



e3p

Biodiversity Metric Report

Fairways Lodge, Prestwich

Reference: 81-460-R2-1

Date: March 2024



BIODIVERSITY METRIC REPORT

Fairways Lodge
Prestwich

Prepared for:
McCarthy & Stone

Report Ref: 81-460-R2-1
Date Issued: 05/03/2024

E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
<https://e3p.co.uk/>

Registered in England
CRN: 08725262

QUALITY ASSURANCE

PROJECT NUMBER	81-460		
VERSION	Version 1		
REMARKS	Final		
DATE	March 2024		
PREPARED BY	C. Evans		
QUALIFICATIONS	BSc (Hons), MRes, Consultant Ecologist		
CHECKED BY	H. Morgan		
QUALIFICATIONS	BSc (Hons), MEnvSc, CEnv, MCIEEM, Principal Ecologist		
AUTHORISED BY	C. Kenyon		
QUALIFICATIONS	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM, Associate Director		

EXECUTIVE SUMMARY

Site Address	Fairways Lodge, George Street, Prestwich, Manchester M25 9WS				
Co-ordinates	E 381722, N 402426				
Site Area	Approximately 0.62 ha				
Current Site Use	The site currently is currently in use as a hotel and comprises hardstanding, a building, tall ruderal, amenity grassland, dense scrub, introduced shrub and scattered trees.				
Proposed Development	Development proposals include the demolition of the existing building and the development of a retirement home and associated landscaping.				
Results	The biodiversity metric shows a gain in habitat units and hedgerow units as follows: <table> <tr> <td>Habitat Units</td><td>+0.36</td></tr> <tr> <td>Hedgerow Units</td><td>+1.34</td></tr> </table> A 15.25% gain in habitat units and a 1131.56% gain in hedgerow units will be incurred on-site as a result of development. The trading rules of the metric have been satisfied, as habitats lost have been 'traded up'.	Habitat Units	+0.36	Hedgerow Units	+1.34
Habitat Units	+0.36				
Hedgerow Units	+1.34				
Conclusions and Recommendations	The proposed scheme and associated plans show that a gain of 0.36 habitat units and 1.34 hedgerow units will be incurred as a result of the development. The Biodiversity Metric does not take account for additional species enhancements within the site, and to further increase the site's value for wildlife the following could be provided: - Creation of hibernacula (following guidance set out within Froglife, 2001) for common amphibians. - Hedgehog houses may be installed to enhance the site for hedgehogs. - Bat and bird boxes could be integrated into the proposed building.				



TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
1.INTRODUCTION	4
1.1. Background	4
1.2. Site Location	4
1.3. Objectives	5
2.METHODOLOGY	6
2.1. Biodiversity Metric	6
2.2. On-Site Habitat Baseline Data	6
2.3. Post Development Habitat Creation	6
2.4. Limitations	6
3.RESULTS	8
3.1. On-Site Baseline Condition Assessment Results	8
3.2. Habitat Retention	13
3.3. On-Site Habitat Creation Condition Assessment	14
3.4. Strategic Significance	19
3.5. Biodiversity Unit Result	19
4.CONCLUSIONS AND RECOMMENDATIONS	20
5.REFERENCES.....	21
APPENDIX I PHASE 1 HABITAT PLAN	22
APPENDIX II POST DEVELOPMENT PLAN	22
APPENDIX III LANDSCAPE LAYOUT	24



1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by McCarthy & Stone to undertake a Biodiversity Metric Calculation at Fairways Lodge, Prestwich, hereafter referred to as “the site”.

This report has been produced by Conor Evans BSc (Hons) MRes, Consultant Ecologist at E3P. Conor has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This report should be read in conjunction with ‘Statutory Biodiversity Metric Calculation Tool – Fairways Lodge, Prestwich.xl’.

1.2. SITE LOCATION

The site is located in the south of Prestwich and is accessible via George Street from the north of the site. Prestwich Golf Club is located directly adjacent to the west of the site, with a line of trees demarcating the border between the golf club and the site. An active housing development borders the site to the south and east, and residential properties border the site to the north. A railway line is located approximately 1.67 km south-west of the site. The River Irwell is located approximately 1 km south-west of the site at the closest point. Please refer to Figure 1.1 for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.3. OBJECTIVES

The objectives of the Biodiversity Metric are as follows:

- 🏠 Identify percentage change in on-site habitat.
- 🏠 Identify the number of habitat units lost/gained on-site; and
- 🏠 Determine the need for a conservation offset payment or off-site habitat creation.



2. METHODOLOGY

2.1. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Statutory Biodiversity Metric was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within The Statutory Biodiversity Metric Draft User Guide (DEFRA, 2023).

This metric was calculated by Conor Evans, Consultant Ecologist at E3P. Conor has attended internal training courses focusing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool.

This metric was reviewed by Associate Director Celia Kenyon, BSc (Hons) MSc MEnvSc CEnv MCIEEM. Celia has undertaken a number of online training courses with CIEEM including 'Calculating and Using Biodiversity Units with Metric 2.0' and 'Biodiversity Net Gain Through Development'. Celia has also completed Condition Assessments on a number of sites across the UK and holds a Level 3 Field Identification Skills Certificate (FISC).

2.2. ON-SITE HABITAT BASELINE DATA

The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology (DEFRA, 2023) was used to undertake the condition assessment. The methodology follows The Statutory Biodiversity Metric Draft User Guide (DEFRA, 2023).

The baseline data used to inform the condition assessment was collected on 12th September 2023 during a Preliminary Ecological Appraisal of the site by E3P (report reference: 81-460-R1). Please see Appendix I for the Phase 1 Habitat Map.

On-site baseline habitats were measured off the Phase 1 Habitat Plan using QGIS. Phase 1 habitat types were translated into UKHab habitat types using the metrics Technical Data Translation Tool. The diameter at breast height (DBH) of on-site trees were taken from the Arboricultural Implications Assessment by Mulberry Tree Management (2024) to inform tree size. The area for scattered trees was then calculated using the Tree Helper calculator within the metric.

2.3. POST DEVELOPMENT HABITAT CREATION

The Landscape Layout by TPM Landscape (2024) (drawing number: NW-2953-3-LA-101 (Revision B)) was used to measure habitat creation on-site. The areas of the proposed habitats were measured using QGIS. The area for scattered trees was calculated using the Tree Helper calculator within the metric. A Post Development Plan was also produced to coincide with the post development habitats within the Statutory Metric.

Please see Appendix II for the Post Development Plan and Appendix III for the Landscape Layout.

2.4. LIMITATIONS

Some areas on the site are double counted, including root protection zones and areas of habitat, where overlap is shown. This means areas of habitat pre- and post-development do not total to the same area.



An area in the south-east of the site could not be surveyed during the Preliminary Ecological Appraisal due to being located within the adjacent construction site. Aerial imagery and the Arboricultural Implications Assessment (Mulberry Tree Management, 2024) have been used to identify the habitat(s) present. It has been assumed that the mixed scrub is Moderate condition, as it is unlikely to contain mature shrubs due to being self-seeded, and no clearings, glades or rides are present, as per aerial imagery. It is possible that the mixed scrub is Poor condition, however this assessment has been made on a precautionary basis.



3. RESULTS

3.1. ON-SITE BASELINE CONDITION ASSESSMENT RESULTS

Table 3.1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

TABLE 3.1 HABITAT BASELINE CONDITION ASSESSMENT RESULTS

HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA (HA) / LENGTH (KM)	CONDITION ASSESSMENT	DESCRIPTION
TALL RUDERAL	Sparsely Vegetated Land – Ruderal / Ephemeral	0.0043	Poor	Passes 1 of 3 condition assessment criteria: The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.
DENSE SCRUB	Heathland and Shrub – Mixed Scrub	0.0237	Poor	Passes 1 of 5 condition assessment criteria: The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). At least 80% of scrub is native. There are at least three native woody species. No single species comprises more than 75% of cover, excluding hazel (<i>Corylus avellana</i>), common juniper (<i>Juniperus communis</i>), sea buckthorn (<i>Hippophae rhamnoides</i>) or box (<i>Buxus sempervirens</i>), which can be up to 100% of cover.
SCATTERED SCRUB	Heathland and Shrub – Mixed Scrub	0.0005	Poor	Passes 1 of 5 condition assessment criteria: The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). At least 80% of scrub is native. There are at least three native woody species. No single species comprises more than 75% of cover,



HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA (HA) / LENGTH (KM)	CONDITION ASSESSMENT	DESCRIPTION
				excluding hazel (<i>Corylus avellana</i>), common juniper (<i>Juniperus communis</i>), sea buckthorn (<i>Hippophae rhamnoides</i>) or box (<i>Buxus sempervirens</i>), which can be up to 100% of cover.
AMENITY GRASSLAND	Grassland – Modified Grassland	0.053	Poor	Fails Criterion A which is essential for achieving Moderate or Good condition: <i>There are 6-8 vascular plant species per m² present, including at least 2 forbs.</i>
HARDSTANDING	Urban – Developed Land; Sealed Surface	0.3047	N/A	Condition automatically set by the metric.
BUILDINGS	Urban – Developed Land; Sealed Surface	0.2099	N/A	Condition automatically set by the metric.
UNSURVEYED AREA	Heathland and Shrub – Mixed Scrub	0.0207	Moderate	Passes 3 of 5 condition assessment criteria: - The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). At least 80% of the scrub is native. There are at least three native woody species. No single species comprises more than 75% of cover, excluding hazel (<i>Corylus avellana</i>), common juniper (<i>Juniperus communis</i>), sea buckthorn (<i>Hippophae rhamnoides</i>) or box (<i>Buxus sempervirens</i>), which can be up to 100% of cover. - There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.



HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA (HA) / LENGTH (KM)	CONDITION ASSESSMENT	DESCRIPTION
				☛ The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat.
SCATTERED TREES	Individual Trees – Urban Tree	0.0814 (5 medium trees) (T3, G8)*	Good	Passes 5 of 6 condition assessment criteria: ☛ The tree is a native species (or at least 70% within the block are native species). ☛ The tree is mature (or more than 50% within the block are mature). ☛ The tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion). ☛ There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. ☛ More than 20% of the tree canopy area is oversailing vegetation beneath.
SCATTERED TREES	Individual Trees – Urban Tree	0.0489 (3 medium trees) (T4, 2 unlabelled trees adjacent to T2)*	Moderate	Passes 4 of 6 condition assessment criteria: ☛ The tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion). ☛ The tree is mature (or more than 50% within the block are mature).



HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA (HA) / LENGTH (KM)	CONDITION ASSESSMENT	DESCRIPTION
				There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. More than 20% of the tree canopy area is oversailing vegetation beneath.
SCATTERED TREES	Individual Trees – Urban Tree	0.0733 (18 small trees) (T2, G2, G3, G4, G5)*	Moderate	Passes 3 of 6 condition assessment criteria: The tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion). There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. More than 20% of the tree canopy area is oversailing vegetation beneath.
TREELINE	Hedgerows and Lines of Trees – Line of Trees	0.0297	Moderate	Passes 3 of 5 condition assessment criteria: Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide. One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.



HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA (HA) / LENGTH (KM)	CONDITION ASSESSMENT	DESCRIPTION
				 At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.

*Tree numbers as per the Arboricultural Implications Assessment (Mulberry Tree Management, 2024).



3.2. HABITAT RETENTION

Table 3.2 outlines the habitat areas to be retained. It is understood that only the line of trees and the scattered trees not within the building footprint and car park are to be retained.

TABLE 3.2 HABITAT RETENTION

HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA (M ²) / LENGTH (KM)	CONDITION ASSESSMENT
SCATTERED TREES	Individual Trees – Urban Tree	0.0651 (4 medium trees) (G8)*	Good
SCATTERED TREES	Individual Trees – Urban Tree	0.0326 (2 medium trees) (2 unlabelled trees adjacent to T2)*	Moderate
SCATTERED TREES	Individual Trees – Urban Tree	0.0285 (4 small trees) (T2, G4)*	Moderate
TREELINE	Hedgerows and Lines of Trees – Line of Trees	0.0297	Moderate

*Tree numbers as per the Arboricultural Implications Assessment (Mulberry Tree Management, 2024).



3.3. ON-SITE HABITAT CREATION CONDITION ASSESSMENT

Table 3.3 shows the details of the target condition assessment and total areas of habitat creation. It has been assumed that there will be no significant delay in the creation of the proposed habitat features, as such the delay in starting habitat creation has been set to zero.

TABLE 3.3 HABITAT CREATION CONDITION ASSESSMENT RESULTS

HABITAT TYPE (LANDSCAPE LAYOUT)	HABITAT TYPE (UKHAB)	AREA (M ²) / LENGTH (KM)	TARGET CONDITION	TIME TO TARGET CONDITION	DESCRIPTION
PERMEABLE CONCRETE BLOCK PAVING, COMPACTED GRAVEL AND GRASSCRETE	Urban – Artificial Unvegetated, Unsealed Surface	0.0954	N/A	N/A	N/A
BUILDING	Urban – Developed Land; Sealed Surface	0.161	N/A	N/A	N/A
BLACK BITMAC SURFACE, BLOCK PAVING AND FLAG PAVING	Urban – Developed Land; Sealed Surface	0.105	N/A	N/A	N/A
WOODLAND BULBS	Cropland – Horticulture	0.008	N/A	1 year	Condition automatically set by the metric.
ORNAMENTAL PLANTING	Urban – Introduced Shrub	0.0566	N/A	1 year	Condition automatically set by the metric.



HABITAT TYPE (LANDSCAPE LAYOUT)	HABITAT TYPE (UKHAB)	AREA (M ²) / LENGTH (KM)	TARGET CONDITION	TIME TO TARGET CONDITION	DESCRIPTION
NATIVE SHRUB PLANTING	Heathland and Shrub – Mixed Scrub	0.0483	Poor	1 year	Passes 2 of 5 condition assessment criteria: - The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). At least 80% of scrub is native. There are at least three native woody species. No single species comprises more than 75% of cover, excluding hazel (<i>Corylus avellana</i>), common juniper (<i>Juniperus communis</i>), sea buckthorn (<i>Hippophae rhamnoides</i>) or box (<i>Buxus sempervirens</i>), which can be up to 100% of cover. - There is an absence of invasive non-native plant species (as listed on Schedule 9 of Wildlife and Countryside Act 1981) and species indicative of suboptimal condition make up less than 5% of ground cover.
GRASS	Grassland – Modified Grassland	0.1406	Poor	1 year	Fails Criterion A which is essential for achieving Moderate or Good condition: <i>There are 6-8 vascular plant species per m² present, including at least 2 forbs.</i>
WILDFLOWER MEADOW	Grassland – Other Neutral Grassland	0.0019	Moderate	5 years	Fails Criterion F which is essential for achieving Good condition for non-acid grasslands: <i>There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type.</i> Passes 5 of 6 condition assessment criteria: The parcel represent a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type.



HABITAT TYPE (LANDSCAPE LAYOUT)	HABITAT TYPE (UKHAB)	AREA (M ²) / LENGTH (KM)	TARGET CONDITION	TIME TO TARGET CONDITION	DESCRIPTION
					- Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed. - Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens. - Cover of bracken (<i>Pteridium aquilinum</i>) is less than 20% and cover of scrub, including bramble (<i>Rubus fruticosus</i> agg.), is less than 5%. - Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of Wildlife and Countryside Act 1981) are present, this criterion is automatically failed.
ORNAMENTAL TREE	Individual Trees – Urban Tree	0.0204 (5 small trees)	Moderate	27 years	Passes 3 of 6 condition assessment criteria: - The tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion). - There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.



HABITAT TYPE (LANDSCAPE LAYOUT)	HABITAT TYPE (UKHAB)	AREA (M ²) / LENGTH (KM)	TARGET CONDITION	TIME TO TARGET CONDITION	DESCRIPTION
					More than 20% of the tree canopy area is oversailing vegetation beneath.
GARDEN TREE	Individual Trees – Urban Tree	0.2036 (45 small trees)	Moderate	27 years	Passes 4 of 6 condition assessment criteria: - The tree is a native species (or at least 70% within the block are native species). - The tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion). - There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. - More than 20% of the tree canopy area is oversailing vegetation beneath.
NATIVE HEDGE	Hedgerows and Line of Trees – Native Hedgerow	0.1718	Moderate	5 years	No more than 4 failures in total and does not fail both attributes in more than one functional group: - Over 1.5 m average height along length. - Over 1.5 m average width along length. - Gap between ground and base of canopy is less than 0.5 m for more than 90% of length.



HABITAT TYPE (LANDSCAPE LAYOUT)	HABITAT TYPE (UKHAB)	AREA (M ²) / LENGTH (KM)	TARGET CONDITION	TIME TO TARGET CONDITION	DESCRIPTION
					- Gaps make up <10% of total length and no canopy gaps over 5 m. - Over 90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of Wildlife and Countryside Act 1981) and recently introduced species. - Over 90% of the hedgerow or undisturbed ground is free of damage caused by human activities.
EVERGREEN HEDGE AND EVERGREEN HEDGE LOW	Hedgerows and Line of Trees – Non-Native and Ornamental Hedgerow	0.2012	Poor	1 year	Condition automatically set by the metric.



3.4. STRATEGIC SIGNIFICANCE

The strategic significance was defined as 'Area not in local strategy, no local strategy'. The site comprised hardstanding, a building, tall ruderal, amenity grassland, dense scrub, introduced shrub and scattered trees. Due to the poor quality of the habitats on site, and the developed nature of the surrounding areas, the site is not anticipated to have significant ecological value. Additionally, the site is not noted within the Bury Council Local Plan.

3.5. BIODIVERSITY UNIT RESULT

The headline results of the metric show a total gain of 0.36 habitat units and 1.34 hedgerow units as a result of development. Table 3.4 shows the headline results detailed within the Biodiversity Metric.

TABLE 3.4 HEADLINE RESULTS

HEADLINE	CATEGORY	RESULT
TOTAL NET UNIT CHANGE	Habitat Units	+0.36
	Hedgerow Units	+1.34
	Watercourse Units	N/A
TOTAL NET % CHANGE	Habitat Units	+15.25%
	Hedgerow Units	+1131.56%
	Watercourse Units	N/A

The trading rules of the metric have been satisfied as habitats lost have been 'traded up'.



4. CONCLUSIONS AND RECOMMENDATIONS

The proposed scheme and associated plans show that a gain of 0.36 habitat units and 1.34 hedgerow units will be incurred as a result of the development. The trading rules of the metric have been satisfied, as habitat units lost have been 'traded up'.

The Biodiversity Metric does not take account for additional species enhancements within the site, and to further increase the site's value for wildlife the following could be provided:

-  Creation of hibernacula (following guidance set out within Froglife, 2001) for common amphibians.
-  Hedgehog houses may be installed to enhance the site for hedgehogs.
-  Bat and bird boxes could be integrated into the proposed building.



5. REFERENCES

- ✚ Bury Council (2018). Bury Local Plan: Built Environment.
- ✚ Bury Council (2018). Bury Local Plan: Natural Environment.
- ✚ Department for Environment, Food & Rural Affairs (2023). The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology.
- ✚ Department for Environment, Food & Rural Affairs (2023). The Statutory Biodiversity Metric User Guide (Draft).
- ✚ E3P (2023). Preliminary Ecological Appraisal – Fairways Lodge, Prestwich. Report Reference: 81-460-R1.
- ✚ Mulberry Tree Management (2024). Arboricultural Implications Assessment – Proposed Development at Fairways Lodge, George Street, Prestwich. Report Reference: TRE/FLGSP/Rev A.
- ✚ TPM Landscape (2024). Landscape Layout – Fairways Lodge, Prestwich. Drawing Reference: NW-2953-3-LA-101-Revision B.

END OF REPORT



APPENDIX I

PHASE 1 HABITAT PLAN

Key:

-  Boundary
-  Area could not be surveyed
-  Scattered trees
-  Treeline
-  Amenity grassland
-  Building
-  Hardstanding
-  Introduced shrub
-  Scrub - dense
-  Scrub - scattered
-  Tall ruderal

Notes

Updated site boundary to match post-development plans

Issue: 1	Revision: 2	Date: 24/01/2023	Drawn: CE	Authorised: CK
Client: MCR Properties			Job No. 81-460	Date: 11/10/2023
			Drawing No. 002	Scale: 1:1,100 @ A4
Job title: Fairways Lodge, Prestwich			Drawing title: Phase 1 Habitat Plan	



Environmental Engineering Partnership Ltd
Manchester Office
Taylor Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

The client must not generate any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.

APPENDIX II

POST DEVELOPMENT

PLAN



- Red Line Boundary
- Retained tree
- Proposed ornamental tree
- Proposed garden tree
- Non-native and ornamental hedgerow
- Species-rich native hedgerow
- Line of trees (Retained)
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Horticulture
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Buildings

Notes

Issue: 1	Revision: 1	Date: 28/02/24	Drawn: CE	Authorised: CK
Client: McCarthy & Stone			Job No. 81-460	Date: 28/02/24
			Drawing No. 003	Scale: 1:700 @ A4
Job title: Fairways Lodge, Prestwich			Drawing title: Post Development Plan	



Environmental Engineering Partnership Ltd
Manchester Office
Taylor Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

The client must not amend any drawings, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawings, design or intellectual property.

APPENDIX III

LANDSCAPE LAYOUT



LEGEND

SOFT LANDSCAPE

- Existing Trees and Hedges to be Retained**
Trees to be retained and protected in line with BS5837:2012.
- Existing Trees and Hedges to be Removed**
- Proposed Medium Ornamental Tree**
3.5-4.5m high, 14-16cm girth, Extra-heavy Standard
- Proposed small/ Multi-stem Garden Tree**
Selected Standard, 10-12cm girth, 2.5-3.5m high or large shrub 30-50L.
- Proposed Native Tree**
4.5-5m high, 18-20cm girth, Semi-mature
- Proposed Ornamental Planting**
Proposed shrubs and flowering herbaceous to be planted as 3-5L pots at 3-5 per sq.m. and enhanced by feature specimens in 10-20L pots. Planting beds to receive 75mm depth ornamental bark mulch.
- Proposed Native Shrub Mix**
Bare root stock, 60-80cm, planted at 2-3m, in groups of 3-5. Plants to be protected with spiral guards where necessary.
- Proposed Evergreen Hedge**
Evergreen hedge, 100-120cm high, to be planted in 10L containers at 3nr plants per lin.m.
- Proposed Evergreen Low Hedge**
Evergreen hedge, 0.5m high, to be planted in 10L containers at 3nr plants per lin.m.
- Proposed Native Hedgerow**
Native hedgerows to be planted as bare root or 3L containers in a double staggered row.
- Proposed Grass**
To be turf.
- Proposed Woodland Bulbs**
To provide seasonal interest.
- Proposed Climbers**
On support frame or trellis

HARD LANDSCAPE

- Proposed Black Bitmac surface**
(Road and Pedestrian Walkway)
To engineers specification
- Proposed Concrete Block Paving (permeable)**
Product: Omega Flow Permeable Block Paving OF60
Plan Size: 215 x 115 x 60mm
Colour: Brindle
Laying Bond: Herringbone
Supplier: Brett Landscaping and Building Products
- Proposed Block Paving (Circulation Paths)**
Product: Omega Driveway Block Paving OM50
Plan Size: 200 x 100 x 50mm
Colour: Brindle
Laying Bond: Running Bond
Supplier: Brett Landscaping and Building Products
- Proposed Flag Paving**
Material: Broadway Economy Garden Paving, BER03
Dimensions: 450 x 450 x 32mm
Colour: Buff
Supplier: Brett Landscaping and Building Products
- Proposed Compacted Gravel**
- Proposed Grasscrete**
To Engineer's Details

FEATURES

- Proposed Table and Chair Set**
Rattan Furniture.
- Proposed Pergola and Festoon Lighting**
Timber pergola size - 2.35x2.35m. Pergola to have climbers planted at the base. Please refer to architect's drawing for details.
- Proposed Timber Sleeper Planter**
2.4m long, 1.075m wide, 0.675 high. Specified by others. Planted by residents.
- Proposed Timber Gazebo**
Specified by others.
- Proposed Timber Bench**
With arm and back rest.
- Proposed Potting Shed**
Specified by others.

GENERAL NOTES

- This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
- This drawing is to be read in conjunction with detail landscape drawings, details and specification.
- This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
- 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.
- The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
- All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
- All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
- All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	By	Description	Date
B	CW	Updated in line with BNG Comments	22.02.24
A	AJ	Updated in line with new site layout	01.02.24

Client		N	
McCarthy and Stone			
Project			
Fairways Lodge, Prestwich			
Description			
Landscape Layout			
Status			TPM Job number
For Approval			4575
Scale @ A2	Drawn	Checked	Date
1:500	AJ	CW	11.01.24
Drawing number			Revision
NW-2953-3-LA-101			B