



BIODIVERSITY NET GAIN ASSESSMENT

**MASJID-E-BILAL, 52 BURY OLD ROAD, PRESTWICH, MANCHESTER,
M25 0ER**

NOVEMBER 2024

Biodiversity Net Gain Assessment

**MASJID-E-BILAL, 52 BURY OLD ROAD, PRESTWICH,
MANCHESTER, M25 0ER**

A report for

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1. INTRODUCTION

1.1 BACKGROUND

This report provides the results of the BNG Assessment for the proposed mosque development at Masjid-e-Bilal, 52 Bury Old Road, Prestwich, Manchester.

The information provided within this report should be read in conjunction with the following documents:

1. Masjid-e-Bilal - The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled
2. Pennine Ecological (2024). Masjid-e-Bilal - Preliminary Ecological Appraisal
3. Lumitekton (2024). LU281 P05H – Proposed Site Plan

1.2 SITE CONTEXT

The site is situated within a predominantly residential urban area in north Manchester. The sites central National Grid Reference is SD 8280 0276. An aerial image of the area subject to survey is shown below. The site area is approximately 0.15ha.

A site visit was undertaken on 27/10/2024 to verify habitats. The majority of the site is developed land, sealed-surface comprising tarmac car parking area and buildings. In the north of the site is an area of bramble scrub where a garden has become overgrown.

In the south of the site are the remnant tree stumps of a line of conifers (likely cypress sp.). The line of trees can be seen on historic aerial imagery (Google) from before 24/04/2024. In addition, aerial imagery appears to show two medium-sized broadleaved trees on the southwestern boundary of the site which have since been felled.

Photograph 1: Aerial image of site at Masjid-e-Bilal (Google earth. Image date: 24/04/2022)



Photograph 2: Aerial image Masjid-e-Bilal with line of trees and scattered trees on site boundary (image date: 24/04/2022)



Photograph 3: Tree stumps in the south of the site 27/10/2024



Photograph 4: Bramble scrub in the north of the site
27/10/2024



Photograph 5: Masjid-e-Bilal with associated developed land, sealed-surface 27/10/24.



2. BIODIVERSITY NET GAIN RESULTS

2.1 BIODIVERSITY NET GAIN RESULTS

A line of cypress trees and two medium-sized broadleaved trees have been removed from the site some time after 24/04/2022 as can be seen from historic aerial imagery and remaining tree stumps. Where it is known that a site has been cleared or degraded, an earlier baseline must be used (refer to Figure 2.1 below). Therefore, aerial imagery has been used to determine pre-degraded habitat type, and a precautionary approach applied to determining habitat condition.

Figure 2.1: Extract taken from The Statutory Biodiversity Metric User Guide (07/2024)

Accounting for degraded sites

If a habitat has been cleared, destroyed or degraded previously, and you should use an earlier baseline, you must:

- use the pre-degradation habitat type as the site's baseline
- evidence how this habitat type and condition has been determined in the user comments
- record the habitat as lost within the biodiversity metric tool
- account for the time between the habitat loss and compensation using the 'delay in starting habitat creation or enhancement' function

[See more about the 'delay in starting habitat creation or enhancement' function.](#)

You can use data records, imagery and historic field surveys to determine pre-degradation habitat types. Use a precautionary approach when assigning condition scores. For example, assign a higher condition score in the absence of contrary evidence.

2.1.1 Habitat BNG Results

The biodiversity calculation concluded that the current proposal would result in a biodiversity net loss. In addition, habitat trading rules have not been satisfied.

The current proposal would result in a – 0.24 habitat unit loss (- 65.83% net loss) and a 12.06% gain of hedgerow units. A summary of the habitat calculations are provided in Tables 2.1 and 2.2 below. Refer also to Appendix A, Figures 1 and 2.

Table 2.1: Habitat baseline calculations

Habitat	Habitat Condition	Habitat Area/Length	Habitat/Hedgerow Unit Value	Area/Length Retained	Area/Length Enhanced	Habitat/Hedgerow Unit Loss
Bramble scrub	Moderate	0.03ha	0.1	0ha	0	0.1
Developed land; sealed surface	N/A	0.13ha	0	0.13ha	0	0
Individual trees	Moderate	0.03ha	0.26	0ha	0	0.26
Line of trees	Poor	0.01km	0.3	0km	0	0.3
TOTAL		0.39 0.16 (excluding trees)	1.33	0.16	0	0.39

Table 2.2: Proposed / created on site habitats

Habitat	Area/Length	Distinctiveness	Condition	Strategic Significance	Standard Time to Target Condition (Years)	Habitat Units Delivered	Assessment Comments
Developed land; sealed surface	0.15ha	V.Low	N/a	Area / compensation not in local strategy	0	0	Mosque and associated parking and paved areas
Individual trees	0.04	Med	Moderate	Area / compensation	0	0.12	Planting of 10 small trees

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Habitat	Area/Length	Distinctiveness	Condition	Strategic Significance	Standard Time to Target Condition (Years)	Habitat Units Delivered	Assessment Comments
				not in local strategy			
Species-rich hedgerow	0.005km	Med	Moderate	Area / compensation not in local strategy	5	0.03	Species-rich hedgerow comprising 4+ native woody species
TOTAL	0.15ha and 0.005km (exc trees)				20	0.0	

*Refer to Appendix A, Figure 2.

3. BNG CONCLUSION

The current proposals would result in an overall net loss and habitat trading rules would not be met. The headline results taken from the BNG assessment (Pennine Ecological, 2024), can be found below.

Table 3.1: Summary of BNG Assessment taken from BNG calculation tool headline results.

On-site baseline	Habitat units	0.36			
	Hedgerow units	0.03			
	Watercourse units	0.00			
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.12			
	Hedgerow units	0.03			
	Watercourse units	0.00			
On-site net change (units & percentage)	Habitat units	-0.24	-65.83%	On-site net gain is less than target set ⚠	
	Hedgerow units	0.00	12.06%		
	Watercourse units	0.00	0.00%		
Off-site baseline	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site net change (units & percentage)	Habitat units	0.00	0.00%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.24			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Spatial risk multiplier (SRM) deductions	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
FINAL RESULTS					
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.24			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-65.83%	Total net gain achieved is less than target set ⚠		
	Hedgerow units	12.06%			
	Watercourse units	0.00%			
Trading rules satisfied?	No - Check Trading Summaries ⚠				

In order for the proposal to achieve a 10% biodiversity net gain, a total of **0.4 habitat units** will need to be provided.

4. BNG PROPOSAL

The current proposal would result in a – 0.24 habitat unit loss (- 65.83% net loss) and a 12.06% gain of hedgerow units.

The scheme design has been reviewed and it's considered that a 10% BNG cannot be achieved with on-site compensation alone.

In order for the proposal to achieve the required net gain, a total of **0.28** habitat units will be required as off-site compensation.

4.1.1 Potential Off-Site Locations

A review of <https://www.futurehomes.org.uk/biodiversityunitfindermap> has been undertaken to identify potential nearby receptor sites.

The nearest receptor sites are as follows:

A) Habitat units (Available)

National Character Area: 54 Manchester Pennine Fringe, Rochdale

Site ID: A097

B) Habitat units (Available)

Green Earth Developments Group, Astley, Tyldesley, Manchester M29 7JZ, UK

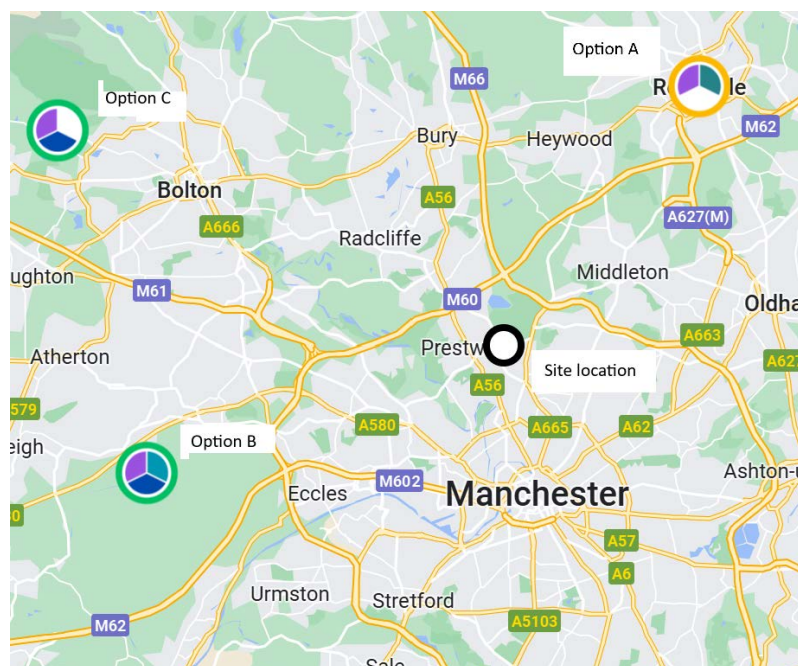
Site ID: A269

C) Habitat units (Available)

Environment Bank, Horwich, Bolton BL6 6PZ, UK

Site ID: A104

Figure 4.1: Screenshot of biodiversity unit finder map



In order for the planning application to be approved, the client will need to provide the Local Planning Authority (LPA) with evidence of engagement with one of the above unit providers to confirm availability of habitat units, so that the LPA can have a level of confidence that 10% Biodiversity Net Gain can be achieved, subject to planning permission.

REFERENCES

Baker, J. Hoskin, R. Butterworth, T. (2019). Biodiversity Net Gain. Good practice principles for development. Part A: A practical guide.

Department for Environment, Food & Rural Affairs (DEFRA) (2023) - *The Statutory Biodiversity Metric: User Guide (draft)*. Date: February 2024.

Pennine Ecological (2024). Masjid-e-Bilal - Preliminary Ecological Appraisal.

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://ukhab.org/>)

Appendix A: Figures

Figure 1: Existing Habitat Plan



Figure 2: Proposed Site Plan



