Technical Note

Marion Lauder House, Manchester

BNG Calculation

Site Name	Marion Lauder House, Manchester	**Report Release Date**	18/09/2026
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Commission	BNG Report	**Checked/Approved**	Simon Holden (Regional Manager)
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1. INTRODUCTION

1.1.1 Rachel Hacking Ecology (RHE) was commissioned in 2026 by Care Concept LTD (the client) to undertake a Biodiversity net gain (BNG) assessment in support of the extension and reconfiguration of the existing care home facility to provide additional bedrooms and associated communal/support accommodation at Marion Lauder House (the 'site'). The site is located at National Grid Reference (NGR) SJ824858.

1.1.2 No irreplaceable habitats are present and the site has not been subject to any degradation prior to development.

2. METHODS

2.1.1 The Statutory Biodiversity Metric Calculation Tool, supporting User Guide and Technical Supplement (DERFA, 2024) have been utilised within the assessment, along with the UKHab V2 Classification (UKHab Ltd, 2023). This report should be read in conjunction with the spreadsheet *RHE.4809 Marion Lauder House_Statutory_Metric_Macro_Enabled_SH.18.09.26*. The assessment is based on the Marion Lauder - Landscape proposal - Revision B.

2.1.2 A drawing to enable the classification of habitats has been created using a GIS and is provided as Appendix 1 Baseline Habitat Map and Appendix 2 Post Development Habitat Map

2.1.3 Condition Assessments are supplied as a separate document[1].

3. ASSESSMENT RESULTS

3.1.1 The calculation area (application site) covers approximately 0.61 hectares (ha).

3.1.2 The strategic significance of the site was assessed with reference to the Greater Manchester Local Nature Recovery Strategy (LNRS). As the Local Habitat Map within the latter does not yet confirm any Areas of Particular Importance for Biodiversity (APIB) or Areas That Could Become Important (ACB) for this location, and the former does not highlight any of the area habitats are being under consideration, all area habitats have been assigned the strategic significance category 'Area/Compensation not in local strategy/no local strategy' within the Statutory Biodiversity Metric.

3.2 Pre-development Baseline

3.2.1 Detailed habitat descriptions and desk study information is detailed within the Preliminary Ecological Appraisal. The baseline site conditions are summarised below.

[1] RHE.4809 Statutory_Metric_Condition_Assessment_Sheet_Marion_Lauder_House

Introduced Shrub

- 0.007ha of ornamental shrub planting is present on site in poor condition.

Grassland

- 0.198ha of modified grassland is present on site in poor condition.

Individual Trees

- 0.0448ha of Urban Tree (calculated using the tree helper) is present on site in moderate condition.
- 0.2809ha of Urban Tree (calculated using the tree helper) is present on site in good condition.

Urban

- 0.228ha of Developed Land; Sealed Surface is present on site.
- 0.172ha of Artificial Unvegetated; Unsealed Surface is present on site.

Non-Native Ornamental Hedgerow

- 0.18km of Non-Native Ornamental Hedgerow is present on site in poor condition.

Total Baseline Site Units

3.2.2 In total, the ecological baseline for the Site comprises **4.14 Habitat Units**. Hedgerows comprise **0.18 Hedgerow Units**. No Watercourse Units are present.

3.3 Post-development Baseline

3.3.1 The post-development site conditions are summarised below

Grassland

- 0.141ha of Modified Grassland will be retained in poor condition.

Individual Trees

- 0.0366ha of Urban Tree (calculated using the tree helper) will be present in poor condition.
- 0.0407ha of Urban Tree (calculated using the tree helper) will be present in moderate condition.
- 0.2687ha of urban Tree (calculated using the tree helper) will be present in good condition.

Urban

- 0.28ha of Developed Land; Sealed Surface will be present on site (zero units).
- 0.16ha of Artificial Unvegetated; Unsealed Surface will be present on site (zero units).

Non-native Ornamental Shrub

- 0.017ha of non-native ornamental shrub will be created on site.

Non-Native Ornamental Hedgerow

- 0.22km of Non-Native Ornamental Hedgerow will be present on site in poor condition.

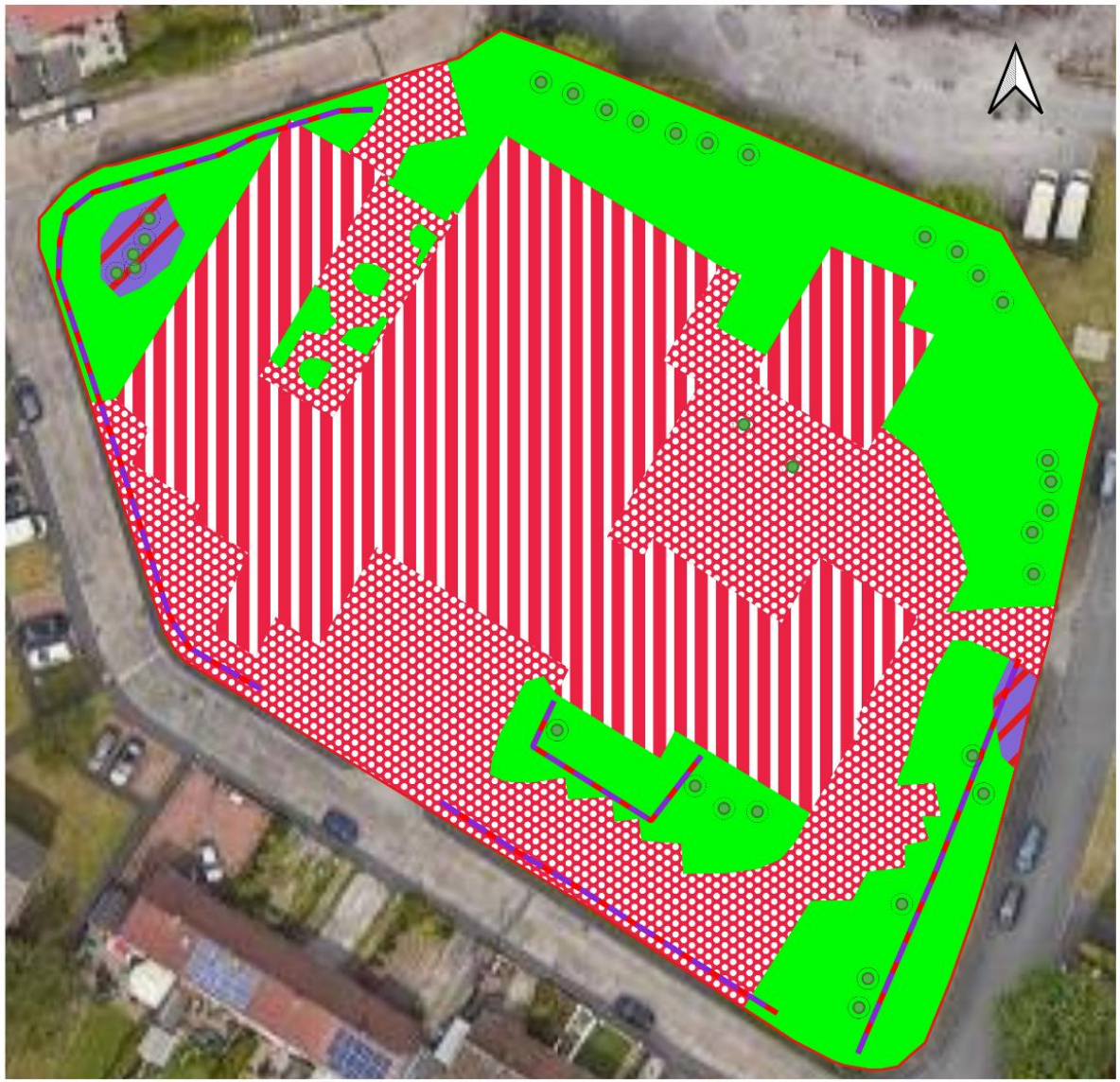
Total Post-Development Site Units

3.3.2 In total, the ecological post development for the site comprises **3.99 Habitat Units**. Hedgerows comprise **0.22 Hedgerow Units**. This represents a net loss of 0.15 habitat units (-3.63%) and a net gain of 0.04 hedgerow units (+22.46%).

4. Summary

4.1.1 The assessment shows a deficit of 0.56 habitat units. This will be met by purchasing units from a habitat bank. No additional Hedgerow units are required to meet target.

Appendix 1: Baseline Habitats



Marion Lauder House Baseline Habitat Map

Key

- Artificial Unvegetated; Unsealed Surface
- Developed Land; Sealed Surface
- Modified Grassland
- Mixed Scrub
- Non-Native Ornamental Hedgerow
- Medium Tree
- Small Tree
- Red Line Boundary

Marion lauder House, Manchester

Care Concepts LTD

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Appendix 2: Post Development Habitats

