

St Georges Abbey, Hey Lane, Gorton, Manchester, M18 8RB

Biodiversity Impact Assessment

1 Click Move

P.2431.26
July 2026

Ascerta
Mere One, Mere Grange, Elton Head Road, St Helens WA9 5GG
T: 0845 463 4404 E: info@landscapetreesecology.com
www.landscapetreesecology.com

Reference	Site	Client	Date
P.2431.26	St Georges Abbey, Hey Lane, Gorton, Manchester, M18 8RB	1 Click Move	08 July 2026

Field work	Document author(s)	Technical review	Quality & approval
Iman Rafiq, BSc (Hons), Ecologist	Iman Rafiq, BSc (Hons), Ecologist	Liz Kenyon BSc (Hons) Head of Ecology	Richard Anderson, Quality & Office Administrator

Table of contents

Executive Summary	4
1. Introduction	5
1.1 Purpose of this report	5
1.2 Ecological background.....	5
2. Methods	7
2.1 Field survey.....	7
2.2 Biodiversity baseline methods.....	7
2.2.1 Habitat distinctiveness	7
2.2.2 Habitat condition.....	7
2.2.3 Habitat strategic significance.....	8
2.2.4 Trading summary.....	8
2.2.5 Information and data used to inform the BNG calculation.....	9
2.2.6 Limitations.....	9
3. Biodiversity Baseline	10
3.1 Biodiversity baseline for area habitats on-site	10
4. Impacts on Biodiversity.....	11
4.1 Post-development Area Biodiversity Value of the Proposed Development Site.....	11
4.2 Post-development Areas: Summary of Results.....	11
4.3 Post-development Hedgerow Biodiversity Value of the Proposed Development Site.....	12
4.4 Post-development Hedgerow: Summary of Results	12
5. Change in Biodiversity Value	13
6. References	14

Appendix no.	Name
1	Drawing P.2431.26.E02A Baseline Habitats Survey
2	Drawing 16129 - 100C - SITE PLAN AS PROPOSED GROUND LVL

Executive Summary

This report presents an assessment study of effects on biodiversity in connection with the proposed development at **St Georges Abbey, Hey Lane, Gorton, Manchester, M18 8RB** (hereafter referred to as the site). The site OS grid reference is SJ 89318 96566 and the What3Words reference is comic.cost.amused. The extent of the site is displayed in photograph 1.1 below.

This report calculates 'biodiversity units' using the *Department for Environment Food and Rural Affairs* (DEFRA) *Statutory Biodiversity Metric*, February 2024 (DEFRA, 2024), and following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024* (DEFRA, 2024). The units are calculated based on the area (or length), condition and distinctiveness of habitats found on the site. Pre-development and post-development biodiversity values are calculated and compared to identify any change in the biodiversity value of the site.

Mandatory Biodiversity Net Gain (BNG) is set out in the Environment Act 2021 (UK Parliament, 2021) and applies in England and Wales as a requirement to demonstrate net gain as the result of a new development.

Based on the current development proposals, there will be a net loss of **-0.79 (-92.09%)** in habitat area units within the site, and there are no baseline hedgerow units are present; however, the proposals will result in a gain of **+0.05** hedgerow units. As such, percentage change for hedgerow units is not applicable due to the zero baseline. This demonstrates that no net gain in habitat area – but in hedgerow units – has been achieved. The assessment is undertaken in accordance with the National Planning Policy Framework (NPPF) and the adopted Manchester Core Strategy (2012) and associated Development Plan Documents.

Post-development biodiversity units within the proposed development site were calculated based on the habitats displayed on drawing 16129 - 100C - SITE PLAN AS PROPOSED GROUND LVL, Appendix 2.

1. Introduction

1.1 Purpose of this report

Ascerta has been instructed by 1 Click Move to carry out a Biodiversity Impact Assessment (BIA) of the land at the site, see **Photograph 1**. This assessment has been prepared to support a planning application for the site.



Photograph 1: The extent of the site

1.2 Ecological background

The proposed development site was subject to an ecological appraisal on 11 June 2026 by Iman Rafiq, BSc (Hons), Ecologist.

The site comprises a mosaic of habitats associated with previously developed land. It includes two disused buildings (a former care home and an ancillary structure) surrounded by areas of hardstanding.

The predominant habitat is poor semi-improved grassland, currently unmanaged and dominated by common grasses with associated widespread forbs. This is interspersed with areas of tall forbs vegetation, particularly in the northern and eastern parts of the site, where Japanese knotweed (*Reynoutria japonica*) is present and locally abundant. A single additional occurrence of *R. japonica* was recorded towards the eastern extent of the site and is identified as Target Note 1 (TN1, drawing P.2431.26.E02A Baseline Habitats Survey, Appendix 1).

Dense and scattered scrub occurs mainly along the western and southern boundaries. Scattered trees are present around the site margins, comprising species such as ash, silver birch, apple, elder, and cypress, with a small group of conifers also present along the southern boundary.

Overall, the site represents an unmanaged habitat mosaic with progressive scrub and invasive species encroachment, alongside limited structural diversity provided by scattered trees and existing buildings.

BNG has been defined as 'development that leaves biodiversity in a measurably better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation' (Baker, 2016).

Good practice principles for BNG are set out within *Biodiversity Net Gain: Good Practice Principles for Development*. The key principles include:

- Apply the 'Mitigation Hierarchy' (in line with CIEEM Guidelines for Ecological Impact Assessment [EcIA]) and be 'additional' by achieving outcomes that exceed existing obligations
- Avoid losing biodiversity which cannot be offset elsewhere (e.g. irreplaceable habitats)
- Address risk (e.g. difficulty of achieving habitat creation/enhancement for net gain)
- Make a 'measurable' net gain contribution (e.g. calculated using an appropriate metric) and ensure that calculations are consistent and transparent (i.e. limitations and assumptions are clearly identified)
- Ensure that net gain design achieves the best outcome for biodiversity (this may require both quantitative and qualitative assessment) and create a net gain legacy for long-term benefits

2. Methods

2.1 Field survey

A walkover survey of the site was conducted on 11 June 2026 by Iman Rafiq, BSc (Hons), Ecologist, when the habitat types and linear features were identified and mapped. A habitat survey using UKHab Version 2.01 (UK Habitat Classification Working Group, 2023) methodology was undertaken along with habitats, hedgerows and watercourse (ditch) condition assessments (Natural England, 2010).

2.2 Biodiversity baseline methods

To calculate a biodiversity baseline, this study used methods detailed within *The Statutory Biodiversity Metric*, February 2024, and following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024*. Habitats were identified and digitised within the QGIS application QField (QGIS Development Team, 2024). Areas were measured in hectares and linear features in kilometres. The biodiversity unit value for each habitat was then calculated by multiplying the habitat area (or length) by its distinctiveness score and then by its condition score, both described below. Using the BNG QGIS Template, the unit values for each habitat were then consolidated within the QGIS import tool and imported into the Statutory Biodiversity Metric Version 4 to produce the biodiversity baseline for the site. Linear habitats were assessed with the same methodology, yet separately to areas.

2.2.1 Habitat distinctiveness

Habitats identified are entered into DEFRA's Statutory Biodiversity Metric which then assigns a pre-determined distinctiveness value. Habitat distinctiveness is a collective measure of biodiversity and includes parameters such as species-richness, diversity, rarity, and the degree to which a habitat supports species rarely found in other habitats.

2.2.2 Habitat condition

Condition of the habitats present has been assessed during the site visit using *The Statutory Biodiversity Metric: User Guide 2024*. The post-development biodiversity units were calculated using information from drawing 16129 - 100C - SITE PLAN AS PROPOSED GROUND LVL, Appendix 2. To calculate the post-development biodiversity units, the habitat areas are multiplied by the distinctiveness and condition values and then divided by a multiplier based on the difficulty of creating the proposed habitat and the time needed to achieve the proposed condition. The Baseline Biodiversity Unit (BBU) were then subtracted from the post-development units to determine any change in biodiversity value of the site as a result of the proposed development. The target condition of the habitats is based on guidance set out within *The Statutory Biodiversity Metric: User Guide 2024* which may require ecological input.

2.2.3 Habitat strategic significance

The site is covered by the Greater Manchester Local Nature Recovery Strategy (LNRS), prepared by the Greater Manchester Combined Authority and published in September 2025.

Table 2.1 Strategic significance categories where a LNRS has not yet been published (DEFRA, 2025)

Category	Score	Description
High (Formally identified in local strategy)	1.15	The habitat type is mapped and described as locally ecologically important within a specific location, within documents specified by the relevant planning authority. If your project delivers the mapped habitat creation or enhancement actions set out within specified alternative documents, or enhances an existing habitat identified within specified alternative documents as locally ecologically important, strategic significance can be recorded as high in the post-intervention sheets. If the specified alternative documents identify existing habitat as locally ecologically important within a specified location, strategic significance may be recorded as high in the baseline. You should record the name of the plan the relevant planning authority has specified in the user comments and record that you have used the specified document in your gain plan.
Medium (Location ecologically desirable but not in local strategy)	1.10	This category can be applied when the LPA has not identified a suitable document for assessing strategic significance. Users should: • explain how the habitat type is ecologically important within a specific location • demonstrate the importance of that habitat in providing ecological linkage to other strategically significant locations • use professional judgement. When the above criteria are met, strategic significance may be recorded as medium in the baseline and post-intervention sheets.
Low (Area/compensation not in local strategy)	1.00	Where the definitions for high or medium strategic significance are not met.

Local Policy

The Manchester City Council Local Plan – Core Strategy (2012), together with the Places for Everyone Joint Development Plan (2024), sets out the local planning policy framework used to assess the strategic significance of habitats based on ecological and biodiversity evidence. Following the guidance set out within the *Statutory Biodiversity Metric User Guide* (DEFRA, 2025) the below documents within **Table 2.2** were assessed to assign habitat strategic significance.

Table 2.2

Document / source	Purpose / notes
Manchester City Council Local Plan – Core Strategy (2012) and Places for Everyone Joint Development Plan (2024)	Sets out policies for biodiversity protection, green infrastructure, ecological networks, and requires development to achieve BNG and consider strategic ecological significance.
Manchester City Council Local Plan – Core Strategy (2012) and Places for Everyone Joint Development Plan (2024)	Provides the strategic spatial framework for nature recovery across Greater Manchester and is a key reference for determining the strategic significance of habitats for BNG.
Greater Manchester Local Nature Recovery Strategy (LNRS) (2025) / Local Biodiversity Evidence	Identifies local habitat and species priorities and informs the assessment of habitats of principal importance and ecological networks within Greater Manchester.

2.2.4 Trading summary

‘Trading Up’ is a concept which requires ‘conserving through offset components of biodiversity that are of a higher conservation priority (for example, because they are more irreplaceable and vulnerable) than those affected by the development project for which the offset is envisaged’ (BBOP, 2018). For example, should non-irreplaceable habitats be lost/impacted as a result of the proposed development, offsets should be achieved through the creation/enhancement of habitat of the same or higher distinctiveness, where environmental conditions are appropriate and where it generates the greatest benefits for biodiversity.

2.2.5 Information and data used to inform the BNG calculation

The following information was used to inform the Biodiversity Unit Calculations, GIS layers and survey data of:

- The site
- Drawing P.2431.26.E02A Baseline Habitats Survey, Appendix 1
- Drawing 16129 - 100C - SITE PLAN AS PROPOSED GROUND LVL, Appendix 2

2.2.6 Limitations

This BNG report only addresses impacts on habitats within the site. Other ecological impacts, such as those related to protected species, are not covered by this report. The BNG calculations are based on a field survey of habitats and their condition at the time of survey, and the subsequent mapping of these habitat parcels and linear features in QGIS/QField. Habitat areas and linear features have been calculated in QGIS and are not rounded, for precision.

The UKHab survey of the site was undertaken on 11 June 2026 by Iman Rafiq, BSc (Hons), Ecologist, which falls inside the recommended survey period for identifying botanic species (March to October inclusive). However, some plant species may have been missed and a complete species list for the site may not have been gained.

The calculations within this report are based on the provided and proposed site plan drawing 16129 - 100C - SITE PLAN AS PROPOSED GROUND LVL, Appendix 2. Please refer to Tables 4.1–4.5 within Section 4.

3. Biodiversity Baseline

3.1 Biodiversity baseline for area habitats on-site

The baseline area habitats, drawing **P.2431.26.E02A** Baseline Habitats Survey, Appendix 1, includes five types (not including individual trees) within the development area. Following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024*, biodiversity scores have been calculated and assessed and are displayed in **Table 3.1** below.

Table 3.1: Baseline: Habitat areas biodiversity calculation

Existing area habitats				Distinctiveness		Condition		BBU
Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)					
				Distinctiveness	Score	Condition	Score	
Urban	Developed land; sealed surface	No	0.0214	V. low	0	N/A - Other	0	0.00
Urban	Developed land; sealed surface	No	0.0444	V. low	0	N/A – Other	0	0.00
Urban	Built linear features	No	0.0038	V. low	0	N/A – Other	0	0.00
Urban	Built linear features	No	0.0003	V. low	0	N/A – Other	0	0.00
Heathland and shrub	Bramble scrub	No	0.0176	Medium	4	Condition Assessment N/A	1	0.07
Grassland	Modified grassland	No	0.0503	Low	2	Poor	1	0.10
Sparsely vegetated land	Tall forbs	No	0.0052	Low	2	Poor	1	0.01
Sparsely vegetated land	Tall forbs	No	0.0064	Low	2	Poor	1	0.01
Individual trees	Urban trees	No	0.0163	Medium	4	Poor	1	0.07
Individual trees	Urban trees	No	0.0651	Medium	4	Moderate	2	0.52
Individual trees	Urban trees	No	0.0204	Medium	4	Poor	1	0.08
Total habitat areas ha			0.15	Baseline Biodiversity Units (BBU)				0.86

The site currently comprises developed land (sealed surface) totalling 0.0658ha, built linear features totalling 0.0041ha, bramble scrub totalling 0.0176ha, modified grassland totalling 0.0503ha, tall forbs totalling 0.0116ha and urban trees totalling 0.1018PRA, collectively summing to **0.86 BBU**. Please refer to drawing P.2431.26.E02A Baseline Habitats Survey, Appendix 1, and **Table 3.1** above.

4. Impacts on Biodiversity

4.1 Post-development Area Biodiversity Value of the Proposed Development Site

Drawing 16129 - 100C - SITE PLAN AS PROPOSED GROUND LVL, Appendix 2, delineates five habitat area types within the proposed development; this includes developed land (sealed surface), built linear features, heathland and shrub, grassland, and sparsely vegetated land. Habitat areas also include retained developed land (sealed surface). Habitat area, distinctiveness and condition scores have been calculated and assessed and are displayed in **Tables 4.1** and **4.2** below.

Table 4.1: Post-development: Habitat areas retained biodiversity calculation

Broad habitat	Retained habitat	Area (hectares)	Distinctiveness		Condition		RBU
			Distinctiveness	Score	Condition	Score	
Urban	Developed land; sealed surface	0.0239	V. low	0	N/A - Other	0	0.00
Urban	Built linear features	0.0008	V. low	0	N/A - Other	0	0.00
Urban	Built linear features	0.0003	V. low	0	N/A - Other	0	0.00
Total habitat areas retained		0.03	Retained biodiversity units (RBU)				0.00

The habitat area to be retained on-site includes developed land; sealed surface and built linear features collectively retaining **0.00 RBU** within the site. Please refer to drawing 16129 - 100C - SITE PLAN AS PROPOSED GROUND LVL, Appendix 2, and **Table 4.1** above.

Table 4.2: Post-development: Habitat areas created biodiversity calculation

Broad habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		CBU
			Distinctiveness	Score	Condition	Score	
Grassland	Modified grassland	0.0026	Low	2	Poor	1	0.01
Urban	Vegetated garden	0.0034	Low	2	Condition Assessment N/A	1	0.01
Urban	Vegetated garden	0.0293	Low	2	Condition Assessment N/A	1	0.06
Urban	Developed land; sealed surface	0.04	V. low	0	N/A - Other	0	0.00
Urban	Developed land; sealed surface	0.05	V. low	0	N/A - Other	0	0.00
Total habitat areas created		0.13	Created biodiversity units				0.08

The habitat areas to be created on-site include **0.13ha**, collectively creating **0.08 CBU** within the development area. Please refer to drawing 16129 - 100C - SITE PLAN AS PROPOSED GROUND LVL, Appendix 2, and **Table 4.2** above.

4.2 Post-development Areas: Summary of Results

Table 4.3: Post-development: Habitat Areas Summary

Habitat Status	Specific Habitat	Area (ha)	Distinctiveness	Condition	Biodiversity Units (BU)
Retained	Developed land; sealed surface	0.0239	V. low	N/A - Other	0.00
Retained	Built linear features	0.0008	V. low	N/A - Other	0.00
Retained	Built linear features	0.0003	V. low	N/A - Other	0.00
Created	Modified grassland	0.0026	Low	Poor	0.01
Created	Vegetated garden	0.0034	Low	Condition Assessment N/A	0.01
Created	Vegetated garden	0.0293	Low	Condition Assessment N/A	0.06
Created	Developed land; sealed surface	0.04	V. low	N/A - Other	0.00
Created	Developed land; sealed surface	0.05	V. low	N/A - Other	0.00
Totals	Area (ha)	0.15	Area Habitat Units Delivered		0.08

The proposals comprise retained and created habitats contributing to overall biodiversity units within the proposed development.

The retained habitats, consisting of developed land (sealed surface) and built linear features, covers **0.0349ha** with very low distinctiveness and no conditions, delivering **0.00 BU**.

Created habitats total **0.13ha**, including developed land; sealed surface, collectively providing **0.08 BU**. In total, the development delivers **0.08ha** of habitats and **0.00 BU**, combining the contributions from retained and created areas. Please refer to drawing 16129 - 100C - SITE PLAN AS PROPOSED GROUND LVL, Appendix 2, and **Table 4.3** above.

4.3 Post-development Hedgerow Biodiversity Value of the Proposed Development Site

Drawing 16129 - 100C - SITE PLAN AS PROPOSED GROUND LVL, Appendix 2, delineates one linear feature to be created within the proposed development; this includes native hedgerow. Linear feature length, distinctiveness and proposed condition scores have been calculated and assessed and are displayed in **Table 4.4** and **4.5** below.

Table 4.4: Created Hedgerow Biodiversity Calculation

Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	CBU
1	Native hedgerow	0.0157	Low	2	Moderate	2	0.05
Total length		0.02	Created Biodiversity Units				0.05

The linear features to be created on-site include native hedgerows totalling 0.0157km, collectively creating **0.05 BU** within the development area. Please refer to drawing 16129 - 100C - SITE PLAN AS PROPOSED GROUND LVL, Appendix 2, and **Table 4.4** above.

4.4 Post-development Hedgerow: Summary of Results

Table 4.5: Post-development: Hedgerow Summary

Habitat Status	Habitat Type	Length (km)	Distinctiveness	Condition	Biodiversity Units (BU)
Created	Native hedgerow	0.0157	Low	Moderate	0.05
Totals	Length / Biodiversity Units		0.02		0.05

5. Change in Biodiversity Value

Based on the current development proposals, there will be a net loss of **-0.79 (-92.09%)** in habitat area units within the site, and there are no baseline hedgerow units are present; however, the proposals will result in a gain of **+0.05** hedgerow units. As such, percentage change for hedgerow units is not applicable due to the zero baseline. This demonstrates that no net gain in habitat area – but in hedgerow units – has been achieved. The assessment is undertaken in accordance with the NPPF and the adopted Manchester Core Strategy (2012) and associated Development Plan Documents.

Application of BNG Good Practice Principles

The BNG Good Practice Principles, as outlined in Section 1.2, have been applied. However, due to the nature of the proposals, a measurable biodiversity net gain within the habitat area has **not** been achieved within the development site.

Avoidance and mitigation

Through stakeholder engagement and iterative design development, opportunities to avoid and minimise biodiversity loss have been embedded throughout the scheme. Given the low baseline biodiversity value of the site, comprising predominantly developed land (sealed surface), the proposals focus on habitat retention and creation to deliver a significant uplift in biodiversity value.

Application of the mitigation hierarchy and risk management

Residual impacts are expected to be short-term. Landscape changes following construction development are unlikely to be highly visible or ecologically significant, given the baseline habitats and current site use. There is no proposed habitat that will need an implementation of a long-term management plan or produce risk of failure, reflecting the proposal. Furthermore, all proposed habitats have a low level of creation difficulty.

Measurable net gain

Given the baseline conditions, the development does not deliver a measurable net gain contribution with regards to habitat area. However, the proposed scheme is considered to provide the best achievable biodiversity outcome on-site, with regards to the current proposals.

Trading rules

The assessment identifies losses across both medium and low distinctiveness habitats within the proposed development. These losses are not fully offset by gains within the site, resulting in residual deficits. Limited compensatory habitat creation is provided; however, it is insufficient to fully address the identified losses, and no net surplus is achieved. As a result, the development does not fully satisfy Biodiversity Metric trading requirements on-site. The scheme would therefore require further design refinement or consideration of off-site compensation in order to achieve full compliance with trading rules.

6. References

CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM, IEMA & CIRIA (2016; updated 2019). Biodiversity Net Gain: Good Practice Principles for Development – A Practical Guide. CIRIA, London.

Department for Environment, Food and Rural Affairs (DEFRA) (2024). Statutory Biodiversity Metric: User Guide (Version 4.0). Natural England, February 2024.

Greater Manchester Combined Authority, n.d. Local Nature Recovery Strategy (LNRS) for Greater Manchester (in preparation). [online] Available at: <https://www.greatermanchester-ca.gov.uk> (Accessed 02 July 2026).

Greater Manchester Ecology Unit, 2011. Greater Manchester Biodiversity Action Plan. [pdf] Available at: <https://www.gmecology.org.uk> (Accessed 02 July 2026).

Ministry of Housing, Communities and Local Government (2024). National Planning Policy Framework (NPPF). Updated 12 December 2024.

QGIS Development Team (2024). QGIS Geographic Information System, Version 3.38. Open Source Geospatial Foundation. Available at: <http://qgis.org>.

Manchester City Council, 2012. Manchester Core Strategy (Adopted 2012). [pdf] Available at: <https://www.manchester.gov.uk/localplan> (Accessed 02 July 2026).

UK Habitat Classification Working Group (2023). UK Habitat Classification – Habitat Definitions V2.01. Available at: <https://ukhab.org/ukhab-documentation/> (Accessed: 26 September 2025).

Appendix 1



ASCERTA
LANDSCAPE | TREES | ECOLOGY



- Site Boundary
- A3.1 Scattered trees
- A3.2 Scattered conifer trees
- ✕ J1.4 Scattered scrub
- u1e Built linear features
- h3d Bramble scrub
- g4 Modified grassland
- ▨ s sparely vegetated land
- s sparely vegetated land
- u1b5 Buildings
- u1b Developed land (sealed surface)
- Target Notes
TN1 Japanese knotweed
- ▨ (Stand extend - fragmented / coutinuous growth)

**ASCERTA**
LANDSCAPE | TREES | ECOLOGY

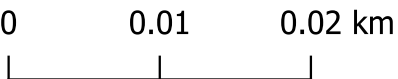
T: 0845 463 4404
E: info@landscapetreeseecology.com
W: landscapetreeseecology.com

CLIENT:
Click 1 Move

PROJECT:
St Georges Abbey, Hey Lane,
Gorton, Manchester, M18 8RB

DRAWING TITLE:
Baseline Habitat Survey

SCALE:	DRAWN BY:	DRAWING NO:
A3	IR	P.2431.26.E02
DATE:	CHKD BY:	REV:
27/08/2026	LK	A



Appendix 2



Schedule of accomodation:

- No. 6 terraced houses - Type A - 4B/5P
tot gia per unit: 103.66 sq mt
- No. 2 semi-detached houses - Type B - 3B/4P
tot gia per unit: 93.62 sq mt

NO. 8 TOT UNITS
No. 10 tot car parking



SCALE 1:200

C	WASTE STORE AND COLLECTION	II	26.03.26
B	FIRST ISSUE	II	02.03.26
A	FIRST ISSUE - WIP	II	20.02.26
REV	DESCRIPTION	BY	DATE



HOWARD & SEDDON A.R.I.B.A.
CHARTERED ARCHITECTS
64 WASHWAY ROAD
SALE, CHESHIRE, M33 7RE
TEL NO. 0161 - 973 8296
FAX NO. 0161 - 962 3485
E-MAIL : ADMIN@HOWARDANDEDSON.CO.UK

PROJECT
PROP RES DEVE
ST GEORGES, ABBEY HEY LANE
GORTON, MANCHESTER, M18 8RB

CLIENT
MR EHSAN SHAH & USMAN AHMED

TITLE
SITE PLAN AS PROPOSED
ground level

DRAWN
II
DATE
26.03.26
SCALE
1:100 (A3)

DRG No.
16,129
100
AMENDMENT
C



Ascerta

Mere One, Mere Grange, Elton Head Road, St Helens WA9 5GG

T: 0845 463 4404 E: info@landscapetreeseecology.com

www.landscapetreeseecology.com