



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

05/11/2024

1.2 Planning application reference number

70484

1.3 Local planning authority (LPA)

Bury Council

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Fairways Lodge Hotel, George Street, Prestwich,
Manchester, M25 9WS

1.5 Describe the development

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

Demolition of existing hotel buildings and erection of a block of 53 no. retirement living apartments including communal facilities, landscaping and car parking provision.

2. Developer details

2.1 Applicant name

Allan MacInnes

2.2 Company name

McCarthy and Stone

2.3 Address

Unit 1 Edward Court
Altrincham Business Park
George Richards Way
Altrincham
WA14 5GL

2.4 Email address

Allan.Macinnnes@mccarthyandstone.co.uk

2.5 Telephone number

07976 662800

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

A.Macinnnes

2.8 Date

05/11/2024

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

Huw Morgan

3.2 Company name

E3P Ltd

3.3 Address

Taylor Road, Urmston, M41 7JQ

3.4 Email address

huwmorgan@e3p.co.uk

3.5 Telephone number

07506 137131

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

H.Morgan

3.8 Date

05/11/2024

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?

12/09/2023

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](#)

Provision of green infrastructure

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.

Due to the nature of the proposed works, the majority of existing habitats on-site could not be retained; however, 4 small trees, 6 medium trees and a line of trees will be retained as a result of the development. Furthermore, the majority of the site comprised a building and hardstanding, which are of little value to local wildlife. Where possible, habitats lost have been replaced by higher distinctiveness habitats in moderate condition, notably mixed scrub.

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.

Significant enhancements on-site comprise the planting of medium distinctiveness individual trees. A 30 Year Habitat Management and Monitoring Plan has been produced and will be implemented to ensure the long-term management of the proposed habitats on-site.

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

None are required.

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

Only answer this question if you're planning to use off-site biodiversity units (250 words).

N/A

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).

N/A

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.

Statutory Biodiversity Metric Calculation Tool - Fairways Lodge, Prestwich

4.15 Condition assessments

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

81-460-R2-3 Statutory Biodiversity Metric Report - Fairways Lodge, Prestwich

4.16 Pre-development habitat survey report and map

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

81-460-R2-3 Statutory Biodiversity Metric Report -
Fairways Lodge, Prestwich (Appendix I)

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.

81-460-R2-3 Statutory Biodiversity Metric Report - Fairways Lodge, Prestwich (Appendix II and Appendix III)

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

Reference number

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

12/09/2023

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

The site walkover and condition assessments were undertaken in September, and as a result of differing flowering times, it is possible that some species of flora may have been missed or misidentified, including some invasive/non-native species. The amenity grassland present within the site had been well maintained and cut short. As such, grass

species were difficult to identify. Due to the urban nature of the site and the limited diversity of vegetation and habitats, this is not considered to be a major constraint.

Additionally, it is not anticipated to be detrimental to the condition assessment results, should any species have been missed within the poor semi-improved grassland, as species identified included white clover (*Trifolium repens*), greater plantain (*Plantago major*) and broad-leaved dock (*Rumex obtusifolius*), which are indicative of poor-quality grassland. As such, the grassland habitats would be limited to a poor condition.

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 by Mulberry Tree Management (2024) have been used to identify the habitat present as mixed scrub. 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.

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

2.33

Number of hedgerow biodiversity units

0.12

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

2.70

Number of hedgerow biodiversity units

1.33

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

0.37

Area habitat biodiversity units % change

15.75%

Hedgerow biodiversity units

1.21

Hedgerow biodiversity units % change

1021.14%

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).

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.

N/A

7.2 Biodiversity gain site register reference number

N/A

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.

N/A

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

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

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

N/A

Area habitat biodiversity units % change

N/A

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

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

A2

A3

A4

A5

H

W

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.

N/A

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

N/A

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

N/A

High

N/A

Medium

Trading results have been met.

Low

Trading rules have been met.

10. Sharing data (optional)

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

☒ Yes

☐ No