bngreport

for
283 White Moss Road,
Blackley,
Manchester,
M9 6EA

June 2026



bringing **e**cological **e**xcellence **t**o **l**ocal **e**nvironments

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Contents

		Page
1.0	Introduction	1
2.0	Non-Technical Summary	1
3.0	Project Description	2
4.0	Site Location	2
5.0	Methodology	2
6.0	Pre-development baseline habitat information	3
7.0	Post Development habitat Information	4
8.0	Biodiversity Net Gain summary	6
9.0	References	7

Appendix

Appendix 1
Photo sheet Habitat Examples VSC/BNG/PS01

1.0 Introduction

1.1 Whistling Beetle Ecological Consultants in partnership with Rubecula Ecology were commissioned by Chapter Real Estate Ltd (the applicant) to undertake a Biodiversity Net Gain (BNG) Assessment of the proposed development of at Vasa Club, 283 White Moss Rd, Manchester M9 6NZ, National Grid Field No SD 8603 0734 (the Site).
This report should read in conjunction with the Statutory Metric Calculation Tool which relates to all aspects of the project.

1.2 All assessments and surveys were supervised by Principal Ecologist Graham Workman who has over forty-five years professional experience in the ecology field. He has the specialist knowledge and ecological skills to undertake and complete all the surveys contained within this report. Rebecca Curtis at Rubecula Ecology, MSc in Conservation Biology, BSc in Conservation, Wildlife and Zoo Biology, 6 years field experience, over 10 years' experience using QGIS and various data analysis software and recently completed multiple CIEEM training courses on UKHab, QGIS, DEFRA Metric and Biodiversity Net Gain.

2.0 Non-Technical Summary

2.1 This report assesses the Biodiversity Net Gain or loss anticipated as a result of the proposals for the change of use from an abandoned/neglected plot of land consisting of species poor remnant grassland. Please see the Design and Access Statement for exact details of the project. The landscapes contained within the site will be affected and as such a Biodiversity Net Gain Assessment will be carried out.

2.2 The Biodiversity Net Gain Assessment relies on several assumptions which are detailed within this report. The most recent version of the Statutory Biodiversity Metric Calculation Tool was used for the calculations of this project (Microsoft excel format). As such, the Biodiversity Metric calculator spreadsheet should always accompany this report and vice versa.

2.3 The baseline habitat calculations are based on site habitat data collected prior to any development-related activities, including aerial images, condition assessment surveys and historical data. The post-development habitat calculations are based on proposed landscape plans (see report for details).

2.4 This report assesses the biodiversity value of the existing habitats on site and the proposed changes to the development site. This report provides an overview of the change in Biodiversity Value (Biodiversity Net Gain/Loss) generated by the proposals.

2.5 The BNG Assessment will indicate how a net loss in biodiversity has occurred as a result of the current proposed development.

2.6 **Key Results**

The development is estimated to result in a Biodiversity Net Loss of -27.22%. compared with the baseline habitats present. This is largely due to the loss of other neutral grassland, mixed scrub and broadleaved woodland. The 10% uplift could not be achieved under current plans. There were no hedgerows or watercourses on site therefore a 10% uplift was not required in these categories. Ornamental hedgerows were still planted across the site providing 0.29 units.

3.0 Project Description

3.1 The proposed development is for 43 residential apartments surrounded by lawned areas and ornamental shrub. There will be multiple parking bays and a substantial communal area. On the north boundary will be a linear strip of mixed native scrub and other neutral grassland. In addition, there will also be pockets of other neutral grassland to the south adjacent to the communal area. Access will continue to be from White Moss Road. A large area of woodland to the northwest will be lost however areas of woodland to the north of the site will be retained and 29 new trees will be planted.

4.0 Site Location

4.1 The site is located at the former Vasa Club, 283 White Moss Rd, Manchester M9 6NZ.

4.2 The site was previously used as a music venue but closed a number of years ago and has been derelict ever since. There is one large building that is surrounded by paths, a car park and areas of scrub, grassland and broadleaved woodland.

4.3 The site is in a suburban area of Blackley in north Manchester. Blackley Fire Station is immediately adjacent on the northern boundary and a Council housing building with playing fields to the south. The remaining surrounding area is housing.

4.4 The site covers an area of approximately 0.4Ha with a perimeter boundary of 283m

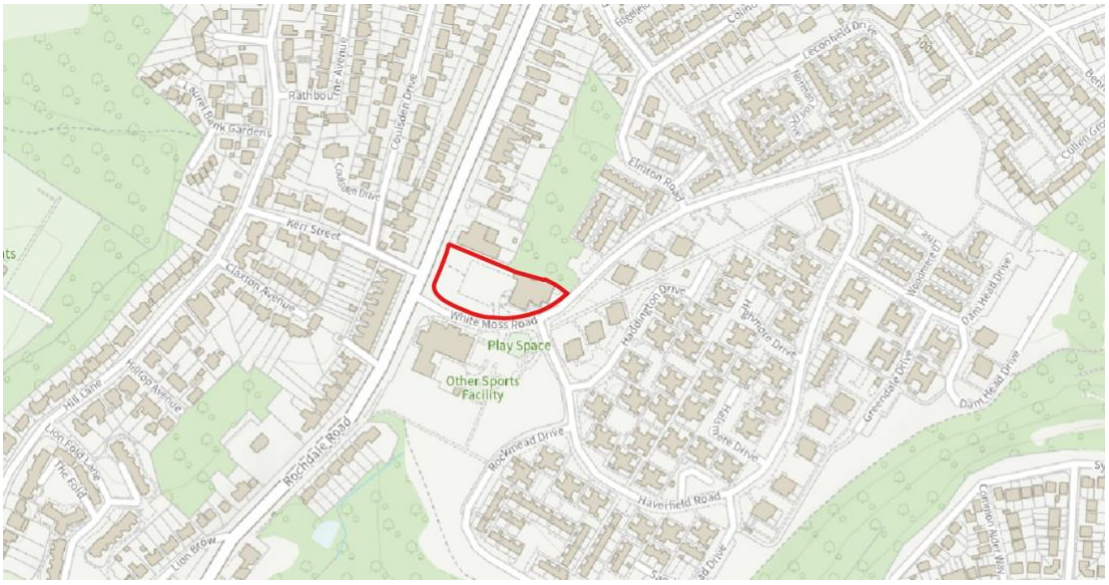


Figure 1. Location Map of Red-line Boundary, Vasa Club, Blackley.

5.0 Methodology

5.1 Ordnance Survey (OS) maps, baseline and proposed site plans, aerial Photographs, associated reports and a site visit were used to identify features of ecological interest within the redline boundary and areas surrounding the site.
Where applicable, habitat parcels and condition assessments were determined using the UKHab Minimum Mapping Unit of 25m² and where appropriate a 1m² quadrat.

Essential secondary codes were used and when applicable additional secondary codes to assist the project. Field data information was digitised using QGIS v3.34.4 software, using co-ordinate reference system EPSG: 27700 OSGB 1936 / British National Grid and the Statutory Biodiversity Metric QGIS template at a scale of 1:100.

6.0 Pre-development baseline habitat information

6.1 Data was also collected during a survey undertaken on the 9th June 2026 by the authors of this report to help assist in creating a reliable baseline. Vegetation and habitat types within the site were noted in accordance with the categories specified in the UK Habs Classification (v2.01) and habitat conditions assessed using the Statutory Biodiversity Metric Condition Assessment sheets.

6.2 The site had been derelict for several years and therefore succession had taken place. Areas that were once managed grassland have now developed into species rich grassland and mixed scrub. There is an area of woodland that has also been unmanaged.

6.3 The site consisted mainly of hard standing and moderate and poor condition other neutral grassland. There was an area or broadleaved woodland to the northwest of the site and an area behind the building. Only a small section of this will be impacted by the development. Separating the woodland from the car park was an area of moderate condition mixed scrub.

6.4 The grassland would once have been managed through regular mowing but has been for several years and developed into a more species rich grassland with communities of tall ruderal vegetation. Some early species diversity has started to develop in areas of unsealed and sealed surfaces. Species present and dominant in these areas include common nettle (Urtica dioica) rosebay willowherb (Epilobium angustifolium) bramble (Rubus fruticosus), broad-leaved dock (Rumex obtusifolius) and cleavers (Galium apari). Other species included creeping buttercup (Ranunculus repens), annual meadow grass (Poa annua), cocksfoot (Dactylis glomerata), broad leaved plantain (Plantago major), ribwort plantain (Plantago lanceolata), chickweed (Stellaria sp.), red clover and meadow buttercup (Ranunculus acris) foxglove (Digitalis sp.) hogweed (Heracleum sphondylium) and ground elder (Aegopodium podagraria).

The large area of grassland to the west and south was assessed to be in moderate condition whereas the smaller pockets were assessed to be in poor condition.

6.5 The broadleaved woodland area to the northwest, adjacent to the road and fire station was in moderate condition and included species such as oak (Quercus robur), ash (Fraxinus excelsior), silver birch (Betula pendula), holly (Ilex aquifolium) and hawthorn (Crataegus monogyna).

6.5 The woodland behind the building was also broadleaved but was assessed to be in poor condition. There was very little understory with few tree species present, it was dominated heavily by white poplar (Populus alba) and Goat willow (Salix caprea).

A photo sheet detailing habitat examples is available in Appendix 1 VSC/BNG/PS01



Figure 2. Baseline habitats map, Vasa Club, Blackley.

There are no irreplaceable habitats present on site.

Parcel	Broad Habitat Type	UK Habs	Condition	Area
1	Urban	u1b	N/A	2092m²
2	Other neutral grassland	g3c	Poor	536m²
3	Other neutral grassland	g3c	Moderate	1089m²
4	Woodland	w1g7	Good	204m²
5	Urban	u1 (73)	Poor	31m²
6	Heathland and shrub	h3d	Moderate	45m²
7	Woodland	w1g7	Poor	92m²

Table.1 UK Habs polygon attributes (See UK Habs Key and parcel Map)
Bare ground – 31m2

7.0 Post-development habitat information

For reference, the post-development habitat plan is included as Figure 3 of this report. The post-development calculations are based on drawing 496-01C Landscape GA
Please note, this plan may be superseded or updated without warranting an update of this report, if the changes are insignificant to the impact of the development on biodiversity. The version included

within this report is for indicative purposes only and should not be relied upon as the definitive version.

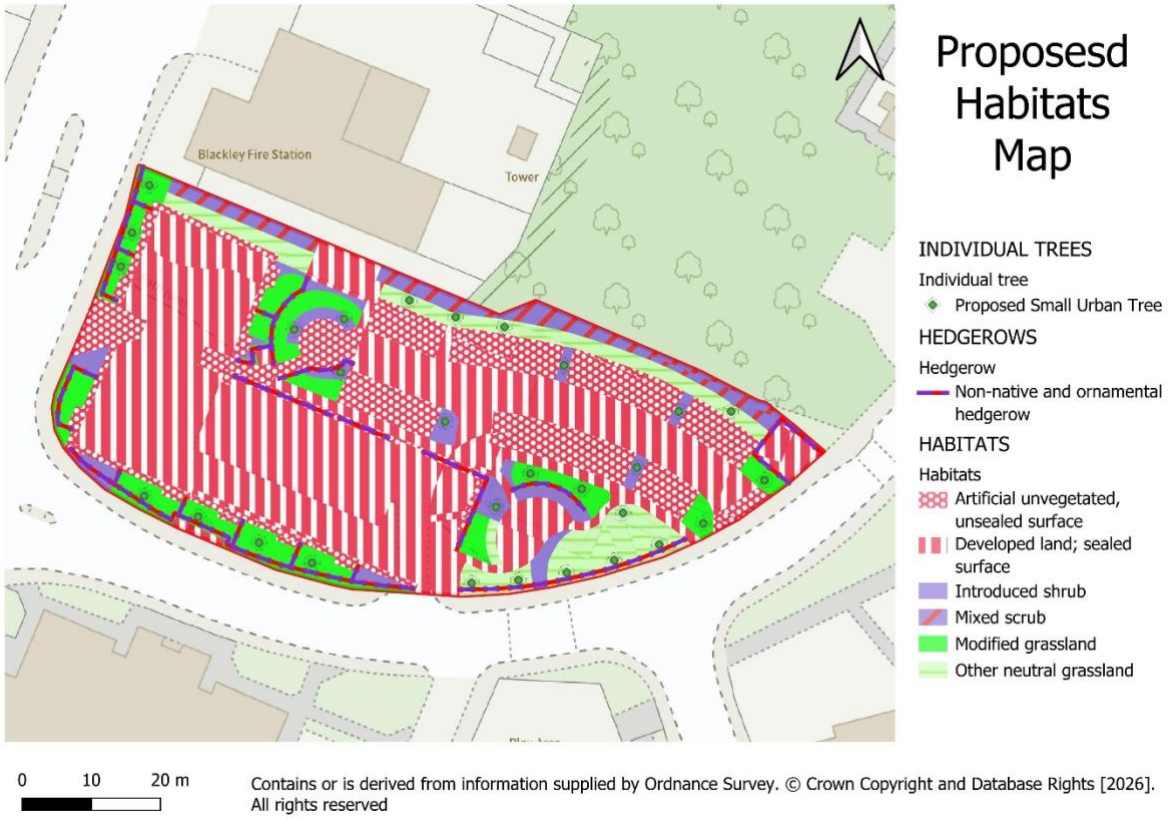


Figure 3. Proposed habitats map, Vasa Club, Blackley.

The site is part of Greater Manchester Local Nature Recovery Strategy (LNRS) and is therefore 'formally identified in a local strategy'.

On-site baseline	*Area habitat units*	1.32	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.96	
	Hedgerow units	0.29	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Area habitat units*	-0.36	-27.22%
	Hedgerow units	0.29	N/A
	Watercourse units	0.00	0.00%

Table 2. Displays the Headline unit change as shown in the Statutory Biodiversity Metric

7.1 As a result of the development moderate condition mixed scrub and other neutral grassland will be created. The scrub will consist of native species and work as a buffer separating the development from the adjacent woodland.

7.2 There will be a linear strip of other neutral grassland will border the buildings and carpark at the north of the site, and this will be managed into moderate condition. There are also three additional areas surrounding the communal zone.

7.3 A paved communal area will be created surrounded by poor condition modified grassland, introduced shrub and moderate condition other neutral grassland. Poor condition modified grassland will also surround the main building to the south and west.

7.3 29 small native moderate trees will be planted, scattered across the whole site.

7.4 Non-native ornamental hedgerow will be planted throughout the site dividing providing pockets of communal grass areas.

8.0 Biodiversity Net Gain Summary

8.1 The development required a minimum of 10% BNG and with the proposed plans this target has not been achieved. The development results in a habitat loss of -27.22% (-0.36 units). The hedgerow category did not require a 10% net gain however planting ornamental hedgerows around the communal area has provided 0.29 hedgerow units.

See the Statutory Biodiversity Metric Calculation Tool attached for a breakdown of all results.

8.2 **Parcels Map**



9.0 References

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British Standards Institution (2013). BS42020 – Biodiversity – Code of practice for planning and development.

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Royal Horticultural Society (no date). Plants for Pollinators – Garden Plants. rhs.org.uk/plantsforpollinators

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Appendix 1



1. The site showing area dominated by unmanaged grass which has developed into Other Neutral Grassland (ONG)



2. All areas of former formal grass is now unmanaged



3. Example of Other Neutral Grassland (ONG) colonising the site



4. Example of ONG colonising the site



5. Example of ONG colonising the site



6. Example of ONG colonising the site



7. Scattered trees west of building



8 Trees and tall ruderal vegetation adjacent to site boundary



9. Scattered trees on site adjacent to Fire Services buildings



Project
Biodiversity Net Gain Report
Vasa Club Site
Whitemoss Road,
Blackley,
Manchester, M9 6EA

Title
Habitat Examples on Site

Photo Sheet VSC/BNG/PS01

Date June 2026

Scale N/A





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