21st August 2026

File Note: Biodiversity Net Gain

Site address: Stirling Centre Manchester, Scotland Hall Road, Newton Heath, Manchester M40 2RE

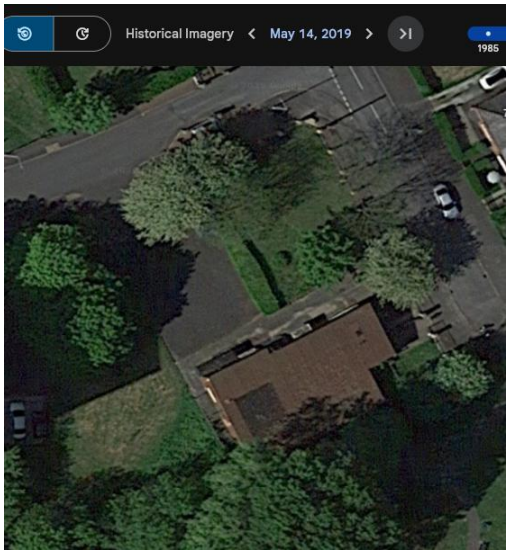
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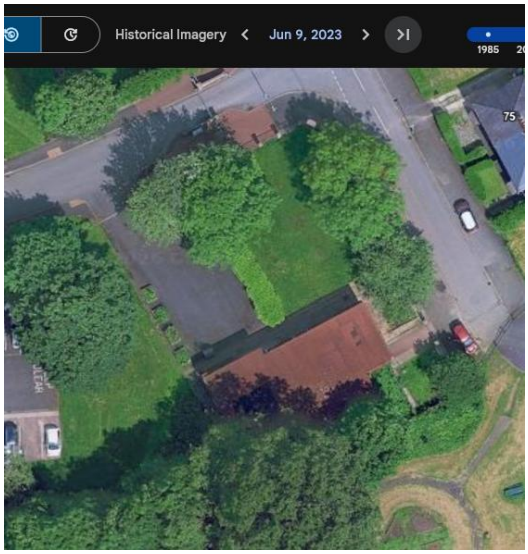
Recipients: Premier Modular Limited

Proposal: This report is prepared to inform a planning application with Manchester City Council. The proposal is described as: *The erection of modular-built youth and community facility with a covered connection lobby to the existing building on site, including associated landscaping and parking areas" (hereafter referred to as "the proposed development.*

Introduction

The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (ASCERTA, 2024). As evident in the screenshots of satellite imagery obtained from Google Earth dated 14th May 2019 and 9th September 2023, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020





No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020

Strategic Significance

Greater Manchester Combined Authority, the responsible authority for drafting the Local Nature Recovery Strategy (LNRS) for Manchester City Council, has adopted a comprehensive LNRS in September 2025 (Our plan for nature recovery - Greater Manchester Combined Authority).

Limitations

The baseline assessment was undertaken outside of the optimal period of habitat classification and species identification, however given the usage of the site, habitats present and urban surroundings this is not considered to be a significant limitation and habitats on site could be suitably assessed.

BNG Baseline Overview

The baseline habitat comprises modified grassland, individual (urban) trees, developed land including a building, other neutral grassland, and non-native and ornamental hedgerow. The headline baseline results are presented below:

Baseline component	Area (ha/km)	Baseline units
Developed land; sealed surface	0.07	0.00
Modified grassland (Poor Condition)	0.0341	0.07
Other neutral grassland (Moderate Condition)	0.0032	0.03
Urban tree (Moderate Condition)	0.0366	0.29
Urban tree (Good Condition)	0.0529	0.63
Ground level planters	0.0008	0.00
Total area habitat units	0.20	1.02
Non-native and ornamental hedgerow (H1 – Poor Condition)	0.019	0.02
Total linear habitat units	0.019	0.02

BNG Post-development Overview

The post development site will involve the erection of a new community building with associated landscaping and parking. The headline post-development results are shown below:

Post-development component		Area (ha/km)	Baseline units
Retained	Developed land; sealed surface	0.0257	0.00
	Modified grassland (Poor Condition)	0.0105	0.02
	Other neutral grassland (Moderate Condition)	0.0032	0.03
	Urban tree (Moderate Condition)	0.0366	0.29
	Urban tree (Good Condition)	0.0529	0.63
	Ground level planters	0.0008	0.00
Created	Developed land; sealed surface	0.0675	0.00
Total area habitat units		**0.20**	**0.98**
Total area habitat change		**N/A**	**-4.61%**
Retained	Non-native and ornamental hedgerow (H1 – Poor Condition)	0.018	0.02
Created	Non-native and ornamental hedgerow (H2 – Poor Condition)	0.005	0.001
Total linear habitat units		**0.023**	**0.02**
Total linear habitat change		**N/A**	**+20.13%**

Offsetting

The remaining unit deficit of 0.15 units is offset via the purchase of biodiversity units from Wild Capital.

Biodiversity Gain Site Reference: BGS-210825001

Offsite unit summary:

Unit type		Area	Units	Distinctiveness band
Baseline	Cereal Crops	0.0374361408169109	0.07	Low
Post-Development	Other Neutral Grassland	0.0374361408169109	0.36	Medium
Total Uplift		+0.29 units (383.19%		

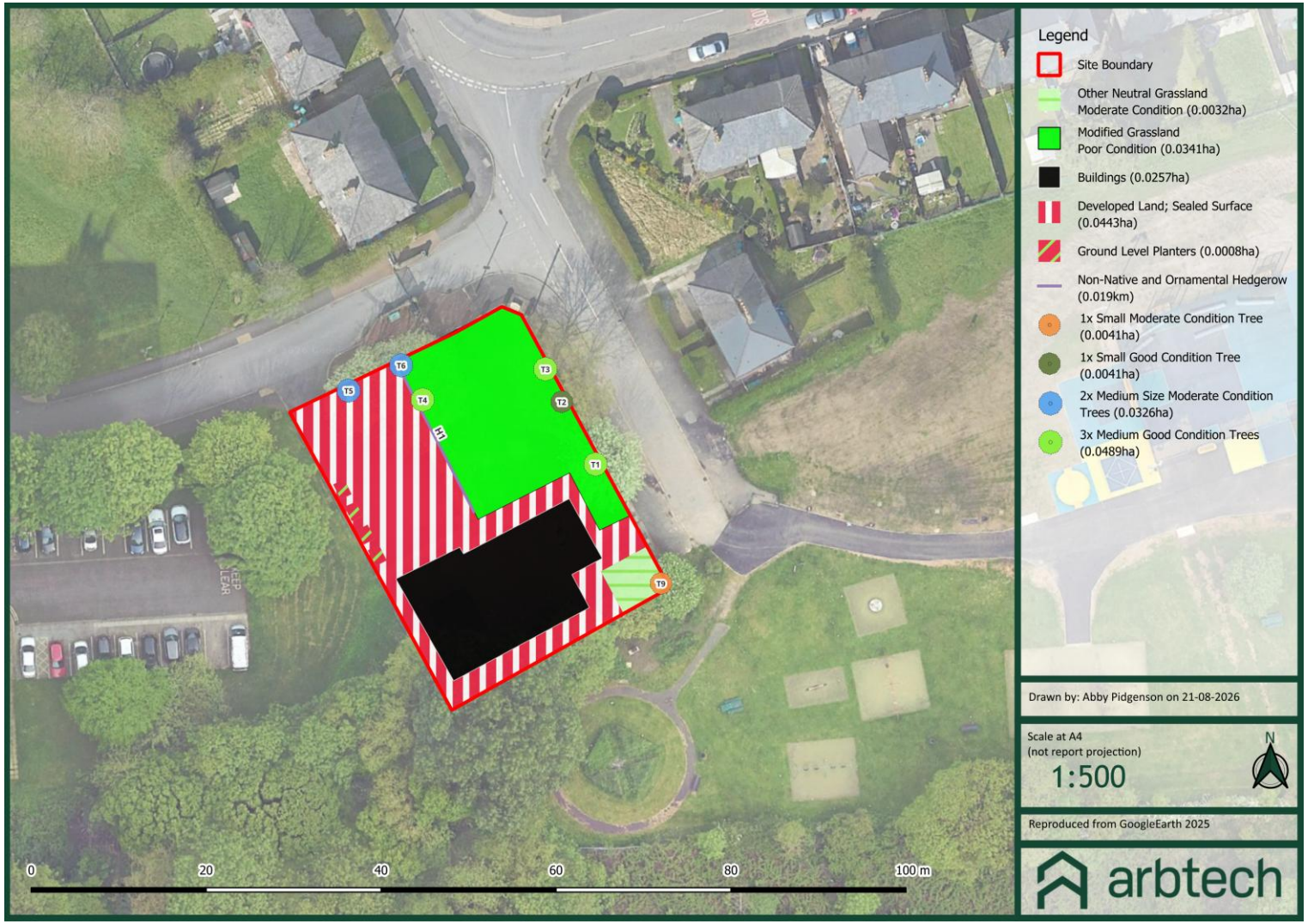
Results & Next Steps

A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) have been prepared for the site to accompany this BNG assessment.

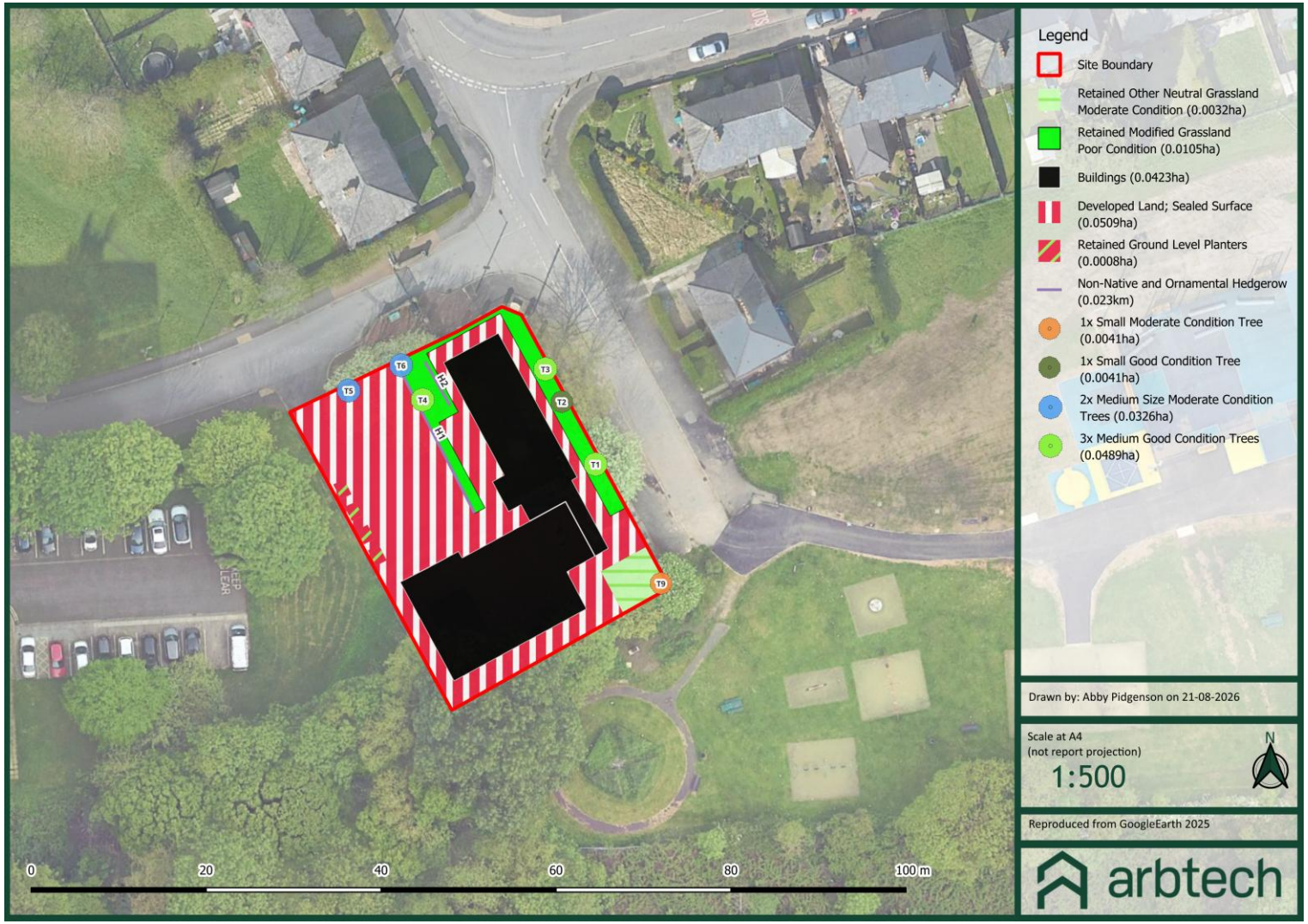
Appendix 1: Site Location Map



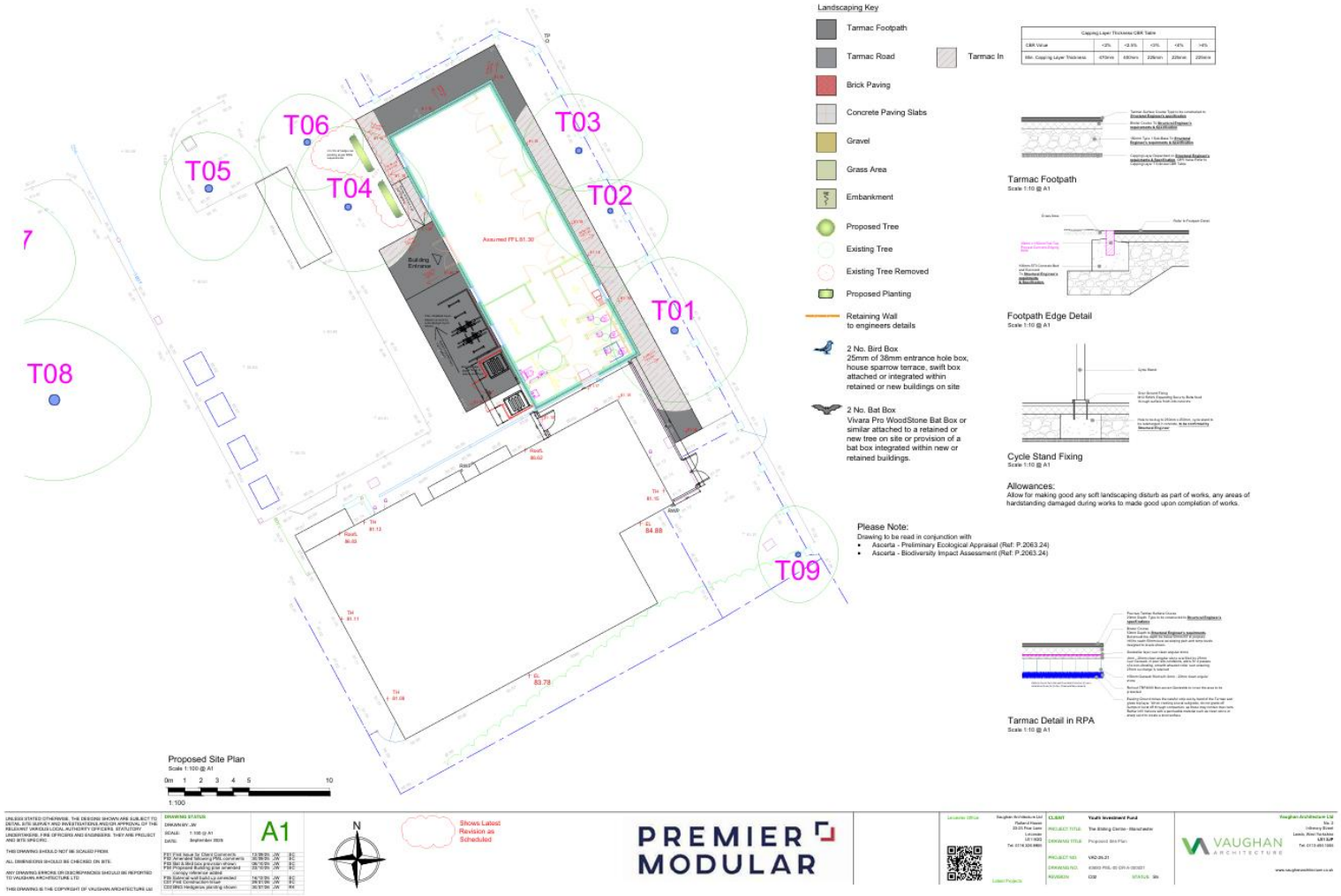
Appendix 2: Baseline Habitat Map



Appendix 3: Post-development Habitat Map



Appendix 4: Proposed Site Layout Plan



Appendix 5: Headline BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.17
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	16.42%
	Hedgerow units	20.13%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	1.02	1.13	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.02	0.02	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

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