# BIODIVERSITY NET GAIN POST-COMPLETION REPORT

## OCTOBER 2026

**Land off Oldham Road**
Newton Heath
Manchester
M40 2JB

URBAN GREEN

# QUALITY MANAGEMENT

| | | | | | |
|---|---|---|---|---|---|
| **Document Type:** | Biodiversity Net Gain Post-Completion Report | | | | |
| **Issue No:** | 01 | | | | |
| **Date:** | 12/10/2026 | | | | |
| **Prepared By:** | Shannon Brady | **Signature:** |  | **Qualifications:** | Principal Biodiversity Net Gain Consultant, MSc |
| **Checked By:** | Tafara Musonza | **Signature:** |  | **Qualifications:** | Senior Biodiversity Net Gain Consultant, BSc |

| **Revision Status** | | | | |
|---|---|---|---|---|
| **Rev** | **Date** | **Comment** | **Prepared** | **Checked** |
| | | | | |
| | | | | |

## Project Details

| | |
|---|---|
| **Project Type:** | Residential |
| **Project:** | Land off Oldham Road |
| **Location:** | Newton Heath, Manchester, M40 2JB |
| **Author Organisation:** | Urban Green |
| **Developer:** | The Casey Group Ltd. |
| **Developer Address:** | Rydings Rd, Rochdale, OL12 9PS |
| **Planning Authority:** | Manchester City Council |
| **Planning Reference (if applicable):** | 138730/FO/2023 |
| **BEMP Name/Reference:** | UG_2045_BNG_BEMP_02 |
| **Metric Revision/Title:** | Natural England Biodiversity Metric 4.0 |
| **Are any Irreplaceable Habitats presents onsite?** | Yes: ☐ No: ☒ |

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# 1 Executive Summary

1.1.1.1 Urban Green has been commissioned by Casey Group Ltd. to complete a post-completion site audit for the development at Oldham Road, Manchester (hereafter referred to as 'the site').

1.1.1.2 The development comprises a residential scheme, of apartments and housing, with associated car parking, roads, and soft landscaping.

1.1.1.3 The purpose of this report is to provide an audit of the 'as built' habitats in accordance with the approved landscape proposals and establish a baseline for ongoing ecological monitoring.

1.1.1.4 Overall, the majority of habitat types present on site match the landscape proposals. Where deviations from the approved design have been identified, these have been clearly documented within this report.

1.1.1.5 The condition scores of these habitats have been primarily assessed as poor condition, which is typical as they are in the first year of establishment. The urban trees are currently achieving moderate condition.

1.1.1.6 The west of the site, originally detailed within the plans, will form phase 3 of the development and will be carried out by a separate contractor.

1.1.1.7 To ensure that the habitats proposed as part of the post development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a long-term management plan (30 years) has been produced in the form of the BEMP (Urban Green, 2023a).

# 2 Project Background

## 2.1 Roles and responsibilities

| Ecologist or Other Professional Responsible for Auditing Report | |
|---|---|
| **Name or Initials** | Shannon Brady |
| **Organisation** | Urban Green |
| The author of the report, and person who will be responsible for the creation and 'as built' audit for the site, is Shannon Brady, Principal Biodiversity Net Gain Consultant at Urban Green. | |
| **Statement of Competency** | |
| Shannon has experience providing consulting services in Biodiversity Net Gain for a range of development schemes across the UK, including residential and commercial schemes.<br>Shannon is a technically competent and experienced person, as defined in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020. | |

## 2.2 Scope

2.2.1.1 Urban green has been commissioned by Casey Group Ltd., to complete a post-completion site audit for the development at Oldham Road, Manchester (hereafter referred to as 'the site').

2.2.1.2 The development comprises a residential scheme, of apartments and housing, with associated car parking, roads, and soft landscaping.

## 2.3 Site Context

2.3.1.1 The site is located at National Grid Reference SD 87972 00644. The site is located within the densely urban area of Newton Heath, 4.5km from Manchester city centre. The northern border is bound by the busy A62 road, which spans an extensive east-west distance beyond site – a major dispersal barrier. To the south of site, the Rochdale Canal spans a similar distance parallel to the A62. Extensive urban residential, commercial, and industrial districts are found in all directions of the site's wider area. Sparse areas of urban green space are interspersed between, notably Moston Vale northwest, Broadhurst park northeast, Brookdale Park southeast, and the woodland off Briscoe Lane Academy close southwest.

# 3 Biodiversity Net Gain Assessment

3.1.1.1 The Biodiversity Net Gain Assessment was completed on this site by Urban Green in September 2023 (Urban Green, 2023b).

### 3.1.2 Methodology

3.1.2.1 The site was subject to a field survey on the 27th of April 2023 by Urban Green ecologists. The methods were based on the standard v1.1 UKHab survey methodology (Butcher *et al.* 2020), which was extended to include any relevant information on evidence or suitability for use by protected or notable species. Site habitats, extent, quality, and botanical species abundance was recorded for all habitats present on site. The baseline habitat map is displayed in Appendix 1.

3.1.2.2 The BNG calculation was undertaken utilising The Biodiversity Metric 4.0 from Natural England (Urban Green, 2023c), based on data collected during the site survey, the site's habitat map and the detailed layout designs provided by TPM Landscape (Appendix 2, 2023a & 2023b).

3.1.2.3 The calculation was performed by a technically competent and experienced ecologist as detailed in British Standard BS8683 - Suitably qualified person –definition in BS8683:2020.

### 3.1.3 Post-Development Habitat Summary

3.1.3.1 The baseline data and proposed landscape plan were used to identify all retained, lost, enhanced, and newly created habitats on-site.

**Table 1 - Post Development Biodiversity Net Gain Calculation**

| | | Habitat Unit Change | | | | | Net change in Biodiversity | |
|---|---|---|---|---|---|---|---|---|
| | On-site baseline | Retained | Lost | Enhanced | Created | On-site post development | Habitat units | % |
| **Area Habitat Units** | 1.50 | 0.00 | 1.50 | 0.00 | 1.50 | 1.50 | <0.01 | **-0.18** |
| **Linear Hedgerow Units** | 0.00 | - | - | - | 0.15 | 0.15 | +0.15 | **N/A** |

# 4 Post-development Assessment

## 4.1 Survey Methodology

4.1.1.1 A site audit was undertaken on 1st October 2026 by Principal Biodiversity Net Gain Consultant, Shannon Brady, to assess the extent, type and condition of habitats present on site.

4.1.1.2 Habitats were classified in accordance with the UK Habitat Classification (UKHab) system and assessed using the relevant condition criteria as set out within the Biodiversity Metric 4.0 user guidance. The landscape plan has also been converted into a post-development habitat map using UKHab symbology and habitat classifications (Appendix 3)

4.1.1.3 This section provides an assessment of the 'as built' habitats following completion of development works.

The 'as built' habitats were compared against:

- The baseline habitat map
- The landscape proposals and detailed planting plan

4.1.1.1 Where deviations from the approved design have been identified, these have been clearly documented within this report. Photographs of the 'as built' habitats present on site are included in Appendix 4.

## 4.2 Constraints to the Survey

4.2.1.1 The west of the site, originally included in the BNG assessment, which forms phase 3 of the development, is part of a separate contract due to the high-rise nature of the development and is being undertaken by One Manchester with a separate contractor. This area is denoted on the phase 2 development plan in Appendix 5 and has also been denoted within the baseline habitat map in Appendix 1.

4.2.1.2 Therefore, at the time of site survey, no construction had taken place in this area, and no habitat were present to assess. The post-development habitats within this area, namely modified grassland, urban trees and introduced shrub, have been excluded from this assessment.

## 4.3 As Built Habitats

4.3.1.1 Two discrepancies were identified between the phase 2 landscape proposals and the completed landscape works:

- Two ornamental trees which were due to be planted within areas of hardstanding in communal spaces between housing were absent. This is due to the requirement for installation of street lighting to the west, and a gas box to the east. Following the site survey, contractors planted the trees in alternative locations and the species planted are in accordance with the planting schedule. Photographic evidence of this has been provided (Photographs 6 & 7). Works relating to the trees have therefore been considered complete.

- A single bed of ornamental planting, containing *Brachyglottis* 'Sunshine' and *Geranium* 'Johnson's Blue' within the planting schedule, has been created as an area of tarmac instead (Photograph 8). This area is to the north of a row of parking bays to the east of the site. This area measures 8m² which is an insignificant enough area to influence the final result of the biodiversity metric. This change is therefore inconsequential to the BNG results and character of the completed development.

4.3.1.2 The plan in Appendix 6 shows locations of new trees (red symbology) and highlights the missing introduced shrub bed (yellow symbology).

4.3.1.3 The monitoring results for habitats within phase 2 are provided in Table 2. 'Developed land; sealed surface' has been excluded from the table as it offers no unit value in the metric.

**Table 2 – Monitoring Results**

| Habitat reference | Expected condition | First year Condition | Notes |
|---|---|---|---|
| **Area Habitats** | | | |
| Urban tree | Moderate | Moderate | • All proposed trees have been planted and no failures of specimens reported.<br>• Two trees are in different locations to the original proposals due to the need for infrastructure on the site.<br>• All planted tree species are consistent with the planting schedule.<br>• The trees are already achieving moderate condition as the following 3 criteria are achieved:<br>- The tree canopy is continuous<br>- There is no evidence of adverse impact on tree health<br>- More than 20% of canopy is oversailing vegetation |
| Introduced shrub | N/A | N/A | • All introduced shrub is present, in accordance with the planting schedule, with the exception of an 8m² area adjacent to car parking bays.<br>• Introduced shrub is automatically allocated a condition score of N/A in the metric. |
| Mixed scrub | Poor | Poor | • The block of mixed scrub to the north of the site, along Oldham Road, has been planted in accordance with the planting schedule. |

| | | | |
|---|---|---|---|
| | | | • The scrub is currently meeting two condition criteria and is in poor condition. The habitat is not predicted to achieve above this condition.<br>• The condition criteria being met are:<br>- The scrub is a good representation of its habitat type<br>- There is an absence of invasive, non-native species |
| Vegetated garden | N/A | N/A | • Vegetated gardens have an automatic condition score of N/A in the metric as they are under the influence of homeowners. However, gardens still contribute units to the post-development value of the site.<br>• The full extent of the proposed gardens, with associated planting, has been created. |
| **Hedgerow habitats** | | | |
| Native hedgerow | Moderate | Poor | • The proposed lengths of native hedgerow have been planted with wild privet (*Ligustrum vulgare*), in accordance with the planting schedule.<br>• The hedgerows currently have a condition score of poor as three out of eight condition criteria are being met. Four or more condition criteria are required to achieve moderate condition (with no more than one functional group having 2 failed criteria).<br>• The hedgerows have a time to target condition of five years, over which further condition criteria are likely to be met as the hedgerow establishes.<br>• The following condition criteria are being met:<br>- Undesirable species <20% cover of undisturbed ground<br>- >90% of the hedgerow is free from invasive species<br>- >90% of the hedgerow is free from damage caused by human activities |
| Non-native and ornamental hedgerow | Poor | Poor | • The proposed non-native and ornamental hedgerow has been planted with Portuguese laurel (*Prunus lusitanica*), in accordance with the planting schedule.<br>• Non-native, ornamental hedgerows are automatically allocated a condition score of |

| | | | |
|---|---|---|---|
| | | | poor in the metric but still contribute units to post-development hedgerow units. |

# 5 Conclusion

5.1.1.1 Overall, the habitat types present on site match the landscape proposals for phase 2 of the development, with two deviations detailed below. The condition of most of these habitats has been assessed as poor, which is typical as they are in the first year of establishment. The urban trees are currently achieving moderate condition, as forecasted.

5.1.1.2 Deviations from approved landscape designs are as follows:

- Two trees in alternative locations; and
- 8m² of introduced shrub replaced with tarmac.

5.1.1.3 Neither of these deviations impact the results within the Biodiversity Metric and the development can be considered complete.

5.1.1.4 Phase 3 of the development will come forward in future under a separate contractor and will require a separate post-completion report upon practical completion, prior to occupation.

5.1.1.5 The Biodiversity Enhancement Management Plan (BEMP) should be followed for the 30-year monitoring period now that soft landscape works are complete, to ensure that habitats continue to establish and meet their forecasted condition.

# 6 References


Baker, J., Hoskin, R. and Butterworth, T. (2019). Biodiversity net gain. Good practice principles for development: A practical guide.

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Manchester City Council (2012). Core Strategy Development Plan Document.

Natural England (2023a). The Biodiversity Metric 4.0 - Technical Annex 1.

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Urban Green (2023a). Biodiversity Enhancement Management Plan (BEMP). Ref: UG_2045_BNG_BEMP_02.

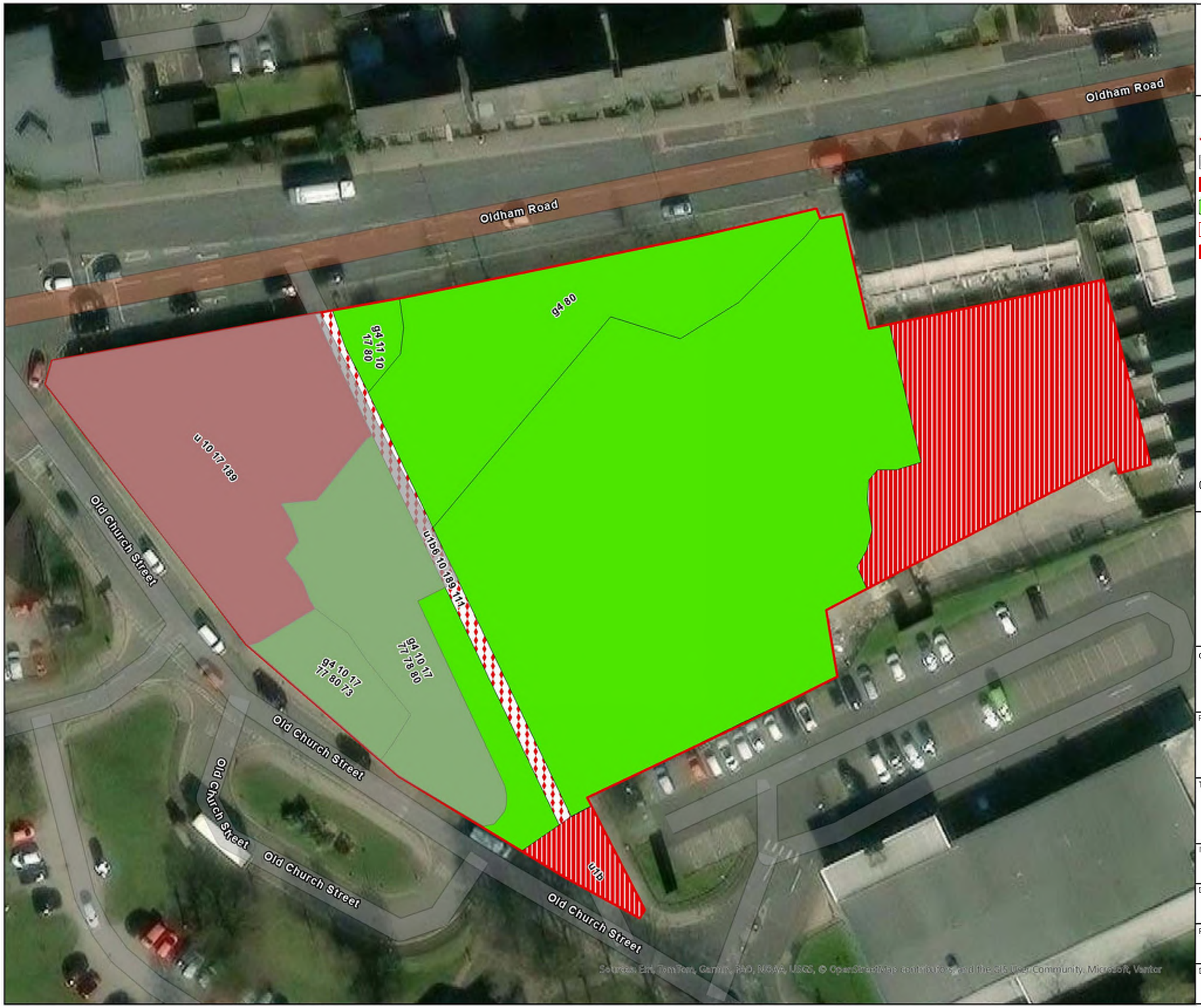
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Wildlife and Countryside Act (1981).

# APPENDIX 1 – BASELINE HABITAT MAP

URBAN GREEN




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**Legend**

- Red Line Boundary
- Phase 3
- Developed land
- Modified grassland
- Other developed land
- Urban

N

0 10 20 40 Meters

U R B A N
G R E E N

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Client: **Barratt Homes**

Project: **Land of Oldham Street, Newton Heath**

Title: **UKHAB Habitat Map**

Issue: **04**

| Drawn: | Checked: | Approved: |
|---|---|---|
| CL | BG | JH |

| Project: | Scale @ A3: | Date: |
|---|---|---|
| UG2045 | 1:875 | 20/07/2023 |

| Dwg No: | Revision: |
|---|---|
| UG_2045_ECO_HM_04 | 01 |

# APPENDIX 2 – PROPOSED LANDSCAPE PLAN

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Example of low concrete steps to provide raised seating area

**LEGEND**

**SOFT LANDSCAPE**

**Existing Trees to be Retained**

**Existing Trees Showing Poor Health**
Replacement of trees to be discussed with local authority.

**Proposed Urban Trees**
Trees to be planted as 20-25cm, Extra Heavy Standard, 4.5-5.5m high with 2m clear stem. Trees to be secured with underground guying system.

**Proposed Tree to Public Spaces in hard landscape, with underground soil support system and tree grill**
Size: 4.5-5.5m
Girth: 20-25cm
Fixing: Underground rootball anchor system

**Proposed Tree to Public Spaces in soft landscape**
Size: 4.5-5.5m
Girth: 14-16cm
Fixing: Double-staked, rubber ties

**Proposed Fruit Tree to Community Orchard**
Size: 3.5-4.5m
Girth: 12-14cm
Fixing: Double-staked, rubber ties

**Proposed Ornamental Planting**
Shrubs and herbaceousplanting in 3ltr pots with specimens.Planting beds to receive 75mm depth ornamental bark mulch.

**Proposed Native Shrub Mix**
To be planted as bare root stock, 60-80cm, at 2 p/m2, and protected with spiral guards. To be planted in groups of 3-5 plants.

**Proposed 1m Hedge Planting**
Planted at 1m height, in 10L container stock at 4 per lin.m, double staggered

**Proposed 0.45m Hedge Planting**
Planted at 0.45m height, in 10L container stock at 4 per lin.m, double staggered

**Proposed Grass**
Quality fine turf to POS areas

**HARD LANDSCAPE AND FEATURES**

**Flag Paving to Communal Areas**
Typical treatment - Concrete Flag paving
Eg Marshalls Perfecta Natural 600x600 flags

**Block Paving to Communal Areas**
Typical treatment - Concrete Block paving: Eg Silver Grey Fusion by Tobermore

**Block Paving to Private Driveways**
Typical treatment - Concrete Block Paving; as specified by architects

**Block Paving to delineate bin store area**
Typical treatment - Concrete Block paving: Eg Pennant Grey Tegula by Marshalls

**Concrete steps**
400 width x 100mm high lower step; 100mm width upper step to grass terrace

**Proposed Gravel**

**Proposed Timber Bench**
Eg, Woodscape Type 2-2000 curved bench with backrest

**Levels**

**Existing Levels as indicated on topographical survey**

**Proposed levels as indicated on architect drawings**

**Proposed strategic external levels**

**GENERAL NOTES**

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3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
4. The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
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**REVISION NOTES**

| Rev | By | Description | Date |
|---|---|---|---|
| D | TS | Updated in line with the ecologist's comments -planting update for BNG calculation | 25 Aug '23 |
| C | KP | Hedges added between rear parking bays | 19 June '23 |
| B | KP | Minor layout changes - bin store amended | 14 June '23 |
| A | KP | Additional strategic levels | 23 May '23 |

FOR ALL BOUNDARY TREATMENTS PLEASE LOOK TO ARCHITECTS DRAWING

Client
One Manchester

Project
Oldham Road, Newton Heath

Description
Landscape Layout

Status
For Approval

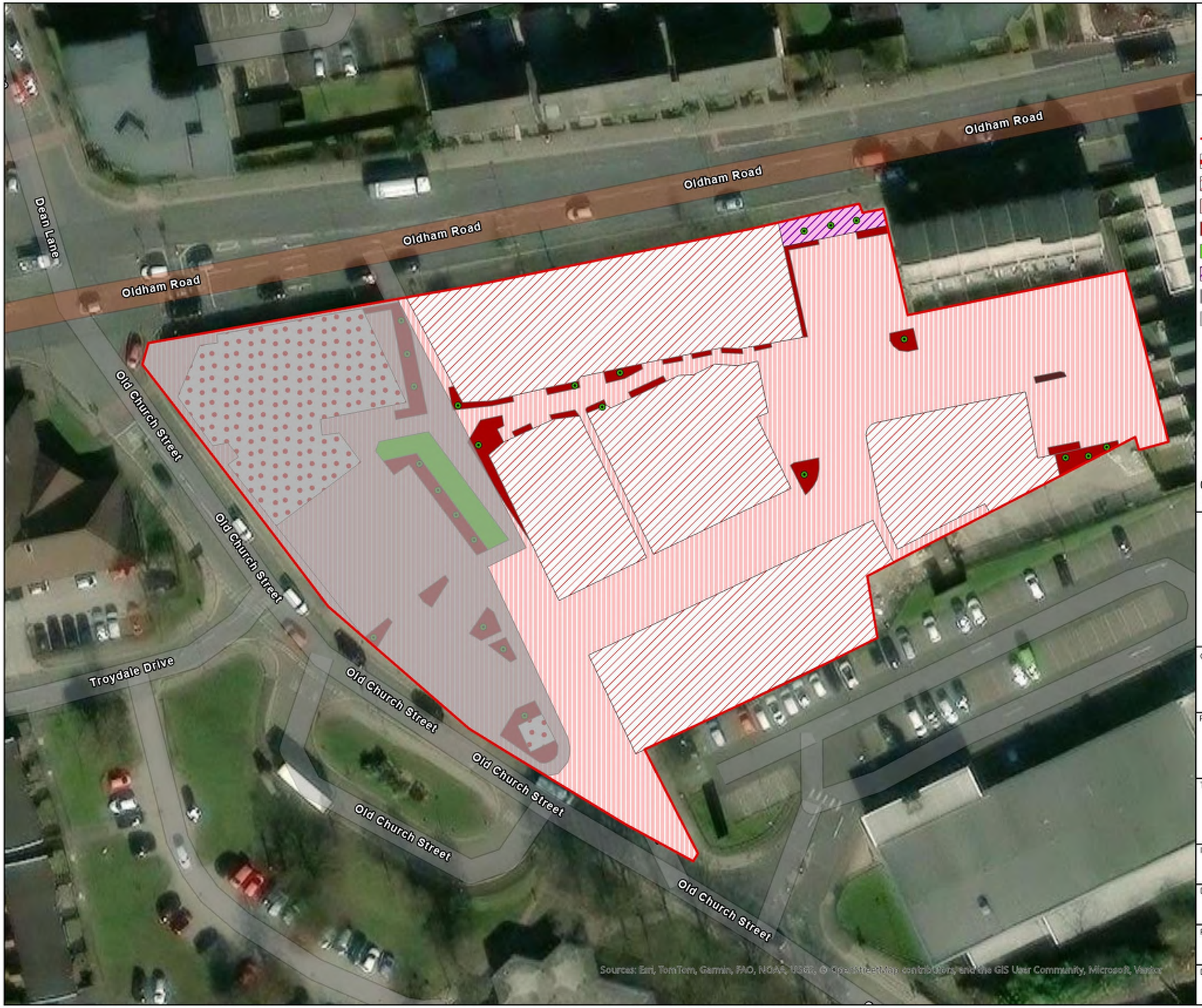
| Scale @ A2 | Drawn | Checked | Date |
|---|---|---|---|
| 1:500 | TS | KP | 15.05.23 |
| **Job number** | **Drawing number** | | **Revision** |
| 3538 | 102 | | D |

N

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# APPENDIX 3 – UKHAB POST-DEVELOPMENT HABITAT MAP

URBAN GREEN




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## Legend

N

- Red Line Boundary
- Building
- Built up areas and gardens
- Developed land sealed surface
- Introduced shrub
- Modified grassland
- Mixed scrub
- Missing features
- Phase 3
- Tree

0 5 10 20 Meters

URBAN GREEN

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Client: **Barratt Homes**

Project: **Land of Oldham Street, Newton Heath**

Title: **Post Completion UKHAB Habitat Map**

Issue: **04**

| Drawn: | Checked: | Approved: |
|---|---|---|
| CL | SB | SB |
| **Project:** | **Scale @ A3:** | **Date:** |
| UG2045 | 1:875 | 12/10/2026 |
| **Dwg No:** | | **Revision:** |
| UG_2045_ECO_PCHM_01 | | 01 |

# APPENDIX 4 – PHOTOGRAPHS

URBAN GREEN



Photograph 1:  Communal space to rear gardens



Photograph 2: Individual tree and ornamental planting



Photograph 3: Tree in planting bed



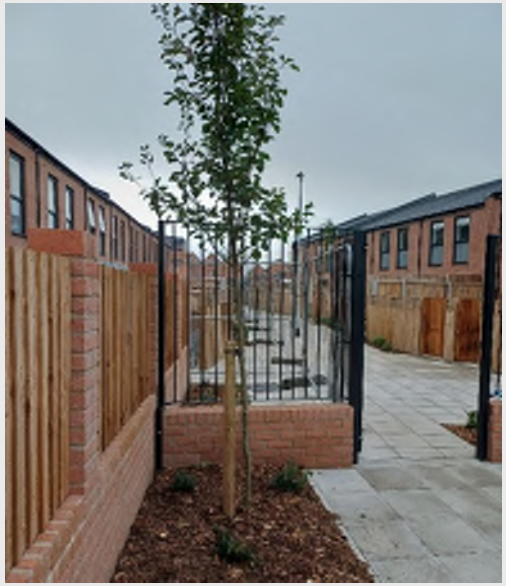
Photograph 4: Vegetated garden and driveway



Photograph 5:  Introduced shrub and housing



Photograph 6: Tree in alternative location



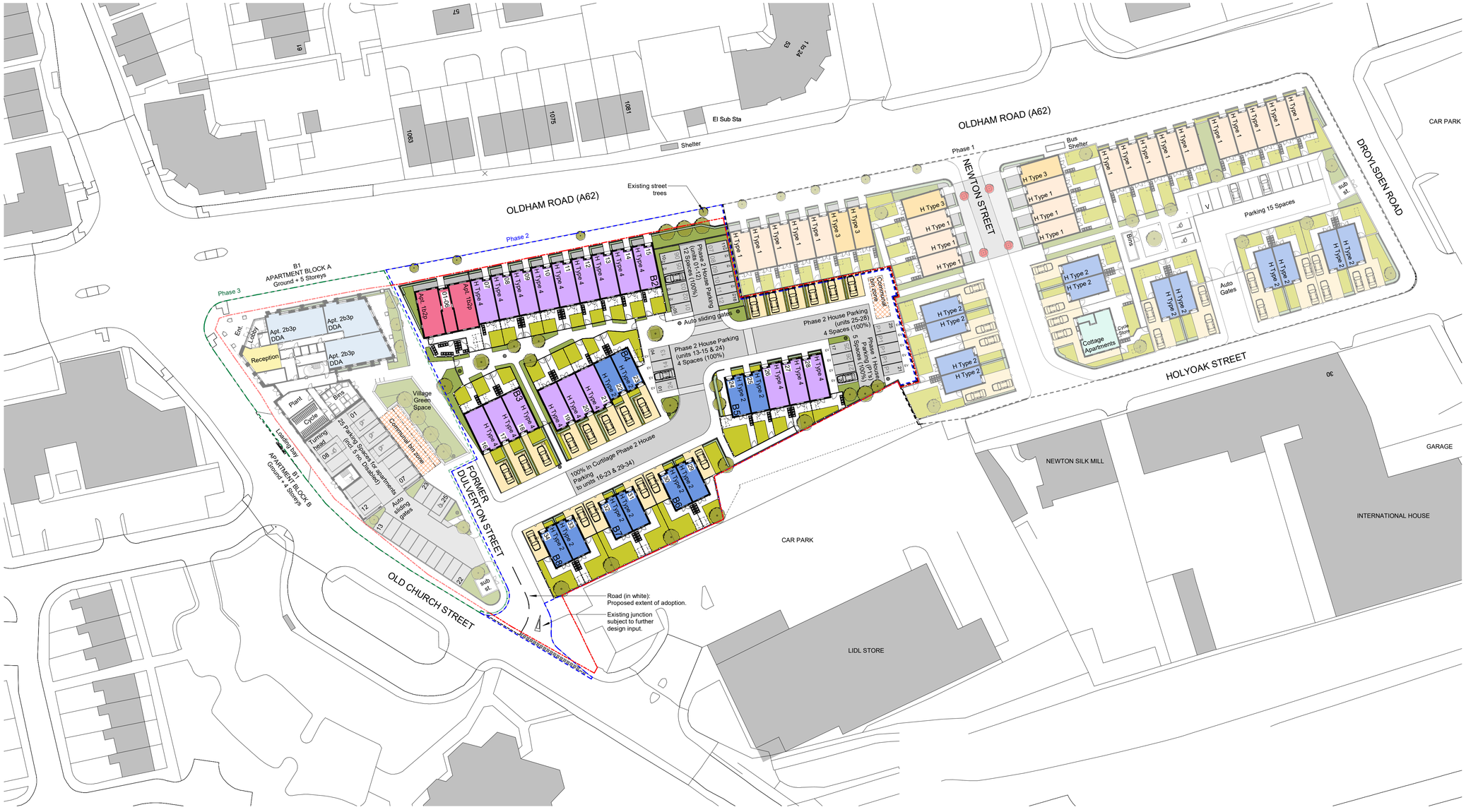
Photograph 7: Tree in alternative location



Photograph 8: Tarmac in place of introduced shrub

# APPENDIX 5 – PHASE 2 SITE PLAN

URBAN GREEN




1 Proposed Site Plan
1 : 500

| | | |
|---|---|---|
| Type 1 3b4p - 2.5 Storey 95.1m² (39.9m2/floor + 15.3m2loft) | | 21 no. |
| Type 2 2b3p - 2 Storey 70 m² (35m²/floor) | | 22 no. |
| Type 3 3b5p - 3 Storey 106.6m² (35.5m²/floor) | | 04 no. |
| Type 4 3b4p - 2 Storey 87m² (43.5m²/floor) | | 18 no. |
| Cottage Apartments 2b3p 61.5m² gf / 63.5m² ff | | 02 no. |
| Corner Plot Apartment 1b2p 50m² | | 06 no. |
| Phase 3 Apartment 1b2p 50m² | | 41 no. |
| Phase 3 Apartment 2b3p 61m² | | 34 no. |
| | Houses | 65 no. |
| | Apartments | 83 no. |
| | Total | 148 no. |

PHASING BREAKDOWN

| PHASE 3 - 75 HOMES | | | |
|---|---|---|---|
| HOUSES | 00 | | |
| APARTMENTS | 75 | | |
| 1B 2P | | 41 | 54.6% |
| 2B 3P | | 34 | 45.4% |
| **TOTAL** | | **75** | 100% |

| PHASE 2 - 34 HOMES | | |
|---|---|---|
| HOUSES | 28 | |
| APARTMENTS | 06 | |
| TYPE 1 | | - |
| TYPE 2 | | 10 |
| TYPE 3 | | - |
| TYPE 4 | | 18 |
| Apt. 1B 2P | | 06 |
| **TOTAL** | | **34** |

| PHASE 1 - 39 HOMES | | |
|---|---|---|
| HOUSES | 37 | |
| APARTMENTS | 02 | |
| TYPE 1 | | 21 |
| TYPE 2 | | 12 |
| TYPE 3 | | 04 |
| TYPE 4 | | - |
| Apt. 2B 3P | | 02 |
| **TOTAL** | | **39** |

| PHASE BREAKDOWN | | |
|---|---|---|
| HOUSES | 65 | |
| APARTMENTS | 83 | |
| PHASE 1 | | 39 |
| PHASE 2 | | 34 |
| PHASE 3 | | 75 |
| **TOTAL** | | **148** |

| OVERALL SPLIT | | | |
|---|---|---|---|
| 1B 2P | Apartment | 47 | 31.7% |
| 2B 3P | Apartment | 36 | 24.3% |
| 2B 3P | House | 22 | 14.9% |
| 3B 4P | House | 39 | 26.4% |
| 3B 5P | House | 04 | 2.7% |

PHASING KEY
- Phase 1 (shown faded out)
- Phase 2
- Phase 3

- Driveway
- Soft landscape
- Low level planters
- Road

EV 7.3kW Electric Vehicle Wall AC Charger

0 5m 20m
1:500 10m 40m

N

CLIENT
One Manchester

STRUCTURAL ENGINEER
Curtins Consulting

SERVICES ENGINEER
TBC

CONSULTANT
Wilkinson Cowan Partnership Ltd

KEY PLAN




NOTES:
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| No. | Date | Comments | Drawn | Checked |
|---|---|---|---|---|
| C1 | 01-05-2025 | Issued For Construction | TLB | ADV |
| T2 | 25-03-2025 | Building Control Issue | JHW | TLB |
| T1 | 05-07-2024 | Issued For Tender | JGE | ADV |
| I1 | 01-12-2023 | First Issue | JHW | JTU |

Revisions

Issue Status
Construction

tp bennett
architecture
interiors
planning

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Project
Residential Development
Phase 2 & 3
Newton Heath, Manchester

Drawing Title
Phase 2
Proposed Site Plan

| Drawn | Date | Scale @ A1 | Alt. Ref. |
|---|---|---|---|
| JHW | 30/11/2023 | 1:500 | |

| tp bennett Project No. | Series | Zone | Drawing Number | Rev. |
|---|---|---|---|---|
| T8170 | G | 0 | 020 | C1 |

BIM Model Ref: T8170-TPBS-ST-ZZ-M3-A-00001-S0-P01

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# APPENDIX 6 – NEW LOCATION PLAN

URBAN GREEN


TPM Native Shrub Mix
48nr Crtg mn
38nr Cryls av
48nr Prns sp
29nr Sn
29nr Vo
Boundary
Boundary
Boundary