
Biodiversity Impact Assessment

69-97 Rochdale Road
Ref: P.2049.24

Date: September 2024
(See revision dates below)

Rev	Date	Details

P.2049.24

Biodiversity Net Gain Proposal

Of

Land between 69-97 Rochdale Road & York Street, Bury, BL9 7AX

For

Mr S Rasid

9th September 2024

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QA Review & Approval	Ciaran Power

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1.0 Introduction

1.1 Purpose of this report

Ascerta has been instructed by Mr S Rasid to carry out a Biodiversity Net Gain Proposal following a loss of Biodiversity Net Gain within the site as detailed in planning application reference 70819, Land between 69-97 Rochdale Road & York Street, Bury, BL9 7AX. The site OS grid reference is SD810107 and the What3Words reference is depend.bake.hunter.

Greater Manchester Ecology Unit have confirmed the following;

“Where unauthorised degradation of the onsite habitat has taken place on the land between 30 January 2020 and the date of the application, the biodiversity pre-development value of the onsite habitat should be calculated as the biodiversity value of the habitat on the date immediately before the carrying out of these degradation activities. The relevant date should therefore be set as a date immediately before these activities. Unauthorised degradation of onsite habitat is any degradation which is not in accordance with a previous planning permission.”

I have run a metric based on the area of the development. This results in a loss of 0.2 biodiversity units and an overall shortfall to achieve 10% of 0.22 BU. This is based on the site being a brownfield site in low ecological condition and the current site having no ecological value. I.e. unvegetated unsealed artificial surface.

I realise that the applicant was probably unaware that planning permission was required. Some on site mitigation is achievable through urban tree planting. It will take 18 native trees planted around the perimeter of the site to achieve 10% BNG assuming they achieve moderate condition and survive for 30 years. This appears achievable if planted around the perimeter of the site. Alternatively, they may wish to use part of the car park as a mitigation and enhancement area.

2.0 Methods

2.1 Biodiversity Baseline Methods

To calculate a biodiversity baseline, this study used methods detailed within *The Statutory Biodiversity Metric*, February 2024 and following the methods set out in the *The Statutory Biodiversity Metric: User Guide 2024*. Initially, habitats were digitised in GIS using field notes. Areas were measured in hectares and linear features in kilometres. The biodiversity unit value for each habitat was then calculated by multiplying the habitat area (or length) by its distinctiveness score and then by its condition score, both described below. The unit values for each habitat were then totalled to produce the biodiversity baseline. The biodiversity baseline for the site is detailed with the relation documents of planning application reference 70819, Land between 69-97 Rochdale Road & York Street, Bury, BL9 7AX.

3.0 Impacts on biodiversity

To achieve a 10% biodiversity net gain within the site, 18 newly planted specimen trees (drawing P.2049.24.E02 Proposed Tree Planting, appendix 1) will be incorporated into the new car parking area to the boundaries. Species present will include Beech, Wild Cherry, Oak, Rowan, and Silver Birch. Each tree will be planted a minimum of 6m apart to allow the trees to reach their target condition.

4.0 Management Proposals

These phasing tables cover detailed maintenance operations for an initial maintenance period of 2 years, followed by an establishment period covering years 3-5. During this period, the operations proposed are to ensure new trees, scrub, shrubs, hedgerows, grass, and wildflower are establishing well and showing healthy growth.

Long term management proposals are included for years six to thirty (the maturing phase) and this period will involve less intensive management of planting, although ongoing monitoring will be essential to ensure the character and replacement planting is accomplished when necessary. Although this management plan covers a thirty-year period, it should be reviewed at five-year intervals to ensure the initial objectives are being achieved. Additional monitoring of the different habitat areas is essential as natural changes are likely to occur and there could be future changes in legislation, both of which could have an impact on the future management of the site.

Proposed Specimen Tree Planting

4.1 Management Objective:

To ensure new tree planting is managed to provide good health over the long term to retain and enhance its habitat value. To ensure that trees provide character that is in keeping with the surrounding landscape. To ensure that the health and growth of the trees does not decrease over time due to weed growth around stem, and damage due to vandalism, rubbing of ties, or weather conditions.

4.1.2 Proposed Specimen Tree Planting - *Maintenance Phase (Years 1-2)*

Watering	Water regularly to ensure good establishment for first 2 years between April and October, particularly during dry/ hot periods.
Pruning	Undertake formative pruning.
Checking of stakes and ties	Annually replace dead or dying stock and check stakes and tree ties and adjust / replace if necessary.
Replacing stock	Replace dead / dying stock in winter
Weed control and topping up mulch	Hand weed around the base of tree three times a year to ensure weed free and top up mulch in year 2.

Fertilising	Apply Pro Flora tablets to all plants, as per manufacturers specifications on year 2. Application rates for trees are as follows; • Selected Standard - 300-360 - 7 per plant - 105g • Heavy Standard - 360-425 - 8 per plant -120g
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4.1.3 Proposed Specimen Tree Planting – ***Establishment Phase (Years 3-5)***

Pruning	Undertake formative pruning.
Checking of stakes and ties	Annually replace dead or dying stock and check stakes and tree ties and adjust / replace if necessary. Check stakes and ties are in place and replace where necessary. Remove by year 5.
Replacing Stock	Replace dead / dying stock in winter.
Weed control and topping up mulch	Hand weed around the base of tree three times a year to ensure weed free and top up mulch in year 4.
Fertilising	Apply Pro Flora tablets to all plants, as per manufacturers specifications on year 4. Application rates for trees are as follows; • Selected Standard - 300-360 - 7 per plant - 105g • Heavy Standard - 360-425 - 8 per plant - 120g

4.1.4 Proposed Specimen Tree Planting – ***Maturing Phase (Years 6-30)***

Pruning	Undertake formative pruning.
Replacing Stock	Replace dead / dying stock in winter until year 7.

5.0 Annual Maintenance Schedule

The annual schedule summarises the maintenance operations required for the first five years and should be reviewed on an annual basis to allow for any changes that may be required as the site develops and matures.

Management of Proposed Tree Planting												
Watering				X	X	X	X	X	X	X		
Pruning	X											
Checking of stakes and ties	X						X					
Replacing stock											X	
Weed control					X		X		X			
Top up mulch circle in years 2 and 4						X						
Fertilising at years 2 and 4 only					X							

6.0 Long-Term Management Schedule (Years 6-30)

The ongoing management plan is a guideline for the maturing phase of the site. As mentioned earlier this should be reviewed every 5 years as a minimum to take account of site based ecological changes and amendments to legislation.

YEAR	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
OPERATION																									
Management of Proposed Tree Planting																									
Undertake formative pruning.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Replace dead / dying stock in winter until year 7.	x	x																							
Ensure Mulch is topped – up annually	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

7.0 References

JNCC (2010), Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough

Department for Environment Food and Rural Affairs (DEFRA) (2024). *Statutory Biodiversity metric: User Guide*. Natural England.

A – Natural England, B – Environment Agency, C – Department for Environment, Food and Rural Affairs, D – Treework Environmental Consultants Ltd, E – eCountability Ltd

UK Habitat Classification Working Group (2018). *UK Habitat Classification User Manual* at <http://ecountability.co.uk/ukhabworkinggroup-ukhab>

UK Habitat Classification Working Group (2018). *UK Habitat Classification – Habitat Definitions V1.0* at <http://ecountability.co.uk/ukhabworkinggroup-ukhab>

Appendix 1



- Survey area
- Proposed trees

Proposed tree planting to include- Beech, Wild Cherry, Oak, Rowan, and Silver Birch. To be planted at a 6m distance between trees.

DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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