscape GA | KAS | July26 |
| P03 | Updated to latest site plan | KAS | July26 |
| P02 | Arc DP, updated, path added to north elevation | KAS | July26 |


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Muse Places

**PROJECT TITLE**
Alpha House

**DRAWING TITLE**
Landscape Planting Plan - Ground Floor

**STATUS**
**PLANNING**

| SCALE | SHEET SIZE | DRAWN | CHECKED | DATE |
|---|---|---|---|---|
| 1:200 | A1 | KAS | - | Aug 26 |

**DRAWING NO.** 18703-SLD-ZZ-XX-D-L-200003

**REV.** P04

N

5 10 20m

Scale 1:200 @A1

# APPENDIX B FIRST FLOOR PLAN

CENTRON HOUSE
(to be demolished)

WAVELL ROAD

ROWLANDSWAY

1no. Cornus kousa 'Eddie's White Wonder'

1no. Liquidambar styraciflua 'Rotundiloba'

1no. Cornus kousa 'Eddie's White Wonder'

1no. Liquidambar styraciflua 'Rotundiloba'

1no. Cornus kousa 'Eddie's White Wonder'

DELTA HOUSE

CIVIC CENTRE

FORMER BINGO HALL
(vacant)

## KEY

**SOFT LANDSCAPING**

Proposed tree

PL01 Proposed hedge

PL05 Proposed ornamental planting - Courtyard

PL01 **Hedge**
Courtyard:
Carpinus betulus pre-grown hedge with full form

PL05 **PL05 Proposed ornamental planting - Courtyard**

Shrubs:
Daphne Perfume Princess
Hydrangea quercifolia 'Snowflake'
Lonicera pileata
Mahonia eurybracteata soft caress
Sarcococca confusa
Viburnum davidii

Herbaceous Plants, Grasses and Ferns:
Acanthus mollis 'Rue Leden'
Ajuga reptans
Alchemilla mollis
Asplenium scolopendrum
Bergenia 'Bressingham White'
Brunnera macrophylla
Carex divulsa
Dryopteris filix-mas
Geranium macrorrhizum
Helleborus x hybridus
Heuchera 'Palace Purple
Iris foetidissima
Libertia grandiflora
Liriope muscari 'Monroe White'
Luzula nivea
Matteuccia struthiopteris

Bulbs:
Tulipa 'White Triumphator'
Galanthus nivalis
Narcissus 'Thalia'

**NOTES :**

1. Drawing scaled & issued for planning purposes only.
2. All setting out, levels & dimensions to be checked on site by the Contractor (s) prior to the relevant orders being placed & installation of materials, any discrepancies are to be brought to the attention of the client & contract administrator.
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| Rev | Description | Initial | Date |
|---|---|---|---|
| P04 | Tree species amended | KAS | Aug26 |
| P03 | Updated to latest site plan | KAS | July26 |
| P02 | OF prps updated, courtyard layout updated to latest vent locations | KAS | July26 |


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**CLIENT**
Wythenshawe Housing Group &
Muse Places

**PROJECT TITLE**
Alpha House

**DRAWING TITLE**
Landscape Planting Plan - First Floor

**STATUS**
**PLANNING**

| SCALE | SHEET SIZE | DRAWN | CHECKED | DATE |
|---|---|---|---|---|
| 1:200 | A1 | KAS | - | Aug 26 |

**DRAWING NO.** 18703-SLD-ZZ-XX-D-L-200004

**REV.** P04

N

5 10 20m

Scale 1:200 @A1

# APPENDIX C PLANTING SCHEDULE

SLD

**Alpha House planting schedule** P02

| Hedge Planting | | | | | | |
|---|---|---|---|---|---|---|
| **% mix** | **Botanical name** | **Height/cm** | **Form** | **Container size** | **Density / linear metre** | **Notes/location** |
| 100% | Carpinus betulus pre-grown hedge with full form | 100-120cm | n/a | Trough or bag | Supplied per linear m unit or similar | Eastern frontages to Wavell Street, Western frontages Rowlandsway, Courtyard raised beds |

| Mews Planting | | | | | | |
|---|---|---|---|---|---|---|
| | **Shrubs** | | | | | |
| **% mix** | **Botanical name** | **Height/cm** | **Form** | **Container size** | **Density / metre sq.** | **No. of breaks** |
| 40% | Daphne Perfume Princess | 20-30cm | Branched | 2L | 3 | 3 |
| | Lonicera pileata | 30-40cm | Branched | 2L | 4 | 2 |
| | Sarcococca confusa | 20-30cm | Bushy | 3L | 4 | 6 |

| | **Herbaceous Plants, Grasses and Ferns** | | | |
|---|---|---|---|---|
| **% mix** | **Botanical name** | **Container size** | **Density / metre sq.** | **Propagation S or V** |
| 60% | Dryopteris filix-mas | P9 | 6 | V |
| | Iris foetidissima | P9 | 5 | V |
| | Luzula nivea | P9 | 8 | V |
| | Liriope muscari 'Monroe White' | P9 | 5 | V |

| | **Climbing Plants (against southern boundary fence only)** | | | | |
|---|---|---|---|---|---|
| | **Botanical name** | **Container size** | **Density** | **Propagation S or V** | **Notes** |
| | Clematis montana | 3L | 1 per 3 linear/m | V | Climber wire support |
| | Lonicera periclymenum | 3L | 1 per 3 linear/m | V | Climber wire support |
| | Hydrangea anomala subsp. Petiolaris | 3L | 1 per 3 linear/m | | No support needed |

| | **Bulbs** | | |
|---|---|---|---|
| **% mix** | **Botanical name** | **Grade** | **Density / metre sq.** |
| Across all beds | Tulipa 'Havran' | 10 to 12cm | 12 |
| | Narcissus 'Thalia' | 5 to 6cm | 10 |

| Wavell Road edge planting | | | | | | |
|---|---|---|---|---|---|---|
| | **Shrubs** | | | | | |
| **% mix** | **Botanical name** | **Height/cm** | **Form** | **Container size** | **Density / metre sq.** | **No. of breaks** |
| 60% | Mahonia eurybracteata soft caress | 30-40cm | Branched | 2L | 3 | 2 |
| | Sarcococca confusa | 20-30cm | Bushy | 3L | 4 | 6 |
| | Viburnum davidii | 20-30cm | Bushy | 3L | 3 | 3 |

| | **Herbaceous Plants, Grasses and Ferns** | | | |
|---|---|---|---|---|
| **% mix** | **Botanical name** | **Container size** | **Density / metre sq.** | **Propagation S or V** |
| 40% | Bergenia 'Bressingham White' | P9 | 6 | V |
| | Carex divulsa | P9 | 6 | V |
| | Iris foetidissima | P9 | 5 | V |
| | Liriope muscari 'Monroe White' | P9 | 5 | V |
| | Luzula nivea | P9 | 8 | V |
| | Prunella vulgaris | P9 | 5 | V |

| | **Bulbs** | | |
|---|---|---|---|
| **% mix** | **Botanical name** | **Grade** | **Density / metre sq.** |
| Across all beds | Tulipa 'Havran' | 10 to 12cm | 12 |
| | Tulipa 'Brown Sugar' | 10 to 12cm | 12 |
| | Narcissus 'Thalia' | 5 to 6cm | 10 |

| Rowlandsway edge planting | | | | | | |
|---|---|---|---|---|---|---|
| | **Shrubs** | | | | | |
| **% mix** | **Botanical name** | **Height/cm** | **Form** | **Container size** | **Density / metre sq.** | **No. of breaks** |
| 60% | Hebe albicans | 20-30cm | Bushy | 2L | 4 | 3 |
| | Hebe 'Celine' | 20-30cm | Bushy | 2L | 4 | 3 |
| | Viburnum davidii | 20-30cm | Bushy | 3L | 3 | 3 |

| | **Herbaceous Plants, Grasses and Ferns** | | | |
|---|---|---|---|---|
| **% mix** | **Botanical name** | **Container size** | **Density / metre sq.** | **Propagation S or V** |
| 40% | Acanthus hungaricus 'White Lips' | 2L | As specimens | V |
| | Carex divulsa | P9 | 6 | V |
| | Libertia chilensis | P9 | 5 | V |
| | Oenothera lindheimeri 'Whirling Butterflies' | P9 | 5 | V |

| | **Bulbs** | | |
|---|---|---|---|
| **% mix** | **Botanical name** | **Grade** | **Density / metre sq.** |
| Across all beds | Tulipa 'Havran' | 10 to 12cm | 12 |
| | Tulipa 'Brown Sugar' | 10 to 12cm | 12 |
| | Narcissus 'Thalia' | 5 to 6cm | 10 |

**Courtyard Planting**

**Hedge Planting**

| % mix | Botanical name | Height/cm | Form | Container size | Density / linear metre | Notes/location |
|---|---|---|---|---|---|---|
| 100% | Carpinus betulus pre-grown hedge with full form | 100-120cm | n/a | Trough or bag | Supplied per linear m unit or similar | |

**Shrubs**

| % mix | Botanical name | Height/cm | Form | Container size | Density / metre sq. | No. of breaks |
|---|---|---|---|---|---|---|
| Locations shown 70% to beds on fringe of courtyard, 30% to beds in centre of courtyard | Daphne Perfume Princess | 20-30cm | Branched | 2L | 3 | 3 |
| | Hydrangea quercifolia 'Snowflake' | 40-60cm | Branched | 5L | as specimens 3no. Total | 5 |
| | Lonicera pileata | 30-40cm | Branched | 2L | 4 | 2 |
| | Mahonia eurybracteata soft caress | 30-40cm | Branched | 2L | 3 | 2 |
| | Sarcococca confusa | 20-30cm | Bushy | 3L | 4 | 6 |
| | Viburnum davidii | 20-30cm | Bushy | 3L | 3 | 3 |

**Herbaceous Plants, Grasses and Ferns**

| % mix | Botanical name | Container size | Density / metre sq. | Propagation S or V |
|---|---|---|---|---|
| 30% to beds on fringe of courtyard, 70% to beds in centre of courtyard | Acanthus mollis 'Rue Leden' | 2L | as specimens 7no. Total | V |
| | Ajuga reptans | P9 | 6 | V |
| | Alchemilla mollis | P9 | 7 | V |
| | Asplenium scolopendrum | P9 | 7 | V |
| | Bergenia 'Bressingham White' | P9 | 6 | V |
| | Brunnera macrophylla | P9 | 8 | V |
| | Carex divulsa | P9 | 6 | V |
| | Dryopteris filix-mas | P9 | 6 | V |
| | Geranium macrorrhizum | P9 | 7 | V |
| | Helleborus x hybridus | P9 | 7 | V |
| | Heuchera 'Palace Purple | P9 | 7 | V |
| | Iris foetidissima | P9 | 5 | V |
| | Libertia grandiflora | P9 | 7 | V |
| | Liriope muscari 'Monroe White' | P9 | 5 | V |
| | Luzula nivea | P9 | 8 | V |
| | Matteuccia struthiopteris | P9 | 6 | V |

**Climbing Plants (against southern boundary fence only)**

| | Botanical name | Container size | Density | Propagation S or V | Notes |
|---|---|---|---|---|---|
| In locations against privacy panels | Clematis montana | 3L | 1 per privacy panel | V | |
| | Lonicera periclymenum | 3L | 1 per privacy panel | V | |
| | Hydrangea anomala subsp. Petiolaris | 3L | 1 per privacy panel | V | |

**Bulbs**

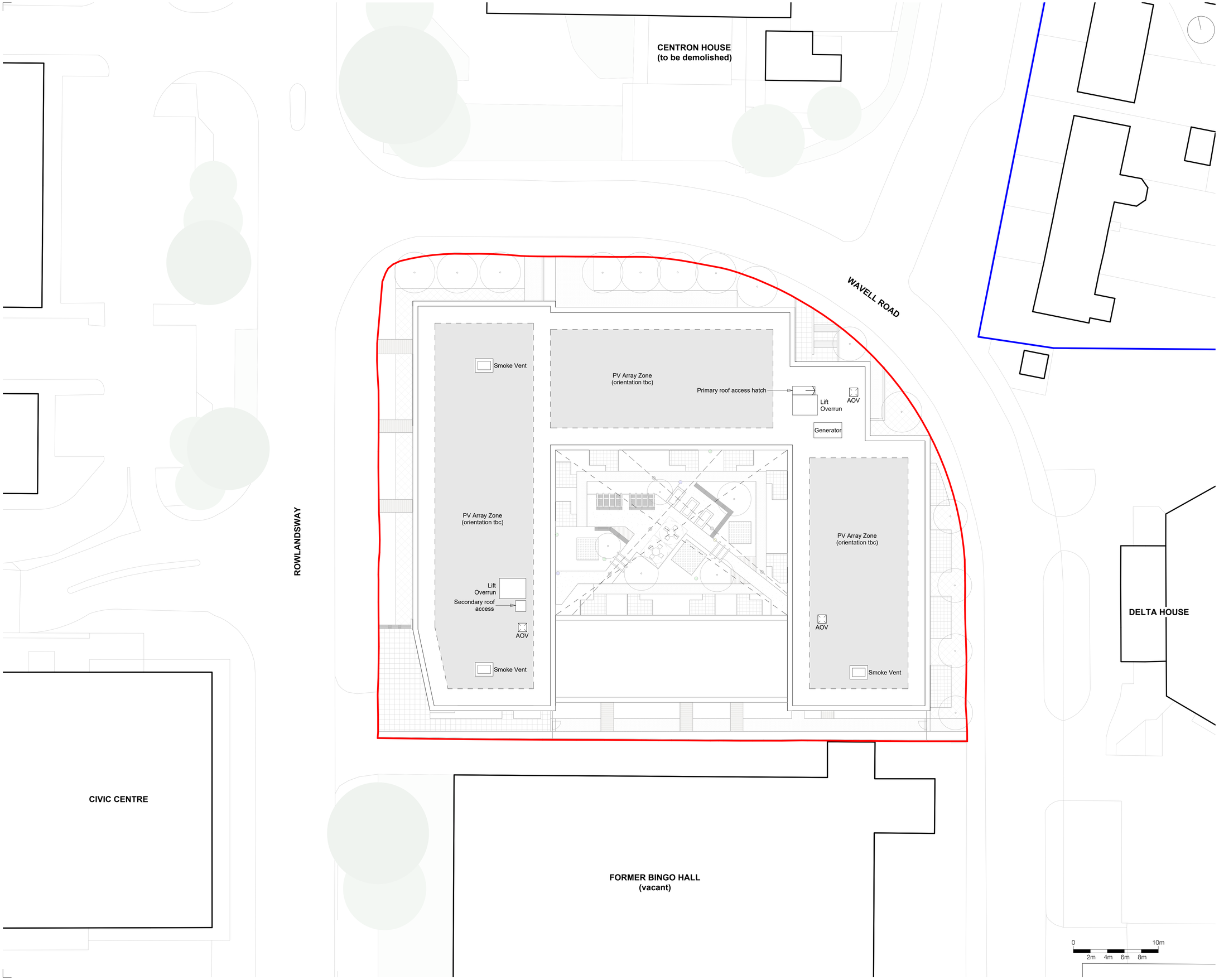
| % mix | Botanical name | Grade | Density / metre sq. |
|---|---|---|---|
| Across all beds apart from hedge locations | Tulipa 'Havran' | 10 to 12cm | 12 |
| | Narcissus 'Thalia' | 5 to 6cm | 10 |

Trees

| QTY | Botanical name | Min. height/cm | Min. spread/cm | Form | Root condition | Girth | Clear stem height/cm | Support | Number of transplants | Location |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | Acer campestre | 450 | n/a (well-developed, evenly distributed crown) | Clear stem | Airpot or rootballed in season | 20-25cm | 200 | Underground guy | 4x | Wavell Rd north & east |
| 1 | Acer rubrum 'Somerset' | 450 | n/a (well-developed, evenly distributed crown) | Clear stem | Airpot or rootballed in season | 20-25cm | 200 | Underground guy | 4x | Wavell Rd lobby |
| 1 | Betula pendula 'Fastigiata Joes' | 450 | n/a | Feathered | Airpot or rootballed in season | 18-20cm | n/a | Underground guy | 4x | Wavell Rd lobby |
| 3 | Cornus kousa 'Eddie's White Wonder' | 250 | 125 | True multi-stem | Airpot or rootballed in season | n/a | n/a | Underground guy | 4x | Courtyard |
| 2 | Liquidambar styraciflua 'Rotundiloba' | 400 | n/a (well-developed, evenly distributed crown) | Clear stem | Airpot or rootballed in season | 14-16cm | 200 | Underground guy | 4x | Courtyard |

16 Total

# APPENDIX D ROOF LEVEL




## Notes

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| Rev | Date | Description | Drawn / Checked |
|---|---|---|---|
| P08 | 09.02.26 | Stage 3 Issue | TM |
| C02 | 06.02.26 | Stage 3 Issue | |
| P07 | 30.01.26 | Stage 3 Draft Issue | TM |
| P06 | 09.01.26 | For information - structure added | TM |
| C01 | 21.11.25 | FINAL PLANNING ISSUE | TM/DM |
| P05 | 06.11.25 | PLANNING ISSUE | TM/DM |
| P04 | 31.10.25 | Draft planning issue | TM/DM |
| P03 | 26.09.25 | For information | TF/TM |
| P02 | 28.08.25 | Updated following comments | TM |

Project name

**Alpha House**

3995B

Drawing number: 18703 - LB - ZZ - XX - D - A - 120006 **P08**

Drawing

GA Plan - Roof Level

Purpose of issue: Planning Submission

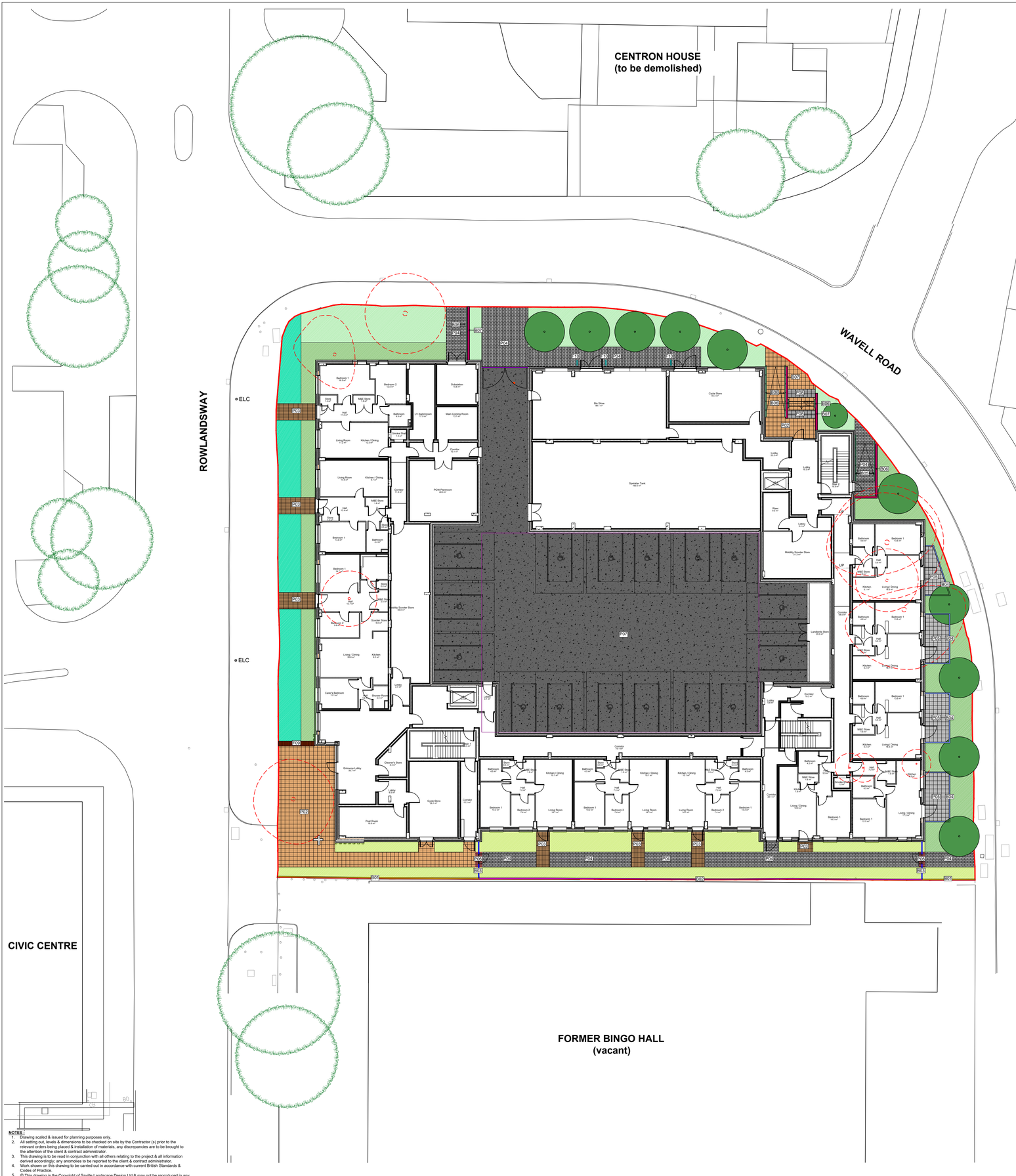
Suitability code: S2

Scale: 1 : 200 @ A1

First issue date: 22/08/2025

Client: Wythenshawe Community Housing Group & Muse Places

# APPENDIX E LANDSCAPING UPDATE PLANS




## KEY

### SOFT LANDSCAPING

Ref ??????????????????

- Existing tree or vegetation to be retained & protected in line with Arborculturalist proposals OFF SITE
- Existing tree or vegetation to be removed & protected in line with Arborculturalist proposals
- Proposed tree
- Proposed hedge
- Proposed ornamental planting - Wavell Road
- Proposed ornamental planting - Mews
- Proposed ornamental planting - Rowlandsway

### HARD LANDSCAPING

- P02 Communal lobby, entrance slab paving in mixed tones
  PCC paving with 70% natural granite aggregate content
  eg Lavaro Wit & Grijs/Rood colour by Hardscape,
  Stack bond laying pattern, 400x400mm or similar approved
  Paved arrival zone (shown in Ground Floor GA plan) with etched paving finishes to achieve text/naming/public art – enlarged for prominence & potential integration of ground threshold signage.
- P03 Private entrance paving
  PCC Textured linear setts in mixed tones with 100% natural granite aggregate content
  eg Liscio Bianco & Ambrogio colour by Hardscape,
  Stack bond laying pattern, 330x110mm
- P04 Footpath paving
  PCC Slab paving with 70% natural granite aggregate content
  eg Lavaro Wit colour by Hardscape,
  Stretcher Bond laying pattern, 300x150mm
- P05 Private patio paving
  Natural granite aggregate Slab paving
  eg Mayfair Slabs by Tobermore,Stack Bond Laying pattern,
  Silver colour, 400x400mm
- P06 Setts paving
  PCC sett paving with 70% natural granite aggregate content
  eg Lavaro Oranje colour, Stack Bond laying pattern, 150x150mm
- P07 Vehicular surfacing
  Concrete with traffic topping wearing course
- P08 Hazard paving
  Corduroy paving, PCC with natural aggregate, 400 x 400mm
  eg Corduroy, Crystal Black Granite by Hardscape

### FURNITURE

- F09 Low brick seating wall
  FSC certified hardwood timber slats fixed to brickwork top with 10mm drainage gap, Brick type to match building façade, Brick coursing to tie in with building brickwork forming integrated external benching. Overall finished height: 0.5m high.
- F10 Door guard
  Stainless steel door restrainer, double tapping bar, rubber buffers, root fixed in concrete foundations, RAL to match architectural metalwork,
  eg Broxap Chelmsford Door Restrainer

### BOUNDARIES

- B01 Timber fence
  1.1m high 'Tongue & Groove' style boards.
  FSC-certified softwood, with timber posts & capping rail.
  Timber to be pressure-treated for external use.
  Boundary to be in place pending re-development of adjacent site.
- B02 Timber fence
  2.4m high comprising 0.3m high gravel board, 1.8m 'Tongue & Groove' style boards, 0.3m high slatted timber trellis.
  FSC-certified softwood, with timber posts & capping rail.
  Timber to be pressure-treated for external use.
  Boundary to be in place pending re-development of adjacent site.
- B03 Low gated threshold & railings to mews route
  0.9m high, painted/powder -coated steel. RAL to match architectural metalwork, flat-bar verticals arranged to provide filtered views & privacy to terraces.
  Gates to be non-locking with quiet closing mechanism.
  Gates to be removable in the future pending re-development of adjacent site.
- B04 Boundary railings private terraces
  1.2m high, painted/powder -coated steel. RAL to match architectural metalwork, flat-bar verticals arranged to provide filtered views & privacy to terraces.
  Courtyard terrace gates to be non-locking with quiet closing mechanism.
- B05 Automated vehicular gates 2.4m high, RAL to match architectural metalwork
- B06 Handrail fixed to wall, RAL to match architectural metalwork
- B07 Dwarf brick wall, materials to match building facade

### MISCELLANEOUS

- Site Boundary
- ELC Existing lamp post

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**CLIENT**
Wythenshawe Housing Group & Muse Places

**PROJECT TITLE**
Alpha House

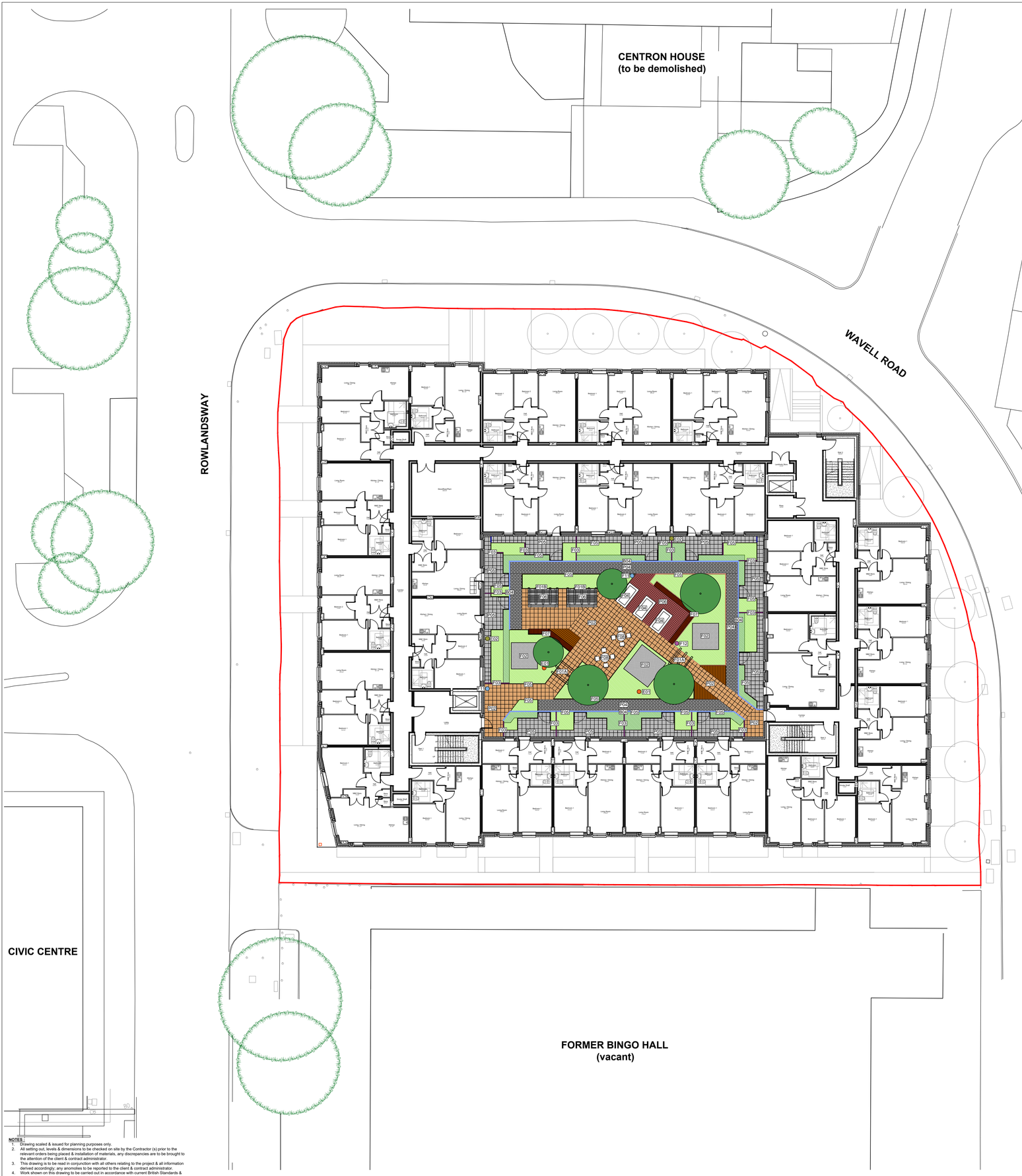
**DRAWING TITLE**
Landscape GA Plan - Ground Floor

**STATUS**
**DRAFT**

| SCALE | SHEET SIZE | DRAWN | CHECKED | DATE |
|---|---|---|---|---|
| 1:200 | A1 | KAS | - | June 26 |

**DRAWING NO.** 18703-SLD-ZZ-XX-D-L-200001

**REV.** P01




## KEY

**SOFT LANDSCAPING** Ref ??????????????????

- Proposed tree
- Proposed hedge
- Proposed ornamental planting - Courtyard

**HARD LANDSCAPING**

- P01 Recycled composite raised timber decking
  0.3m high above finished paving levels.
  Anti-slip finish, eg Trex composite timber decking
  Enhance Toasted Sand colour
- P02 Communal lobby, entrance slab paving in mixed tones
  PCC paving with 70% natural granite aggregate content
  eg Lavaro Wit & Grijs/Rood colour by Hardscape,
  Stack bond laying pattern, 400x400mm or similar approved
  Paved arrival zone (shown in Ground Floor GA plan) with etched paving finishes to achieve text/naming/public art – enlarged for prominence & potential integration of ground threshold signage.
- P04 Footpath paving
  PCC Slab paving with 70% natural granite aggregate content
  eg Lavaro Wit colour by Hardscape,
  Stretcher Bond laying pattern, 300x150mm
- P05 Private patio paving
  Natural granite aggregate Slab paving
  eg Mayfair Slabs by Tobermore,Stack Bond Laying pattern,
  Silver colour, 400x400mm
- P06 Setts paving
  PCC sett paving with 70% natural granite aggregate content
  eg Lavaro Oranje colour, Stack Bond laying pattern, 150x150mm

**FURNITURE**

- F01A Pergola arch
  Powder-coated steel pergola structure
  6 x supports forming 3 x arches with catenary wires to allow plants to climb up & over top,
  Approx. 2.4m high x 2.0m wide, arrangement as shown.
  RAL to match architectural metalwork.
- F01B Cantilever pergola
  Powder-coated steel pergola structure
  5 x supports forming cantilevered pergola
  Approx. 2.4m high x 1.8m wide, arrangement as shown.
  RAL to match architectural metalwork.
- F02 Ventilation grilles
  Galvanised steel powder-coated to RAL to match architectural metalwork. Ventilation grilles in horizontal arrangement to satisfy ventilation requirements. Percentage of clear ventilation to be agreed as required by engineer. Grilles to be fixed to concrete upstand to SE detail, suitable to withstand safe pedestrian loading eg by Lang and Fulton.
- F03 Privacy panels
  1.8m high x 1.8m (or 2.5m) depth, powder coated steel privacy panels formed in louvre-style horizontal slatted metal screens to filter views to adjacent homes.
  RAL to match architectural metalwork.
- F04 Vegetable growing beds
  FSC certified hardwood timber growing beds, 0.5m high above paving levels eg Corrio by Logic
- F05 Raised ornamental planting beds
  All courtyard planting to be contained within raised painted powder-coated steel planter edges fixed back to slab. Modular system, height 0.5m above finished paving level.
  RAL to match architectural metalwork.
  eg Stapel by Logic using Velox Rapid Edge system
- F06 Tables & bench
  FSC certified hardwood timber table & bench set with painted steel frame RAL to match architectural metalwork.
  eg QUAY Table by Factory Furniture
- F07 Seat
  FSC certified hardwood timber linear seat with backrest integrated into raised planter edge with painted steel frame RAL to match architectural metalwork, eg Plateu Integrated Seating by Logic
- F08 Tables & chairs
  Painted steel bistro style tables and chairs with backrests and arms, RAL to match architectural metalwork.
  eg MUNCH table, MUNCH Café Chair by Vestre
- F11 Lockable water point
  eg Tap Box by Ormibox
- F12 External power point
  eg British General (BG) IP66 13A Switched Socket subject to MEP engineers specifications

**BOUNDARIES**

- B04 Boundary railings private terraces
  1.2m high, painted/powder -coated steel. RAL to match architectural metalwork, flat-bar verticals arranged to provide filtered views & privacy to terraces.
  Courtyard terrace gates to be non-locking with quiet closing mechanism.

**ECOLOGICAL HABITATS**

- EO1 Bee Posts set in raised ornamental planting beds
  Planed & sanded smooth finish, 2.4m high
  eg Bee Post by Niche Environmental
- B02 Bat / bird box integrated into building facade
  eg Habibat 003 bat box & Habibat Terraced Sparrow 003 by Habibat . Subject to final approval by MAG (Manchester Airport Group)

**MISCELLANEOUS**

- Site Boundary

N

5 10 20m

Scale 1:200 @A1

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**CLIENT**
Wythenshawe Housing Group & Muse Places

**PROJECT TITLE**
Alpha House

**DRAWING TITLE**
Landscape GA Plan - Ground Floor

**STATUS**
**DRAFT**

| SCALE | SHEET SIZE | DRAWN | CHECKED | DATE |
|---|---|---|---|---|
| 1:200 | A1 | KAS | - | June 26 |

**DRAWING NO.** 18703-SLD-ZZ-XX-D-L-200002

**REV.** P01

# APPENDIX F BIRD HAZARD INSPECTION ACTIVITY LOG TABLE

*Table F.1 Bird Hazard Inspection Activity Log Table*

| Inspection undertaken by | Date/Time | On-site pressure | Off-site pressure | Action(s) taken | Outcome | Comments |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

*Notes on species present, pressure level (High = large groups i.e. >30 individual birds such as pigeons, gulls, corvids, starlings; Medium = medium groups i.e. 5-30 individual birds; Low = small groups i.e. <5 individual birds; None = 0 individual birds), distance from site and behaviour (Sc = scavenging; P = prospecting, L = Loafing, N = Nesting). NB include details of inspections where no hazardous birds were recorded.

| Comments on monitoring | Remedial action recommendations |
|---|---|
| | |
| | |
| | |
| | |
| | |

# APPENDIX G CADDICK TOOLBOX TALK

# APPENDIX H RELEVANT LEGISLATION AND POLICY

## H.1 LEGISLATION

Current key legislation relating to ecology includes the Environment Act 2021[18], Wildlife and Countryside Act 1981 (as amended)[19]; The Conservation of Habitats and Species Regulations 2019 ('Habitats & Species Regulations')[20], The Countryside and Rights of Way Act 2000 (CRoW Act)[21], and The Natural Environment and Rural Communities Act, 2006[22].

### The Environment Act, 2021

Under the Environment Act[23], 2021, as of 12th February 2024 and 2nd April 2024, it is mandatory in England for new developments (with a small number of exceptions) to deliver a minimum 10% biodiversity net gain (BNG), as measured by the Statutory Biodiversity Metric or Small Sites Metric (SSM) respectively, secured through planning condition as standard (as per schedule 14 of the Act). Approach to the delivery of BNG must follow the mitigation hierarchy, with avoidance of impact and on-site compensation/gains prioritised, ahead of the use of off-site compensation, or the purchase of statutory credits.

The Act introduces the condition that no development may begin unless a Biodiversity Gain Plan (BGP) has been submitted and approved by the LPA.

The Act also amends requirements of the NERC Act, 2006, adding the need to not just conserve, but enhance biodiversity through planning projects. Furthermore, it introduces the need for the LPA to have regard to relevant local nature recovery strategies and relevant species/protected site conservation strategies, when making their decision.

Under the Act, the enhancements must be maintained for at least 30 years.

### The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

The Conservation of Habitats & Species Regulations replace The Conservation (Natural Habitats, etc.) Regulations 1994 (as amended)[24], and transpose Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora ('EU Habitats Directive')[25], and Council Directive 79/409/EEC on the Conservation of Wild Birds ('Birds Directive')[26] into UK law (in conjunction with the Wildlife and Countryside Act).

Regulation 43 and 47 respectively of the Conservation of Habitats & Species Regulations makes it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2 (European protected species of animals), or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 5 (European protected species of plant). Development that would contravene the protection afforded to European protected species requires a derogation (in the form of a licence) from the provisions of the Habitats Directive.

Regulation 63 (1) states: 'A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which —

(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects); and

(b) is not directly connected with or necessary to the management of that site;

must make an appropriate assessment of the implications for that site in view of that site's conservation objectives.'

## Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) is the principal mechanism for the legislative protection of wildlife in Great Britain. This legislation is the means by which the Convention on the Conservation of European Wildlife and Natural Habitats[27] (the 'Bern Convention') and the Birds Directive and EU Habitats Directive are implemented in Great Britain.

## The Countryside and Rights of Way Act 2000

The Wildlife and Countryside Act has been updated by the CRoW Act. The CRoW Act amends the law relating to nature conservation and protection of wildlife. In relation to threatened species it strengthens the legal protection and adds the word 'reckless' to the offences of damaging, disturbing, or obstructing access to any structure or place a protected species uses for shelter or protection, and disturbing any protected species whilst it is occupying a structure or place it uses for shelter or protection.

## The Natural Environment and Rural Communities Act 2006

The Natural Environment and Rural Communities Act 2006 states that every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. Biodiversity Action Plans provide a framework for prioritising conservation actions for biodiversity.

Section 41 of the Natural Environment and Rural Communities Act requires the Secretary of State to publish a list of species of flora and fauna and habitats considered to be of principal importance for the purpose of conserving biodiversity. The list, a result of the most comprehensive analysis ever undertaken in the UK, currently contains 1,149 species, including for example, hedgehog (Erinaceus europaeus), and 65 habitats that were listed as priorities for conservation action under the now defunct UK Biodiversity Action Plan[28] (UK BAP). Despite the devolution of the UK BAP and succession of the UK Post-2010 Biodiversity Framework[29] (and Biodiversity 2020 strategy[30] in England), as a response to the Convention on Biological Diversity's (CBD's) Strategic Plan for Biodiversity 2011-2020 and EU Biodiversity Strategy (EUBS)[31], this list (now referred to as the list of Species and Habitats of Principal Importance in England) will be used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 41 of the Natural Environment and Rural

Communities Act 2006 'to have regard' to the conservation of biodiversity in England, when carrying out their normal functions.

### Biodiversity Action Plans

Non-statutory Biodiversity Action Plans (BAPs) have been prepared on a local and regional scale throughout the UK over the past 15 years. Such plans provide a mechanism for implementing the government's broad strategy for conserving and enhancing the most endangered ('priority') habitats and species in the UK for the next 20 years. As described above the UK BAP was succeeded in England by Biodiversity 2020 although the list of priority habitats and species remains valid as the list of Species of Principal Importance for Nature Conservation.

Regional and local BAPs are still valid however and continue to be updated and produced.

Detail on the relevant BAPs for this site are provided in the main text of this report.

### Legislation Relating to Birds (Nesting)

Nesting birds, with certain exceptions, are protected from intentional killing, destruction of nests and destruction/taking of eggs under the Wildlife and Countryside Act 1981 (as amended) and the CRoW Act. Any clearance of dense vegetation should therefore be undertaken outside of the nesting bird season, taken to run conservatively from March to August (inclusive), unless an ecologist confirms the absence of active nests prior to clearance.

## H.2 PLANNING POLICY

### National

#### National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2024[32] sets out the Government's planning policies for England, including how plans and decisions are expected to apply a presumption in favour of sustainable development. Chapter 15 of the NPPF focuses on conservation and enhancement of the natural environment, stating plans should 'identify and pursue opportunities for securing measurable net gains for biodiversity'.

It goes on to state: 'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'. Alongside this, it acknowledges that planning should be refused where irreplaceable habitats such as ancient woodland are lost.

## Regional

### Greater Manchester Biodiversity Strategy 2022-2030

#### *Objective 1 -Managing and understanding biodiversity*

Key Priorities

- A Nature Recovery Network Strategy, which is contextualised for the urban character of Manchester, must be developed for Greater Manchester. This should guide the focus of all future habitat management work.
- All priority wildlife sites must be in active management by 2030.
- Key indicator species must be identified and action plans for each key indicator species written. These action plans should sit alongside the Nature Recovery Network Strategy to guide any habitat management work across the Recovery Network. Key indicator species will also need to be recorded regularly to measure our impact.

#### *Objective 2 -Involving people*

Key Priorities

- We must find creative ways to connect and involve new audiences with nature and the natural environment in Manchester.
- The Manchester Biodiversity Action Group (MBAG) must support and empower local communities to take meaningful action for nature in the city.
- Land managers and practitioners in the city must be provided with the necessary knowledge and skills to protect and recover biodiversity.

### Greater Manchester Combined Authority Places for Everyone

GMCA adopted the PfE[33] in 2022. Places for Everyone combines nine districts; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan to create a long-term plan for jobs, new homes, and sustainable growth. Modifications to the plan were made in 2023 and are currently inviting views on the modifications.

There are ten Strategic Objectives set out in Places for Everyone which include:

- Objective 1: Meet our housing need;
- Objective 2: Create neighbourhoods of choice;
- Objective 3: Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester;
- Objective 4: Maximise the potential arising from our national and international assets;
- Objective 5: Reduce inequalities and improve prosperity;
- Objective 6: Promote the sustainable movement of people, good and information;

- Objective 7: Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region;
- Objective 8: Improve the quality of our natural environment and access to green spaces;
- Objective 9: Ensure access to physical and social infrastructure; and
- Objective 10: Promote the health and wellbeing of communities.

The following strategies and policies have been identified as of relevance for the Assessment matrix and the socio-economic impacts of new developments:

### *Access to Open Space:*

### *Objective 8: Improve the quality of our natural environment and access to green spaces*

This objective works to enhance special landscapes, green infrastructure, biodiversity and geodiversity, improve access to the natural environment and green spaces (including parks), and promoting the role of green space in resilience to climate change and reducing flood risk. This objective therefore aims to improve the access to open space for local residents.

### *Policies:*

- Policy JP-Strat 13: Strategic Green Infrastructure
  - River valleys and waterways, lowland wetlands and mosslands, uplands, and trees and woodland will be protected and enhanced as strategic green infrastructure assets.
- Policy JP-G 2: Green Infrastructure Network
  - A strategic approach will be taken to the protection, management and enhancement of our Green Infrastructure in order to protect and enhance the ecosystem services. The protection, management and enhancement of Green Infrastructure will contribute to the development of a Nature Recovery Network for Greater Manchester.
- Policy JP-G 3: River Valleys and Waterways
  - River valleys and waterways will be protected and improved as central components of our Green Infrastructure Network and a vital part of a Nature Recovery Network, making a major contribution to local identity, quality of life and the natural environment.
- Policy JP-G 4: Lowland Wetlands and Mosslands
  - The distinctive flat, open landscape and network of habitats of ecologically valuable lowland wetlands and mosslands will be protected, enhanced and restored, with a strong emphasis on reconnecting local communities to the natural and historic environments.
- Policy JP-G 5: Uplands
  - Our upland areas contain important component parts of the green infrastructure network, including significant areas of blanket bog priority habitat, Sites of Biological Importance (SBIs), Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), woodlands and habitats vulnerable to climate change.

- Policy JP-G 6: Urban Green Space
  - To ensure there is an appropriate scale, type, quality and distribution of accessible urban green space that can support a high quality of life and other important green infrastructure functions:
    - existing urban green space will be protected and enhanced in balance with other considerations; and
    - we will work with developers and other stakeholders to deliver new high quality urban green spaces which meet accessibility standards.
- Policy JP-G 7: Trees and Woodland
  - In making planning decisions and carrying out other associated activities, we will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.
- Policy JP-G 8: Standards for Greener Places
  - We will develop standards in relation to 'Access to natural green space', and 'A "Green Factor"'.

### *Climate Change and Sustainable Construction:*

#### *Objective 2: Create neighbourhoods of choice*

This objective works towards the prioritisation of the use of brownfield land, the location of housing within close proximity to town centres and public transport, and the facilitation of sustainable modes of transport, allows for targets towards the reduction in carbon emissions to supports the tackle for climate change.

#### *Objective 7: Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region*

This objective works towards promoting the carbon neutrality of development by 2028, promoting sustainable patterns of development that minimise the need to travel and contribute to cleaner air, creating development to reduce car dependency, provisioning of infrastructure for cleaner vehicles, and improving energy efficiency and the generation of renewable and low carbon energy.

#### *Policies:*

- Policy JP-S 1: Sustainable Development
  - Development should aim to maximise economic, social and environmental benefits, minimise adverse impacts, utilise sustainable construction techniques and seek opportunities to secure net gains. Preference will be given to using previously developed, brownfield land and vacant buildings.
- Policy JP-S 2: Carbon and Energy
  - The aim to deliver a carbon neutral Greater Manchester no later than 2038 with a dramatic reduction in greenhouse gas emissions by following a range of measures.

- Policy JP-S 3: Heat and Energy Networks
  - Provision of decentralised energy infrastructure in order to deliver low carbon growth, carbon reductions and increase in local energy generation by following a range of measures.
- Policy JP-S 4: Resilience
  - Development will be managed to increase the capacity of citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change, by following a range of measures.
- Policy JP-S 5: Flood Risk and the Water Environment
  - An integrated catchment based approach will be taken to protect the quantity and quality of water bodies and managing flood risk by following a range of measures.
- Policy JP-S 7: Resource Efficiency
  - A range of measures will allow Greater Manchester to create a circular economy and zero-waste economy to become a leading green city region by 2038.
- Policy JP-G 9: A Net Enhancement of Biodiversity and Geodiversity
  - Across the plan as a whole, a net enhancement of biodiversity resources will be sought.
- Policy JP-G 10: The Green Belt
  - The Green Belt as defined on the Policies Map will be afforded strong protection in accordance with the National Planning Policy Framework. The Green Belt will continue to be managed positively to serve the five purposes set out in national policy.
- Policy JP-G 11: Safeguarded Land
  - Safeguarded land where an area of open land, outside the urban area and not in the Green Belt, is identified on the Policies Map and protected from development.
- Policy JP-P 1: Sustainable Places
  - We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with the detailed measures.

Manchester Core Strategy 2012 - 2027 Policy EN 15 - Biodiversity and Geological Conservation The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- Sites with international or national designations for their biodiversity value. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham);
- Other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals)

and 7 LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);

- Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- Sites that are recognised for their geological importance;
- The Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

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, with reference to:

- The Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks;
- The Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook Corridor and Nutsford Vale;
- The Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages;
- Manchester's Climate Change Action Plan;
- The Strategic Flood Risk Assessment (SFRA) for Manchester;
- The Habitats Regulations Assessment (HRA) for Manchester, which gives detailed consideration to Special Areas of Conservation (SACs), including the Rochdale Canal SAC just outside the district boundary;
- The River Basin Management Plan for the North West;
- The Manchester Tree Strategy.

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation. Development should wherever possible seek to maintain, enhance or restore existing geology.

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