

Biodiversity Net Gain Assessment

December 2025

Project Reference: PR-25-0328

Land adjacent to Prestwich Clough

Shelley Road

Prestwich

Manchester

M25 9GH

National Grid Reference: SD 8068 0327



Land adjacent to Prestwich Clough, Shelley Road, Prestwich, Manchester, M25 9GH
Biodiversity Net Gain Assessment

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Executive Summary

As part of a proposed planning application with Bury Metropolitan Borough Council concerning a plot of land adjacent to Prestwich Clough, Tyrer Ecological Consultants Ltd were commissioned by Noss Pearl to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from a Preliminary Ecological Appraisal (PEA) undertaken at the site in October 2025, which follows on from an initial site walkover undertaken in May 2025. Proposals include the erection of a single dwelling.

Based on the landscaping proposals, the scheme will result in a **-8.46% net-loss** in **Habitat units**.

In terms of specific unit changes, the metric output indicates a **loss** of **-0.06 Habitat units**.

In addition, **the trading rules are not satisfied for the scheme**, based upon the loss of modified grassland and bramble scrub not being adequately offset post-development.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-0.06
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-8.46%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.

BNG guidance provides a comprehensive framework for the sequential usage of the mitigation hierarchy. If a net-gain is not achievable on site, as is the case at the site, then the next preferred step is to carry out enhancement on land in proximity to the red line boundary. However, the applicant has indicated that they do not own any suitable land for this use, and it is not considered feasible to achieve any further habitat units on-site to achieve a 10% net gain or meet the trading rules, given that the habitats within the green belt area around the site cannot be legally managed, and there is limited scope within the garden areas to off-set the loss onsite.

Next steps

To ensure that the scheme achieves a 10% net gain and meets trading rules, habitat units will need to be purchased from an off-site habitat bank / provider.

See [Section 9.0](#) for further details.

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1.0 Introduction & Scope

- 1.1 As part of a proposed planning application with Bury Metropolitan Borough Council concerning a plot of land adjacent to Prestwich Clough, Tyrer Ecological Consultants Ltd were commissioned by Noss Pearl to undertake a Biodiversity Net Gain (BNG) assessment. This process follows on from a Preliminary Ecological Appraisal (PEA) undertaken at the site in October 2025, which follows on from an initial site walkover undertaken in May 2025.
- 1.2 Proposals include the erection of a single dwelling. See **Figure 1.1** below for a proposed site plan.



Figure 1.1 – Proposed site plan © Homebrew Architectural Studios

- 1.3 This BNG Assessment relies on information gathered during site survey as well as from plans associated with the scheme (see **Point 2.7** of this report for key third-party data sources).
- 1.4 This assessment uses 'The Statutory Biodiversity Metric Calculation Tool' (as published on 3rd July 2025) as this is the most recent and most appropriate metric for the proposed scheme versus alternatives available. This metric can be used or specified by any development project, consenting body or landowner that needs to calculate biodiversity losses and gains for terrestrial and / or intertidal habitats and has been extensively tested.

National Policy

- 1.5 The National Planning Policy Framework (NPPF), revised in December 2024, legislates net gain in biodiversity through paragraphs 8(c), 187(d), 192(b) and 193(d). An effort should be made, therefore, through the development design to provide ecological enhancement in order to deliver an overall increase in biodiversity, and opportunities to incorporate biodiversity in and around developments should be encouraged.

- 1.6 The Environment Act 2021 ('The Act') came into force in November 2021. Aspects of the Act relating to BNG came into force on 12th February 2024 for Major developments and 2nd April for minor developments, whereby BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 1.7 The Act is supported by secondary legislation, consisting of six statutory instruments¹ laid within law, of which the relevant legislation includes:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024
 - The Biodiversity Gain Site Register Regulations 2024
 - The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024
 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024
 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024
- 1.8 Other legislature considered for the purposes of this report includes the following:
- Biodiversity Net Gain: Good practice principles for development (2019),
 - Natural Environment and Rural Communities (NERC) Act (2006) Section 41.

Local Policy

- 1.9 This national policy mandating Biodiversity Net Gain is reflected in 'Places for Everyone'², a long-term joint development plan for nine Greater Manchester districts including Bury Council (see **Table 1.1** below):

Table 1.1 – Relevant policy

Policy Title	Summary
Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity	Development will be expected to follow the mitigation hierarchy, avoid fragmenting or severing connectivity between habitats, achieve a net gain of at least 10%, and make provision for management of habitats and features connected to the development.

¹ See: <https://www.legislation.gov.uk/primary+secondary?title=The%20Biodiversity%20Gain>

² See: <https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf>

2.0 The Statutory Biodiversity Metric Calculation Tool

- 2.1 Biodiversity Net Gain is specified as “an approach to development which aims to leave the natural environment in a measurably better state than before”. The Statutory Biodiversity Metric Calculation Tool is a quantitative tool used to calculate how development projects impact upon the biodiversity value of a site and allows for the scale of mitigative / compensatory measures to be calculated by a suitably qualified individual.
- 2.2 Using the available baseline ecological information gathered and supported by the design information as has been communicated, the Statutory Biodiversity Metric Calculation Tool was completed by the following assessor (see **Table 2.1** below):

Table 2.1 – BNG Assessor credentials

Name	Description of most relevant credentials
Mr. H. Mulligan ACIEEM	• Consultant Ecologist and BNG Lead with 3 years of professional training and experience, • MBiolSci in Biological Sciences (Zoology), • Received in-house training from Senior Ecologists as well as attended external webinars and training courses in application of the Metric, • FISC Level 3 Botanist, • Undertaken a large number of BNG assessments, utilising both the SSM Beta's and full BNG tool, v3.0, v3.1, v4.0 & Statutory.

- 2.3 Application of use follows the Biodiversity Net Gain Principles and Rules (DEFRA, July 2025) covered in the most recent User Guide³ (see **Tables 2.2 – 2.3**), whilst also taking into account the Biodiversity Net Gain: Good practice principles⁴, developed by **CIRIA** (Construction Industry Research and Information Association), **CIEEM** (Chartered Institute of Ecology and Environmental Management) and **ISEP** (Institute of Sustainability & Environmental Professionals, formerly IEMA).
- 2.4 It is a legal requirement that the four BNG Rules are met, whilst the nine BNG Principles provide guidance for application of use.

³ See:

[https://assets.publishing.service.gov.uk/media/6866779ee134dfbc2e9e6d39/The_Statutory_Biodiversity_Metric - User_Guide - July_2025.pdf](https://assets.publishing.service.gov.uk/media/6866779ee134dfbc2e9e6d39/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf)

⁴ See: <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

Table 2.2 – Biodiversity Metric Rules

Rule Number	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applied to each unit type.
3	To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
4	In exceptional circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2.3 – Biodiversity Metric Principles

Principle Number	Principle Detail
1	The metric assessment should be completed by a competent person.
2	The use of the biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirement. This includes consenting or licencing processes, for example woodlands.
3	The biodiversity metric should be used in accordance with established good practice guidelines and professional codes.
4	The biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.
9	The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to: • maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and • ensure that proposed or retained habitat parcels are of sufficient size for ecological function

- 2.5 Assessment of baseline / post-development Area Habitat / Hedgerow / Watercourse units have been carried out and assessed separately in accordance with the guidance, principles, and rules – where present on site. Any revisions required following the issue of this report will use The Statutory Biodiversity Metric in accordance with the rules of use for that version.
- 2.6 Measurement of habitats was carried out using a combination of desktop software – QGIS, Google Earth and MAGiC Maps 2025, whilst physical habitat measurements were also taken in the field during ground truthing, where necessary.
- 2.7 Key third-party data sources and / or information used to help inform this BNG assessment include:
- **Homebrew Architectural Studios** (Ref: HB_71 001) – Existing Site & Topographical Plan (July 2025),
 - **Homebrew Architectural Studios** (Ref: HB_71 200) – Proposed Site Plan (July 2025).
- 2.8 The results, conclusions and recommendations of this report have been assessed by Mrs. K. Wilding, Director of Tyrer Ecological Consultants Ltd, and her assessment concurs with the findings and recommendations of Mr. H. Mulligan, as well as with other senior consultants within the company.

3.0 Limitations

- 3.1 Third-party information was utilised in the completion of the Biodiversity Net Gain assessment (see **Point 2.7**); therefore, Tyrer Ecological Consultants Ltd cannot be held accountable for any possible discrepancies within supporting information.
- 3.2 The habitat codes of UK Habitats are not, at present, fully aligned with the Biodiversity Metric Calculator. Translations have, therefore, been made between the two categorisations by the assessor, who aims to most accurately represent the biodiversity value of the site and the habitats present.
- 3.3 Measurements have been calculated utilising software such as 'QGIS' (a Geographic Information System or GIS), aerial imagery and third-party plans provided by the applicant, all of which may have varying levels of inaccuracy, and as such Tyrer Ecological Consultants Ltd cannot be held accountable for any discrepancies between habitat areas (ha) or linear features (km) stated in this report and other documentation pertaining to the site.
- 3.4 The Statutory Biodiversity Metric allows for an area / length accuracy to any number of decimal places, however 'Total area' / 'Total length' is displayed to two decimal places, this may result in small rounding discrepancies on large sites with many small parcels of habitat. However, the metric uses the true value entered into each row to calculate the overall unit change of the site, thus while rounding discrepancies may be displayed under 'Total area' / 'Total length' these discrepancies do not impact the results of the calculation tool; nonetheless, the reader should be aware that these discrepancies can occur.
- 3.5 In considering possible limitations, no significant constraints were experienced which might adversely influence the results, conclusions, and recommendations of this BNG assessment, the results of which have been presented in accordance with the rules and principles of use to the satisfaction of the assessor.

4.0 Baseline Strategic Significance & Irreplaceable Habitats

- 4.1 As stated within the BNG User Guide, where a Local Nature Recovery Strategy (LNRS) has been published, as is the case in Greater Manchester, the baseline strategic significance values for habitat parcels in that area should always be scored as low. As such, all habitats within the site have been assigned 'Area/compensation not in local strategy/no local strategy' at the baseline.
- 4.2 The site was not host to any irreplaceable habitats outlined under The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, as evidenced in the site visit and PEA undertaken by Tyrer Ecological Consultants in May and October 2025.

5.0 Habitat Degradation

- 5.1 Habitat degradation has taken place within the red line boundary of the site since the relevant date of 30th January 2020, with the eastern half of the site largely cleared of vegetation during the PEA in October 2025. However, this area was vegetated during the initial site visit in May 2025, which allowed the habitats to be mapped and condition assessed. As such the baseline value of the site has been gathered from the initial site visit on 12th May 2025.

6.0 Habitat Survey with Metric

Baseline Habitats

- 6.1 The reader is referred to the Statutory Biodiversity Metric Calculation Tool (hereafter referred to as the Metric)⁵, which will accompany this report when issued and should be read in conjunction with this section. See **Table 6.1** & **Figure 6.1** below for **baseline habitat information** as extracted from the Metric.
- 6.2 Please refer to **Appendix I** for specific scoring of the condition analyses carried out at the site on a per-habitat basis, as well as the **External Appendices** – PEA for further habitat information.

Table 6.1 – Baseline Habitat information for on-site Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 1 h3d Bramble scrub	0.0111	N/A	Several areas to the west of the site covered almost entirely by dense bramble scrub.	0.04
Habitat Ref.: 2 g4 Modified grassland	0.0499	Poor	The majority of the site is covered by an enriched area of tall forb grassland dominated by stands of ruderal and successional vegetation.	0.10
Habitat Ref.: 3 Individual trees Urban tree	0.0733	Moderate	Two large, mature individual sycamore trees present onsite.	0.59
Total Habitat Area (excl. urban trees)	0.06		Total Habitat Units (incl. urban trees)	0.73

Proposals

- 6.3 Proposals include the erection of a new dwelling with associated garden spaces. All of the habitats onsite are considered to be lost to facilitate this, with the exception of the individual trees which will be retained.
- 6.4 Refer to **Figures 6.1 – 6.2** overleaf for UK Habitats maps of the on-site habitats at the baseline and post-development stage.

Post-Development Habitats

- 6.5 The reader is again referred to the Metric, see **Table 6.2** overleaf for **post-development habitat information** as provided to the author and extracted from the Metric.

⁵This section of the report should be read in conjunction with the site-specific Statutory Biodiversity Metric Calculation Tool – external Appendix.

Table 6.2 – Post-development Habitat information for on-site Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 3 Individual trees Urban tree <u>Retained</u>	0.0733	Moderate	The two sycamore trees to be retained onsite. Although falling within private garden post-development, their condition will be maintained as they fall within the green belt, and thus will not be felled, pruned or impacted by the development. In addition, a Construction Environmental Management Plan (CEMP) recommended as part of the accompanying PEA for this scheme will protect these trees alongside the extending woodland to the south and west.	0.59
Habitat Ref.: 4 u1 828 Vegetated garden <u>Created</u>	0.0427	N/A	New private garden spaces throughout the site. Areas to the south and west of the site will not be cleared or managed, as they fall within the green belt area, but will still fall within the private curtilage of the dwelling and thus must be considered as garden.	0.08
Habitat Ref.: 5 u1b5 Buildings <u>Created</u> Metric: <i>Developed land; sealed surface</i>	0.0100	N/A	The newly erected building onsite.	0.00
Habitat Ref.: 6 u1b6 Other developed land <u>Created</u> Metric: <i>Developed land; sealed surface</i>	0.0083	N/A	New areas of hardstanding throughout the site.	0.00
Total Habitat Area (excl. urban trees)	0.06		Total Habitat Units (incl. urban trees)	0.67

Land adjacent to Prestwich Clough, Shelley Road, Prestwich, Manchester, M25 9GH
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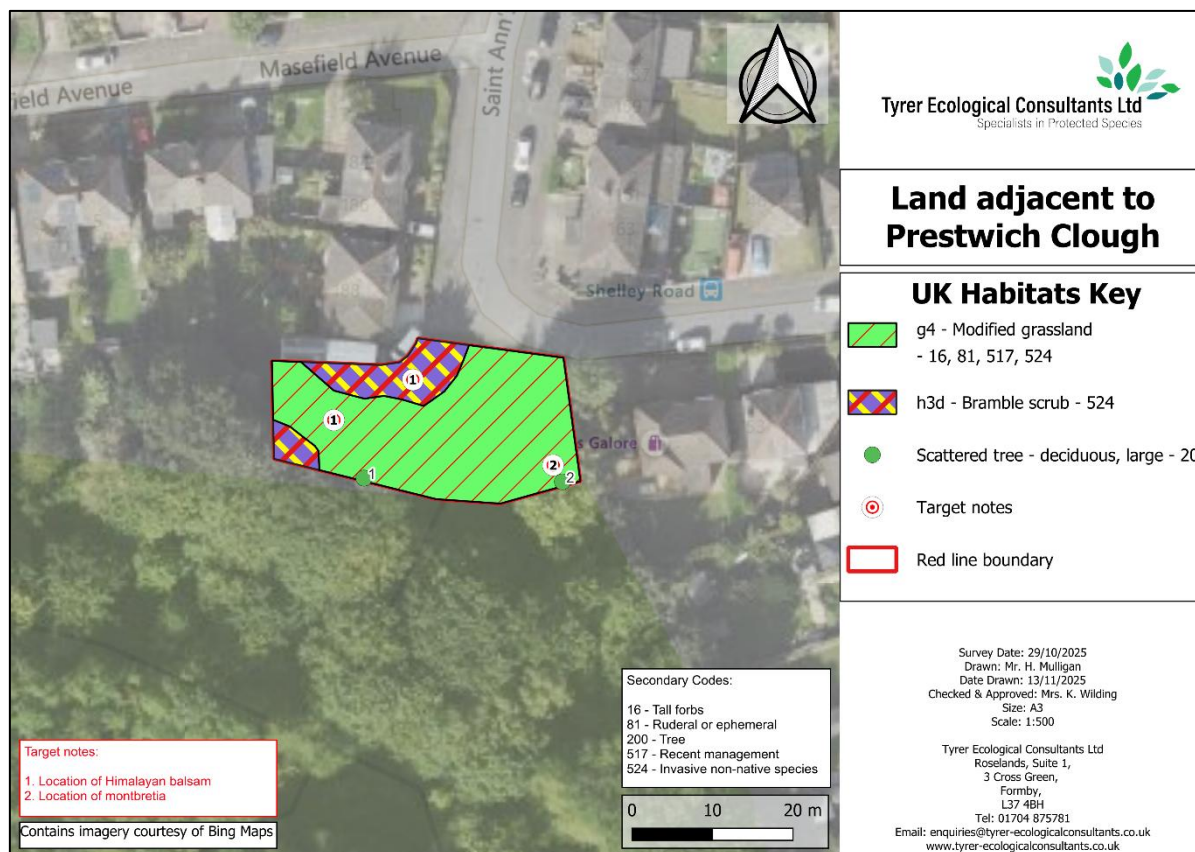


Figure 6.1 – Baseline UK Habitats Map



Figure 6.2 – Post-development UK Habitats Map

7.0 Post-development Strategic Significance

- 7.1 The Greater Manchester Nature Network Map⁶ was accessed and used to assess the post-development strategic significance of the site in relation to the Manchester LNRS; based upon this, the south and west of the site fall within an area designated as '**Woodlands, Trees, Scrub and Hedgerow Opportunities**'. However, given that the habitat in these areas will be vegetated garden, none of the post-development habitats are considered to be strategically significant, as the significant actions detailed in the LNRS will not be targeted.

⁶ See: <https://storymaps.arcgis.com/stories/8515e56d91a64fb3bae39e58ded10fb5>

8.0 Significant Enhancements

- 8.1 All of the habitats to be created onsite are of very low distinctiveness, and thus are not considered to be significant, and will not require a Habitat Management and Monitoring Plan (HMMP).

9.0 Conclusions

- 9.1 Based on the landscaping proposals, the scheme will result in a **-8.46% net-loss** in **Habitat units**.
- 9.2 In terms of specific unit changes, the metric output indicates a **loss** of **-0.06 Habitat units**.
- 9.3 In addition, **the trading rules are not satisfied for the scheme**, based upon the loss of modified grassland and bramble scrub not being adequately offset post-development.
- 9.4 See **Figure 9.1** below for Headline results summary of projections as outputted by the Statutory Biodiversity Metric Calculation Tool.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-0.06
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-8.46%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Figure 9.1 – Headline results summary outputted by the Statutory Biodiversity Metric Calculation Tool

- 9.5 If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.
- 9.6 BNG guidance provides a comprehensive framework for the sequential usage of the mitigation hierarchy. If a net-gain is not achievable on site, as is the case at the site, then the next preferred step is to carry out enhancement on land in proximity to the red line boundary. However, the applicant has indicated that they do not own any suitable land for this use, and it is not considered feasible to achieve any further habitat units on-site to achieve a 10% net gain or meet the trading rules, given that the habitats within the green belt area around the site cannot be legally managed, and there is limited scope within the garden areas to off-set the loss onsite.
- 9.7 The applicant has therefore indicated that the preferential option for the scheme would be to utilise an offsite habitat bank / provider to make up the unit shortfall, to ensure that the proposals achieve a 10% gain in habitat units and meet the trading rules.

Next Steps (Habitat Bank)

- 9.8 Upon the granting of planning permission the applicant will purchase habitat units from a suitable habitat bank to achieve the required 10% net gain; units will be sourced from within Bury Council where available, however habitat banks from neighbouring LPAs may be utilised where required.

- 9.9 These units will be secured subject to a planning obligation such as a Section 106 agreement between the unit provider and local planning authority.
- 9.10 The applicant should be aware that either the unit provider or themselves (with the unit provider's permission) must apply to record the allocation of the biodiversity units to the development on the biodiversity gain sites register.
- 9.11 If the biodiversity gain site is not yet registered, the applicant can either:
- Wait for the provider to register the site and then apply to record the allocation of gains to the development, or;
 - Apply to record the allocation of gains to the development at the same time as applying to register the site.

The allocation of any off-site biodiversity gains to a development will need to be recorded **before the LPA can approve any biodiversity gain plan**.

- 9.12 It will be the responsibility of the unit provider to ensure that the biodiversity commitments in relation to BNG are met in relation to the application and the correct habitat monitoring and maintenance takes place in order to achieve the forecast outcome in the metric over the 30-year period.
- 9.13 Once the above has been completed, the applicant should submit the completed biodiversity gain plan, inclusive of the biodiversity net gain register reference number, as well as details of the legal agreement to secure the land and HMMP for 30 years for off-site gains. The combination of the above will be required in order to discharge the pre-commencement biodiversity gain planning condition.

10.0 Bibliography

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- **Joint Nature Conservancy Council (JNCC)**, 2010. *Handbook for Phase 1 habitat survey*. Available from: http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf
- **Magic Maps Application**, 2025. Available from: www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

Appendix I: Condition Assessment Tables

Baseline

Condition Assessment Score – Grassland (Low) (Habitat Ref.: 1)

Condition Assessment Criteria		Habitat Reference
		1
		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N
B	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 vertebrates and invertebrates to live and breed.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	N
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	N
Total Score		3
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor
		Y

Condition Assessment Score – Individual Trees (Habitat Ref.: 3)

Condition Assessment Criteria		Habitat Reference	
		T1	T2
		Criterion passed (Y/N)	
A	The tree is a native species (or at least 70% within the block are native species).	N	N
B	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).	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y
D	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.	Y	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y
Total Score		4	4
Condition Assessment Result		Condition Assessment Score	
Passes 5 or 6 criteria		Good	
Passes 3 or 4 criteria		Moderate	Y
Passes 2 or fewer criteria		Poor	

Post-Development

Condition Assessment Score – Individual Trees (Habitat Ref.: 3)

Condition Assessment Criteria		Habitat Reference	
		T1	T2
		Criterion passed (Y/N)	
A	The tree is a native species (or at least 70% within the block are native species).	N	N
B	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).	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y
D	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.	Y	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y
Total Score		4	4
Condition Assessment Result		Condition Assessment Score	
Passes 5 or 6 criteria		Good	
Passes 3 or 4 criteria		Moderate	Y Y
Passes 2 or fewer criteria		Poor	



Land adjacent to Prestwich Clough

UK Habitats Key

-  g4 - Modified grassland
- 16, 81, 517, 524
-  h3d - Bramble scrub - 524
-  Scattered tree - deciduous, large - 200
-  Target notes
-  Red line boundary

Target notes:

1. Location of Himalayan balsam
2. Location of montbretia

Contains imagery courtesy of Bing Maps

Secondary Codes:

- 16 - Tall forbs
- 81 - Ruderal or ephemeral
- 200 - Tree
- 517 - Recent management
- 524 - Invasive non-native species

0 10 20 m

Survey Date: 29/10/2025
Drawn: Mr. H. Mulligan
Date Drawn: 13/11/2025
Checked & Approved: Mrs. K. Wilding
Size: A3
Scale: 1:500

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Contains imagery courtesy of Bing Maps



Tyrer Ecological Consultants Ltd
Specialists in Protected Species

Land adjacent to Prestwich Clough

UK Habitats Key

-  u1 828 - Built-up areas and gardens;
Vegetated garden
-  u1b5 - Buildings
-  u1b6 - Other developed land
-  Scattered tree - deciduous, large
-  Red line boundary

Survey Date: 29/10/2025
Drawn: Mr. H. Mulligan
Date Drawn: 01/12/2025
Checked & Approved: Mrs. K. Wilding
Size: A3
Scale: 1:500

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