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

29/07/2026

### 1.2 Planning application reference number

PLA-2026-001348

### 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.

Piccadilly Gardens,

Manchester,

M1 1LS

### 1.5 Describe the development

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

Redevelopment and reconfiguration of Piccadilly Gardens comprising works to the public realm including public open space and use of space for events, together with decommissioning and removal of the existing fountain; creation of play space, lawn area, hard and soft landscaping; lighting; and drainage and other associated infrastructure; and a severable plot for a future ancillary structure with associated interim landscaping.

## 2. Developer details

**2.1 Applicant name**

Shelagh McNerney

**2.2 Company name**

Manchester City Council

**2.3 Address**

Manchester City Council
Local Government Office
Town Hall, Albert Square,
Manchester, M2 5DB

[redacted]

**2.5 Telephone number**

0161 234 5000

**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**

**2.8 Date**

## 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**

Aisling Wallace

**3.2 Company name**

Civic Engineers Limited

**3.3 Address**

Carver's Warehouse,
77 Dale Street,
Manchester, M1 2HG

[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**

[redacted]

**3.8 Date**

21/10/2026

## 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?**

11/06/2026

**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

The proposed habitat creation and enhancement measures have been assessed against the guidance on what can count towards biodiversity net gain. All claimed gains will be delivered on site within the red-line boundary, and no off-site provision is required. The measures have been classified according to whether they count in full, count only up to no net loss or cannot count. No protected sites occur within or adjacent to the red-line boundary, so there is no requirement or opportunity to claim BNG from enhancements to protected sites.

None of the proposed habitat creation or enhancement is required to satisfy restocking conditions under a tree felling licence or restocking notice, remediation under the

Environmental Damage Regulations, or remedial measures secured through an existing planning obligation or condition, such as a landfill restoration plan. The proposed measures can therefore count in full towards the project's BNG.

The proposed habitat measures are additional BNG enhancements and are not being claimed as mitigation or compensation required for protected species, protected sites, nutrient neutrality, suitable alternative natural greenspace (SANG), environmental impact assessment effects, functionally linked land, district-level licensing or river basin management plan mitigation.

The statutory biodiversity metric calculation is based on the fixed development and landscape plans and planting schedules. All claimed biodiversity units are within the red-line boundary and arise from retaining and enhancing eight *Gleditsia triacanthos* (honey locust) trees; retaining, relocating and enhancing two *Magnolia* trees; creating 0.24 ha of modified grassland (lawn); creating rain gardens; and creating 0.10 ha of herbaceous perennial and ornamental planting. The scheme also includes the creation and retention of 0.50 ha of developed land with sealed surfaces, including natural stone setts, Yorkstone, play surfacing, Burlington stone, exposed aggregate and in-situ concrete; these surfaces do not contribute habitat units. No irreplaceable habitats occur on the site.

The Greater Manchester Ecology Unit (GMEU) has reviewed and agreed the project's statutory biodiversity metric calculation.

**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.

No irreplaceable habitats have been identified within the Site; therefore, no specific avoidance or compensation measures for irreplaceable habitats are required.

The design has been developed in accordance with the mitigation hierarchy, prioritising the retention and enhancement of existing habitats before considering habitat replacement and creation. This approach has helped maximise biodiversity value within the Site and reduce habitat losses associated with the redevelopment. Existing habitats have been retained where practicable, includes the retention of eight honey locust trees. Additionally, two magnolia trees will be carefully relocated within the Site to improve their long-term viability. Where habitat loss is unavoidable, replacement amenity grassland, new tree planting, ornamental planting and rain gardens will provide compensatory habitat and biodiversity gain.

Before construction begins, retained and enhanced habitats will be clearly identified on the construction drawings and protected by suitable exclusion fencing. Tree protection measures will align with the project arboricultural information and will include appropriate root-protection areas. Within protected areas, no storage of machinery, materials, fuel, chemicals, waste or topsoil will be permitted. Excavation, changes in ground level, vehicle movements, fires, mixing of cement and installation of services will also be prohibited unless specifically approved and supervised by an appropriately qualified specialist.

Site compounds, material-storage areas and temporary works will be located on existing hardstanding wherever practicable. Construction lighting, dust, noise, runoff and sediment will be controlled to prevent indirect effects on retained vegetation and newly created habitats. Spill-response procedures will be implemented, and fuels and chemicals will be stored securely away from planting areas and drainage features.

Works close to retained trees will be undertaken using methods that minimise soil compaction, root damage and disturbance. Any necessary works within protection areas will be agreed in advance and supervised by the project arboriculturist or ecologist. Protective fencing will be inspected throughout construction and any damage or unauthorised encroachment rectified promptly.

Newly created habitats will be protected during establishment, with soils safeguarded from compaction and contamination. Grassland, ornamental planting, rain gardens and new trees will be installed in accordance with the approved landscape proposals and maintained through appropriate watering, weed control, replacement planting and remedial management. Their establishment and condition will be monitored through the site-specific Habitat Management and Monitoring Plan for at least 30 years.

**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.

Not applicable

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

0.00

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

You do not need to answer this question if you're:

- only planning to use on-site biodiversity units or statutory credits
- using off-site units for a small ('minor') development that is not already exempt from BNG

(250 words)

Not applicable

**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).

Not applicable

**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_Metric_Piccadilly Gardens_V6_Issued

**4.15 Condition assessments**

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

Statutory_Biodiversity_Metric_Condition_Assessment_Piccadilly Gardens

**4.16 Pre-development habitat survey report and map**

Send your baseline habitat survey report and map to the LPA. Enter the file name.

4475 Piccadilly Gardens, Manchester Preliminary Ecological Appraisal_Final_V5_Issued

**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.

- The General Arrangement;
- Softworks – Planting;
- Softworks - Tree Plan and
- Planting Schedule

**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

Not applicable

Reference number

Not applicable

# 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

April 29th 2026

**6.2 Survey constraints**
For example, access issues, weather, or seasonal constraints.

The field survey was undertaken early within the botanical survey season (April to September inclusive). As a result, certain plant species may not have been readily identifiable or detectable, and the species list recorded should therefore be considered indicative rather than comprehensive. However, broad habitat types were identifiable.

**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

1.95

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

**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

2.20

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

**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

0.25

Area habitat biodiversity units % change

12.95

Hedgerow biodiversity units

0.00

Hedgerow biodiversity units % change

0.00

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00

**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).

Not applicable

# 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.

Not applicable

**7.2 Biodiversity gain site register reference number**

Not applicable

**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.

Not applicable

**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

Not applicable

Number of hedgerow biodiversity units

Not applicable

Number of watercourse biodiversity units

Not applicable

**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

Not applicable

Number of hedgerow biodiversity units

Not applicable

Number of watercourse biodiversity units

Not applicable

**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

Not applicable

Area habitat biodiversity units % change

Not applicable

Hedgerow biodiversity units

Not applicable

Hedgerow biodiversity units % change

Not applicable

Watercourse biodiversity units

Not applicable

Watercourse biodiversity units % change

Not applicable

# 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

Not applicable

A2

Not applicable

A3

Not applicable

A4

Not applicable

A5

Not applicable

H

Not applicable

W

Not applicable

**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.

Not applicable

**8.4 Proof of purchase**

Send proof of purchase and enter the reference number.

Not applicable

# 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

Not applicable

High

Not applicable

Medium

0.01 medium distinctiveness units available to offset lower distinctiveness deficit.

Low

- units available to offset distinctiveness deficit.
- 0.25 low distinctiveness net change in units.
- 0.25 cumulative surplus of units.

# 10. Sharing data (optional)

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

☐ Yes
☒ No