Department
for Environment
Food & Rural Affairs

Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

09.10.26

1.2 Planning application reference number

145605/FO/2026

1.3 Local planning authority (LPA)

Manchester City Council

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Kilburn Building, Wilton Street, University Place,
Manchester M1 5NH

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Development proposals comprise façade alterations to the rear of the Kilburn building and the accommodation of new plant, generators and cooling equipment in the external plant compound.

2. Developer details

2.1 Applicant name

University of Manchester

2.2 Company name

University of Manchester

2.3 Address

Estates and Facilities Directorate,
4th Floor, Beyer Building
Oxford Road
Manchester
M13 9PL

[redacted]

2.5 Telephone number

-

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

S. Jones

2.8 Date

09.10.26

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Noah Salt

3.2 Company name

E3P

3.3 Address

Taylor Road, Urmston, M41 7JQ

3.4 Email address

[redacted]

3.5 Telephone number

[redacted]

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

n.salt

3.8 Date

17/03/2026

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☐ Yes
☒ No

4.2 If no, what earlier date did you agree with the LPA?

July 2024. A clear street view image of the vegetation onsite before vegetation management works took place. This was also informed by a site walkover on the 4th of March 2026, and Google Earth images from June 2023.

4.3 How have you met the guidance on 'what counts towards your BNG'?

Find out what you can count towards a development's BNG

All the guidance in the relevant Statutory Biodiversity Metric User Guide were followed during the UKHab and condition assessment survey and during the assessment.

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

n/a

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

☒ Yes

☐ No

4.6 How will you achieve the target net gain percentage?

☒ On-site
☐ Off-site
☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

Find out what counts as a significant on-site enhancement.

☐ Yes
☒ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

Due to the minimal amount of low distinctiveness planting proposed on site and the target condition of 'Low', for the individual tree planting, it can be reasonably justified that this would not be considered a 'significant' enhancement. As such, a 30 Year Habitat Management Plan will not be required to secure the gains on site.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

n/a

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

n/a

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

n/a

4.12 Do you have a habitat management and monitoring plan?

☐ Yes
☒ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes
☐ No

4.14 Biodiversity metric calculation
Send your biodiversity metric calculation to the LPA and enter the file name.

The Statutory Biodiversity Metric Calculation Tool – University of Manchester Kilburn Building

4.15 Condition assessments
Send your condition assessments to the LPA and enter the file name.

83-034-R1-2 Site Walkover and BNG Assessment - University of Manchester Kilburn Building

4.16 Pre-development habitat survey report and map
Send your baseline habitat survey report and map to the LPA. Enter the file name.

83-034-R1-2 Site Walkover and BNG Assessment - University of Manchester Kilburn Building

4.17 Post-development habitat map or landscape plan
Send your post-development habitat survey report and map to the LPA. Enter the file name.

83-034-R1-2 Site Walkover and BNG Assessment - University of Manchester Kilburn Building

4.18 Have you included an approved habitat degradation in the baseline?
If yes, include the relevant consenting body and reference number.
☐ Yes
☒ No

Consenting body

Reference number

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?
If yes, tell us if you've submitted an approved compensation plan.
☐ Yes
☒ No

5.2 Have you submitted an approved compensation plan?
☐ Yes
☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

4th of March 2026

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

Vegetation management work had taken place prior to the site visit, as such street view and aerial imagery from preclearance dates (July 2024 and June 2023) was used to inform the baseline.

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.02

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.03

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.01

Area habitat biodiversity units % change

70.15

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

n/a

Watercourse biodiversity units

0

Watercourse biodiversity units % change

n/a

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

7.2 Biodiversity gain site register reference number

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes
☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the statutory biodiversity metric user guide.

Very high

n/a

High

n/a

Medium

n/a

Low

Met

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes
☐ No