Biodiversity Enhancement and Management Plan

27-29 Middleton Road

Manchester

April 2026

Prepared for: The Broughton Charitable Trust

Report prepared by: Verity Webster BSc (Hons) MSc CEcol CMIEEM

1. Introduction

1.1 Biodiversity Enhancement and Management Plan

1.1.1 This Biodiversity Enhancement and Management Plan (BEMP) sets out the aims, objectives and measures to be implemented to ensure the retention of the ecological functionality, and the enhancement of land at 27-29 Middleton Road, Manchester, M8 5DT. Ordnance Survey grid reference (centre of site): SD83590235.

1.1.2 A site-specific approach is provided to ensure that wildlife present, or likely present in the area is supported, with the intention of increasing overall biodiversity on site.

1.1.3 The BEMP is a 5-year proposal and must be updated following this period.

1.1.4 The overall aim is to conserve and enhance habitats present or create new habitat to improve opportunities for wildlife and to ensure retention of ecological functionality of the site. This will contribute to the establishment and retention long-term of an area of green space which will form part of an ecological network in the wider landscape, supporting targets of the National Planning Policy Framework (NPPF2, 2025).

1.2 Ecological Baseline – Pre-development

1.2.1 A site visit was undertaken in February 2026 (Verity Webster Ltd, 2019) to inform the Biodiversity Net Gain Assessment and habitat enhancement.

1.2.2 The following habitat types are present on site:

- u1b5 Developed land; sealed surface (buildings)
- u1b6 Developed land; sealed surface (other)
- u1c Artificial unvegetated, unsealed surface
- g4 108 Modified grassland; regularly mown
- u1f 81 Sparsely vegetated urban land; ruderal
- h2b Ornamental hedgerow

1.2.3 The vegetation within the area of sparsely vegetated urban land forms over 10% cover on the artificial unvegetated unsealed surface, comprising herb Robert (*Geranium robertianum*), dandelion and willowherb (*Epilobium* sp.). This habitat is not considered to be of value for local invertebrates or fauna.

1.2.4 The Ornamental hedgerow, composed of privet (*Ligustrum* sp.) is considered to have intrinsic value for wildlife. Boundary linear features provide habitat corridors for wildlife and link habitats at a landscape level. However, the urban nature of the habitat reduces its conservation value.

1.2.5 The modified grassland, which is regularly mown, is not considered to be of conservation value.

1.2.6 Table 1 details the species/taxa of conservation importance considered likely to be present

on site or within the local area. Mitigation for some species groups is required during proposed works on site.

1.2.7 This management plan will aim to retain the ecological functionality for all species groups associated with the site.

Table 1: Species/Taxa considered

Species	Mitigation required*	Retention of ecological functionality	Compensation and Enhancement
Bats	Avoidance measures integrated into external lighting design to minimise the risk of impacting commuting and foraging bats. Additional mitigation may be required following completion of evening emergence surveys.	All ecological functionality will be lost.	Planting of native species shrubs and replanting grassland to create foraging habitat. Installation of bat roost boxes to enhance roosting opportunities.
Hedgehog	Reasonable Avoidance Measures to be followed during works.	All ecological functionality will be lost.	Ensure hedgehog highway is provided to allow movement of hedgehog across the site. Planting of native species shrubs and grassland.
Birds	Avoidance mitigation /pre-work survey	All ecological functionality will be lost.	Planting of hedgerow and the installation of bird boxes to compensate for the loss of shrubs and improve opportunities for nesting birds in trees.
Invertebrates	NA	All ecological functionality will be lost.	Planting of native grassland and shrubs will increase the habitat availability for invertebrates.

2. Biodiversity Compensation and Enhancement

2.1 Objective and Aims

2.1.2 The objective of the enhancement and maintenance plan: **To retain and enhance the site for wildlife, whilst compensating for the loss of shrubs and improved grassland, ensuring the ecological features created are easy to maintain.**

2.1.3 The site enhancement, compensation and maintenance measures aim to:

Enhancement of biodiversity and ecological functionality on site through:

- Planting of additional **native species shrubs or shrubs of benefit to wildlife** along the southern and eastern boundaries.
- Replacement of existing modified grassland with **species rich native grass mix**.
- Planting of **native species bulbs**
- Provision of **bird nest boxes on the building**
- Provision of **bat roost boxes on the building**
- Ensuring access for small mammals and other wildlife by ensuring a **'hedgehog highway'**

2.2 Habitat Retention and Creation

Shrub Planting

2.1.4 Native trees and shrubs, or species of benefit to wildlife will be planted around the site boundaries. The native species produce berries and provide protective cover and food sources for passerine birds. See Table 2.

Table 2: Proposed Boundary Shrub Species

Species	***Latin***	***No.***
Rowan	*Sorbus aucuparia*	*1*
Hebe	*Hebe* spp.	*10*
Hazel	*Corylus avellana*	*2*
Holly	*Ilex aquifolium*	*2*

Sourcing plant

- The plants should be sourced from local garden centres within 20km of the site.
- Shrubs and trees should be bought in 5L pots and will be 60-80cm in height.
- Pots are recommended over bare root-produce, as bare roots require planting immediately.

Replacement grassland

2.1.5 The modified grassland will be replaced by sowing a native species seed mix as shown.

Table 4: Native-species grassland

Native grassland mix	Areas identified for short, regularly mown grassland can be sown with amenity grassland seed mix: EG1 – a mixture composed of common bent grass (*Agrostis capillaris*), crested dogstail (*Cynosurus cristatus*), red fescue (*Festuca rubra*), smaller cat's-tail (*Phleum bertolonii*) and smooth-stalked meadow-grass (*Poa pratensis*). This General Purpose Meadow Grass Mixture EG1 is available from www.wildseed.co.uk Mix specification is 5g/m^2

Native-species Bulbs

2.1.6 Planting of native species bulbs in specified beds will include British bluebell (*Hyacinthodies non-scripta*), snowdrop (*Galanthus nivalis*) and daffodil (*Narcissus* spp.).

Provision of Bird and Bat Boxes

2.1.7 Bird and bat boxes will increase the capacity of the site to support these species groups.

2.1.8 Four bat roost boxes (Ibstock Enclosed Bat Box 'B') will be integrated into the walls of the building. They will be installed on the west and east elevations. These boxes will be of red brick to complement the building design.

2.1.9 Two 1SP Schwegler Sparrow Terrace boxes will be installed under the eaves of each building on the west elevation. These will encourage use of the structures by house sparrow, a declining species of conservation concern.



Ibstock Enclosed Bat Box 'B'



1SP Schwegler Sparrow Terrace

Provision of the Hedgehog Highway / Amphibian Access

2.1.10 Any fencing around the site will be raised approximately 13cm above the ground, to allow movement of wildlife beneath.

3. Establishment and Management

3.1 Shrubs: Management

Management for new hedgerows and new shrub planting

Preparation works:

3.1.1 Preparation of the ground for new shurbs is important to ensure the health and long-term success of the hedgerow:

- Remove existing ground vegetation
- Dig over the soil
- Ensure newly planted hedgerows are protected from trampling by people and machinery by using fencing
- Use mulch around and between the base of new plants to prevent growth of competitive grasses.

Shrub and tree aftercare

3.1.2 Suppression of weed growth may be required to prevent smothering of the new shrubs or trees. Avoid use of herbicide.

3.1.3 It may be necessary to replace shrubs the following season if some plants have not taken.

3.1.4 Growth of the shrubs should be trimmed back by half in the first 2 years or, if for landscape purposes, only as required.

3.1.5 The shrubs will not be established for 3-5 years.

Table 3: Management of Boundary Planting From Year 1-5

Planting Type	Year 1	Year 2	Year 3	Year 4	Year 5
Shrub	Plant new shrubs. Suppress weeds around new plants.	Replace where necessary.	Replace plants where necessary. Prune back growth 50% or as required	Avoid pruning – only if necessary	Prune when necessary

*Pruning should take place in autumn to avoid bird-nesting season unless it is evident (for example when plants are very young) that no birds are nesting or if a nesting bird check has been undertaken by a suitably qualified individual.

3.2 Establishment of Replacement Grassland

Preparation works:

3.2.1 Soil should be cleared of weeds.

3.2.2 Harrow or rake the soil and tread to create a firm surface.

Sowing seed:

3.2.3 Seed is best sown in autumn or spring.

3.2.4 Seed must be surface sown by hand or machine.

3.2.5 Sow in overlapping sections

3.2.6 Do not cover the seed, but firm in by foot or by rolling.

Aftercare:

3.2.7 Annual weed growth may develop in the first year and can be controlled by topping or mowing. Mow regularly in the first year to a height of 40-60mm.

3.2.8 Dig out any weed perennials, such as dock.

Table 4: Aftercare

Action	Time of year	Maintenance requirements	Aim / Notes
Sowing of grass seed	Spring or Autumn after site construction.	Spring / Autumn after initial establishment: Sow additional seed where required. Follow steps in section 3.2 (mow regularly in first year).	To ensure good coverage of native plant species for wildlife.

3.3 Bird and Bat Box Maintenance

3.3.1 Bat boxes do not need to be maintained. The Schwegler bat boxes are durable and self-cleaning.

3.3.2 Bird boxes should be cleaned out once per year in the Autumn following bird nesting season (bird nesting season is generally March – August inclusive).

4. Potential Constraints

4.1.1. Potential constraints to enhancement and maintenance of the site include:

- Potential vandalism/damage to vegetation
- Poor weather conditions over winter/spring in year 1 and 2

4.1.2. Monitoring of the site and review of the management plan throughout the 5-year period will be undertaken such that alterations to management regime or maintenance can be undertaken.

Figure 1: Ecological Enhancement



Figure 2: Bird and Bat Box Approximate Positioning



Adapted from Proposed Elevations Drawing 003. 06/09/2024. Gold Sketch Studios.