

Habitat Management and Mitigation Plan

Fairways Lodge, Prestwich
Reference: 81-460-R4-2
Date: May 25





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Report reference		81-460-R4-2			
REV REF:	DESCRIPTION	AUTHOR	CHECKED	AUTHORISE D	DATE
R4-1	First issue	HB	HM	CK	13/11/24
R4-2	Minor amendments	HB	HM	CK	08/05/25

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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by McCarthy & Stone to produce a Habitat Management and Monitoring Plan at Fairways Lodge, Prestwich, hereafter referred to as 'the site'.

This report has been prepared by Hannah Brodie BSc (Hons), MSc, Graduate Ecologist at E3P. Hannah has experience undertaking Preliminary Ecological Appraisals, protected species surveys and ecological mitigation for a wide variety of projects across the UK.

This report will be read in conjunction with the Statutory Biodiversity Metric Report (report reference: 81-460-R2), which outlines a net gain of habitat and hedgerow units through created and enhanced pre-existing habitat.

1.2. DEVELOPMENT PROPOSALS

Development proposals comprise the demolition of all buildings on site, and the construction of retirement living apartments including communal facilities, landscaping and associated hardstanding.

1.3. SITE LOCATION

The site is located in the south of Prestwich and is accessible via George Street from the north of the site. Prestwich Gold 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 southwest of the site. The River Irwell is located approximately 1 km southwest of the site at the nearest point. Please refer to Figure 1 for the approximate site location.

Figure 1 **Approximate Site Location**





1.4. DISCHARGE CONDITION

A '30 Year Habitat Management and Mitigation Plan' has been prepared to discharge Condition 13 of the planning application DC-2021-02499 as follows:

'A 30 Year Habitat Management and Mitigation Plan will be produced which will detail management operations required to achieve target conditions as detailed within the Biodiversity Metric. Details of timetables for monitoring and persons responsible for implementation will be detailed within the report. Reporting and monitoring requirements at years 1, 2, 5, 10, 20 and 30 will be outlined'.

'The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), has been prepared in accordance with the approved Biodiversity Gain Plan and including; a non-technical summary, the roles and responsibilities of the people or organisation(s) delivering the HMMP; the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Net Gain Plan; the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and the monitoring and methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, and has been submitted to, and approved in writing by, the local planning authority.'

1.5. OBJECTIVES

In order to discharge Condition 13, this '30 Year Habitat Management and Mitigation Plan' will cover the following:

- ✿ Description and evaluation of the features to be managed;
- ✿ Ecological trends and constraints on site which may influence management;
- ✿ Aims and objectives of management;
- ✿ Appropriate management options for achieving aims and objectives;
- ✿ Prescriptions for management actions;
- ✿ Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
- ✿ Personnel responsible for the implementation of the plan;
- ✿ Confirmation of funding and ownership; and
- ✿ Details of a programme of monitoring and remedial measures triggered by monitoring.



1.6. PREVIOUS SURVEYS

PRELIMINARY ECOLOGICAL APPRAISAL, 2023

E3P undertook a Preliminary Ecological Appraisal (PEA) on the site in October 2023 (report reference: 81-460-R1). During the survey, the site comprised hardstanding, a building, tall ruderal, amenity grassland, dense scrub, scattered scrub, introduced shrub and scattered trees. The on-site building was assessed as having 'Moderate' bat roosting potential, with the potential presence of nesting birds in the scattered trees, dense scrub and tall ruderal present on site. The habitats on site were also assessed as having the potential to support badger (*Meles meles*), hedgehogs (*Erinaceus europaeus*), reptiles and common amphibians. Himalayan balsam (*Impatiens glandulifera*) was also identified on site.

BIODIVERSITY NET GAIN ASSESSMENT, 2024

E3P undertook a Biodiversity Net Gain Assessment of the site in August 2024 (report reference: 81-460-R2). The Biodiversity Metric 4.0 was used to calculate the baseline habitat units on-site. Habitat creation was then measured from the latest plans by TPM Landscapes (2024) (Drawing number: NW 2953-3-LA-101). The results of the metric showed a gain of 0.36 habitat units (15.56%) and a gain of 1.27 hedgerow units (1068.01%). The trading rules of the metric have been satisfied as habitats lost have been 'traded up'.

NOCTURNAL BAT SURVEY REPORT, 2024

E3P undertook two nocturnal bat emergence surveys in May and June 2024 (report reference: 81-460-R3). During the surveys, common pipistrelle (*Pipistrellus pipistrellus*) were identified utilising the site for foraging and commuting. No bats were observed emerging from the surveyed building, and no bats were observed within proximity to any potential roost features.



2. RESPONSIBILITIES

2.1. SITE RESPONSIBILITIES

Management of newly created habitats, the scattered trees and the treeline to be retained will be maintained for the first year by the Landscape Contractor responsible for the implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment is achieved. Thereafter, maintenance contracts will be organised by a management company on an annual basis.

2.2. ECOLOGICAL CONSTRAINTS

Ecological constraints on site may influence management. Nesting birds, commuting and foraging bats, badger, hedgehogs, reptiles, and common amphibians are anticipated to utilise the site. The presence of these species will be considered when addressing management techniques and timings.

Appendix II outlines the timings of work and when ecological supervision will be required due to the known presence of protected species on and adjacent to the site.

2.3. FUNDING

During the construction stage, all works associated with the 30 Year Habitat Management and Mitigation Plan will be funded directly by and delivered by an appointed management company. Once the site is occupied and construction works are complete, the management company will be responsible for the maintenance of the estate.



3. PROPOSED LANDSCAPING FEATURES

Landscape proposals are outlined in accordance with the Landscape Layout and Planting Plans provided by TPM Landscape (Drawing references: NW-4575-2953-3-LA-101(2024)).

The current 30 Year Habitat Management and Mitigation Plan covers the following habitats:

- ✿ Retained scattered trees and treeline.
- ✿ Proposed wildflower meadow.
- ✿ Proposed woodland bulb planting.
- ✿ Proposed ornamental planting.
- ✿ Proposed native shrub beds.
- ✿ Proposed modified grassland.
- ✿ Proposed ornamental trees.
- ✿ Proposed garden trees.
- ✿ Proposed species-rich native hedgerow.
- ✿ Proposed non-native and ornamental hedgerows.

3.1. SCATTERED TREES AND TREELINE RETENTION

Multiple scattered trees throughout the site and a single treeline to the north of the site will be retained post-development.

3.2. PROPOSED WILDFLOWER MEADOW

Areas of wildflower meadow are proposed throughout the site, which will be created with Dual Purpose Wildflower Seeds LWXP 100%, supplied by Landlife Wildflowers or similar approved suppliers. The mix will be sown at a density of 4 grams per m² and comprises the following species:

- ✿ Lady's bedstraw (*Galium verum*).
- ✿ Black medick (*Medicago lupulina*).
- ✿ Salad burnet (*Sanguisorba minor*).
- ✿ Meadow buttercup (*Ranunculus acris*).
- ✿ Red campion (*Silene dioica*).
- ✿ White campion (*Silene alba*).
- ✿ Wild carrot (*Daucus carota*).
- ✿ Night-flowering catchfly (*Silene noctiflora*).



- ✿ Corn chamomile (*Anthemis arvensis*).
- ✿ Wild clary (*Salvia verbenaca*).
- ✿ Corn cockle (*Agrostemma githago*).
- ✿ Cornflower (*Centaurea cyanus*).
- ✿ Ox-eye daisy (*Leucanthemum vulgare*).
- ✿ Field forget-me-not (*Myosotis arvensis*).
- ✿ Wild foxglove (*Digitalis purpurea*).
- ✿ Goatsbeard (*Aruncus dioicus*).
- ✿ Common knapweed (*Centaurea nigra*).
- ✿ Greater knapweed (*Centaurea scabiosa*).
- ✿ Corn marigold (*Chrysanthemum segatum*).
- ✿ Musk mallow (*Malva moschata*).
- ✿ Common poppy (*Papaver rhoeas*).
- ✿ Self-heal (*Prunella vulgaris*).
- ✿ Common sorrel (*Rumex acetosa*).
- ✿ Common St.John's-wort (*Hypericum perforatum*).
- ✿ Yarrow (*Achillea millefolium*).
- ✿ Yellow rattle (*Rhinanthus minor*).

3.3. PROPOSED WOODLAND BULB PLANTING

Woodland bulb planting is proposed to the northeast of the site, consisting of 114 *Narcissus* 'Ice Follies'. The bulbs will be a height of 10-15 cm and planted at a density of 11.00 per m².



3.4. PROPOSED ORNAMENTAL PLANTING

Ornamental planting is proposed across the site. Please see Table 2 for details.

Table 2 Proposed Ornamental Shrub Planting

SPECIES	SIZE (L)	HEIGHT (CM)	DENSITY (M ²)	NUMBER
<i>Alchemilla mollis</i>	5	30-40	5.00	48
<i>Aucuba japonica</i> 'Rozannie'	5	30-40	4.00	23
<i>Brachyglottis greyi</i>	5	30-40	4.00	63
<i>Berberis thunbergia</i> 'Atropurpurea Nana'	5	30-40	4.00	45
<i>Choisya ternata</i>	10-15	40-60	-	8
<i>Choisya ternata</i> 'Sundance'	5	30-40	4.00	64
<i>Euonymus fortunei</i> 'Emerald 'n' Gold'	5	30-40	4.00	45
<i>Euphorbia</i> <i>amygdaloides</i> var. 'robbiae'	5	20-25	5.00	58
<i>Fuschia</i> 'Mrs Poppo'	5	30-40	4.00	52
<i>Hebe albicans</i> 'Red Eagle'	5	30-40	4.00	47
<i>Hebe</i> 'Autumn Glory'	5	30-40	4.00	26
<i>Hebe</i> 'Mrs Winder'	5	30-40	4.00	53
<i>Hellborus orientalis</i> 'White Lady'	5	25-30	5.00	26
<i>Hydrangea panicula</i> 'Limelight'	10-15	60-80	-	9
<i>Hydrangea</i> <i>paniculata</i> 'Little Lime'	5	30-40	4.00	16
<i>Hebe</i> 'Pink Passion'	5	30-40	4.00	58
<i>Hebe</i> 'White Gem'	3	30-40	4.00	16
<i>Hydrangea serrata</i> 'Bluebird'	5	30-40	3.00	27
<i>Lavandula</i> <i>angustifolia</i> 'Hidcote'	5	30-40	4.00	23
<i>Leucothoe</i> <i>fontanesiana</i> 'Dark Diamond'	5	30-40	4.00	20
<i>Liriope muscari</i> 'Lilac Beauty'	5	30-40	5.00	39
<i>Magnolia stellata</i>	30-45	100-125	-	3
<i>Philadelphus</i> 'Belle Etoile'	10-15	40-60	-	22
<i>Potentilla fruticosa</i> 'Abbotswood'	5	30-40	4.00	48
<i>Pieris japonica</i> 'Little Heath'	5	20-25	4.00	33



SPECIES	SIZE (L)	HEIGHT (CM)	DENSITY (M ²)	NUMBER
<i>Photinia x fraserii</i> 'Red Robin'	10-15	80-100	-	5
<i>Phormium</i> 'Bronze Baby'	10-15	40-60	-	5
<i>Pulmonaria</i> 'Margery Fish'	3	-	5.00	19
<i>Rudbeckia fulgida</i> 'Goldsturm'	5	30-40	5.00	26
<i>Sarcococca humilis</i>	5	25-30	4.00	71
<i>Spiraea japonica</i> 'Goldflame'	5	30-40	4.00	57
<i>Skimmia japonica</i> 'Rubella'	5	30-40	4.00	76
<i>Skimmia confuse</i> 'Kew Green'	5	30-40	4.00	93
<i>Spiraea nipponica</i> 'Snowmound'	5	40-60	3.00	14
<i>Viburnum davidii</i>	5	30-40	4.00	16

3.5. PROPOSED NATIVE SHRUB

Native shrub planting is also proposed to the north, west and south of the site. Please see Table 3 for details.

Table 3 Proposed Native Shrub Planting

SPECIES	MIX (%)	HEIGHT (CM)	DENSITY (M ²)	NUMBER
<i>Crataegus monogyna</i>	25.00	60-80	3.00	237
<i>Corylus avellana</i>	20.00	60-80	3.00	189
<i>Prunus spinosa</i>	25.00	60-80	3.00	237
<i>Sambucus nigra</i>	15.00	60-80	3.00	48
<i>Sambucus nigra</i>	15.00	60-80	3.00	94
<i>Viburnum opulus</i>	15.00	60-80	3.00	142

3.6. PROPOSED MODIFIED GRASSLAND

Areas of modified grassland are proposed throughout the development. These areas will be laid as turf.

3.7. PROPOSED ORNAMENTAL TREES

Mature ornamental trees are proposed throughout the site. Please see Table 4 for details of the proposed ornamental trees.

Table 4 Proposed Ornamental Trees

SPECIES	STANDARD	SIZE (CM)	HEIGHT (CM)	ROOT	NUMBER
<i>Prunus avium</i> 'Plena'	Standard (Extra-heavy)	14-16	350-450	RB	4
<i>Sorbus aria</i> 'Magnifica'	Standard (Extra-heavy)	14-16	350-450	RB	1



3.8. PROPOSED GARDEN TREES

Small multi-stemmed garden trees are proposed across the site. Please see Table 5 for details of the proposed garden trees.

Table 5 Proposed Garden Trees

SPECIES	STANDARD	SIZE (CM)	HEIGHT (CM)	ROOT	NUMBER
<i>Acer palmatum</i> 'Senkaki'	Selected standard	10-12	300-350	RB	4
<i>Acer campestre</i> 'Elsrijk'	Selected standard	10-12	300-350	RB	5
<i>Catalpa bignonioides</i> 'Nana'	Selected standard	10-12	300-350	RB	14
<i>Prunus serrulate</i> 'Snow Goose'	Selected standard	10-12	300-350	RB	9

3.9. PROPOSED SPECIES-RICH NATIVE HEDGEROW

Species-rich native hedgerows are proposed to the south and east of the site. Please see Table 6 for details of the proposed species-rich native hedgerows.

Table 6 Proposed Species-Rich Native Hedgerow

SPECIES	HEIGHT (CM)	% IN MIX	ROOT	NUMBER
<i>Crataegus monogyna</i>	80-100	40.00	BR	453
<i>Corylus avellana</i>	80-100	20.00	BR	226
<i>Ilex aquifolium</i>	80-100	10.00	C	113
<i>Prunus spinosa</i>	80-100	20.00	BR	226
<i>Rosa canina</i>	80-100	10.00	BR	113

Species-rich native hedgerows are to be planted at a density of 3 per m². Hedgerows will be watered in the first year of establishment regularly during periods of drought until establishment.

3.10. PROPOSED NON-NATIVE ORNAMENTAL HEDGEROW

Non-native ornamental hedgerows are proposed to the north and west of the site. Please see Table 7 for details of the proposed non-native ornamental hedgerow.

Table 7 Proposed Non-Native Ornamental Hedgerow

SPECIES	SIZE (L)	HEIGHT (CM)	ROOT	NUMBER
<i>Ilex crenata</i>	10	50	C	61
<i>Prunus lusitanica</i>	10	100-125	C	592

Ornamental hedgerows are to be planted at a density of 3 per m². Hedgerows will be watered in the first year of establishment regularly during periods of drought until established.



4. MANAGEMENT

4.1. AIMS AND OBJECTIVES

The management plan sets out how habitats will be protected and managed appropriately during the operational phase of development for the long-term benefit of local wildlife.

The plan covers the following points:

- ✿ Demonstrate objectives and targets required for proposed and retained habitats to meet target condition in line with the Biodiversity Metric Report.
- ✿ Outline the working methods to be followed during the construction phase, regarding retained habitats and associated local wildlife.
- ✿ Outline habitat measures and management which will improve the sites suitability for local wildlife and ensure the habitat condition.
- ✿ Outline monitoring procedures of ecological features within the site.

4.2. MANAGEMENT ACTIONS

The following sections should be read in conjunction with the Biodiversity Metric Report by E3P (report reference: 81-460-R2) which details the target condition and target time in which the condition of each habitat will be achieved and the Biodiversity Metric Condition Assessment Criteria each habitat needs to meet their respective target condition.

Please see Appendix I for the Post-Development Habitat Plan, Appendix II for the Work Schedule and Appendix III for the Annual Work Plan.

4.3. HABITAT TARGET CONDITION SCHEDULE

Please see Table 8 for the schedule detailing the expected condition of each habitat over a 30-year period.

Table 8 Expected Condition Over 30 Years

HABITAT	YEAR						TIME TO CONDITION
	1	2	5	10	20	30	
Wildflower Meadow	Poor	Poor	Poor	Poor	Poor	Poor	2 years
Woodland Bulb Planting	N/A	N/A	N/A	N/A	N/A	N/A	1 year
Ornamental Planting	N/A	N/A	N/A	N/A	N/A	N/A	1 year
Native Shrub Planting	Poor	Poor	Moderate	Moderate	Moderate	Moderate	5 years
Modified Grassland	Poor	Poor	Poor	Poor	Poor	Poor	1 year
Ornamental Trees	Poor	Poor	Poor	Poor	Poor	Moderate	27 years
Garden Trees	Poor	Poor	Poor	Poor	Poor	Moderate	27 years



HABITAT	YEAR						TIME TO CONDITION
	1	2	5	10	20	30	
Native Hedgerow	Poor	Poor	Moderate	Moderate	Moderate	Moderate	5 years
Evergreen Hedge, Evergreen Low Hedge	Poor	Poor	Poor	Poor	Poor	Poor	1 year

4.4. PROPOSED MANAGEMENT SUBSCRIPTIONS

4.4.1. RETAINED SCATTERED TREES AND TREELINE

Adequate protective fencing should be installed around the retained scattered trees and treeline, where practical before any materials and machinery are brought on site.

Tree protection fencing will consist of a vertical scaffold framework, well-braced to resist impacts. The vertical poles will be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels will be fixed.

Any fence post excavations within the retained scattered trees and treelines Root Protection Area (RPA) will be carried out manually, using handheld tools only, and in accordance with the guidelines set out in Section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to the retained scattered tree and treelines RPA will be carried out in strict accordance with the guidance detailed in Section 8 of BS5837:2012.

The retained scattered trees and treeline will be managed only by occasional pruning to remove damaged or defective limbs for health and safety purposes. Should any retained trees require removal, replacement tree planting with equivalent tree species will be planted in their place.

The retained scattered trees and treeline will be managed to ensure that they maintain 'Moderate' and 'Good' condition as detailed in the Biodiversity Metric Report. The following measures will be implemented:

- ✿ Retained scattered trees will be protected from anthropogenic damage with demarcation fencing in line with BS5837:2012 as per Condition Assessment Criteria 4.
- ✿ Vegetated habitat beneath the retained trees will be maintained to ensure that the trees are oversailing vegetation as per Condition Assessment Criteria 6.

4.4.2. WILDFLOWER MEADOW

The wildflower meadow will be created and managed in order to be of maximum benefit to terrestrial mammals, birds, and amphibians. The meadow will be located in the southeast of the site.

The wildflower meadow will be seeded with Dual Purpose Wildflower Seeds LWXP and will be sown at a density of 4 g/m². The habitat will be allowed to grow to a long sward length, providing a more favourable habitat for use by sheltering amphibians, reptiles, and their invertebrate prey. The wildflower meadow will be cut annually in autumn to a minimum of 150 mm, with encroaching scrub, noxious weeds (such as common ragwort (*Jacobaea vulgaris*), common nettle (*Urtica dioica*) and broad-leaved dock (*Rumex obtusifolius*)) and self-seeded tree saplings cleared at this time.



As part of the long-term management plan, monitoring of the wildflower meadow will be undertaken to ensure that it achieves 'Poor condition within two years as detailed in the Biodiversity Metric Report. The following measures will be implemented:

- ✿ Any scrub growth or encroachment, including bramble (*Rubus fruticosus agg.*), will be removed to ensure that scrub cover is less than 20% of the total grassland area, as per Criterion C.
- ✿ Any bracken (*Pteridium aquilinum*) growth or encroachment will be removed to ensure that bracken cover is less than 20%, as per Criterion F.
- ✿ Annual removal of invasive plant species, as per Criterion G.

4.4.3. ORNAMENTAL SHRUB AND BULB PLANTING

The target condition for the ornamental shrub and woodland bulb planting were automatically set to 'N/A' and therefore no specific management is required, however, all three habitats will need to be managed to ensure they do not fail.

Weed species will be dealt with by hand if practicable. If chemical control of weeds is required, spot treatment would be allowed. Full consideration for the environment will be taken when selecting the method of control and chemical to be used. An ecologist will be consulted prior to the use of any chemicals within the area and consulted for specific weed species that the management applies to. The habitats will be managed to promote on-site biodiversity. Invasive non-native species which may colonise the habitats will be eradicated, with any works being carried out outside the nesting bird/hibernating hedgehog period.

4.4.4. NATIVE SHRUB PLANTING

Areas of native shrub planting will be created throughout the site. These areas will consist of native species and be managed to maximise their potential for wildlife within the area. These areas will be managed to ensure they reach their target condition of 'Moderate' within the target time of five years by achieving three out of five of the following 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 shrub is native. There are at least three native woody species. No single species comprises more than 75% of cover, excluding hazel (*Corylus avellana*), common juniper (*Juniperus communis*), sea buckthorn (*Hippophae rhamnoides*) or box (*Buxus sempervirens*), 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.
- ✿ The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat.

In order to reach their target condition of 'Moderate' within the time frame of five years, these areas will be planted and managed to ensure no single species comprises more than 75% cover, to ensure the parcels represent a good example of their habitat type. This will be done through the removal and supplementation of specimens as needed. These areas will also be managed through the removal of weeds, non-native invasive and sub-optimal species.



The native shrub planting will be left to establish for five years before it is cut in rotation by hand. Rotational coppicing will then be subsequently undertaken every 7-10 years, depending on the rate of growth. This management will allow a well developed edge with varying ages of scattered scrub present.

Management will be scheduled outside the nesting bird season, which is between March to September (inclusive). Furthermore, any scrub specimens to be removed to maintain even species distribution must be checked by an ecologist prior to removal to avoid impacting amphibians, hedgehogs or badgers utilising the habitat.

4.4.5. MODIFIED GRASSLAND PLANTING

Modified grassland will be created throughout the site and managed in order to be of maximum benefit to terrestrial mammals, birds and amphibians. The grassland will include turf bordering the hardstanding of the site and surrounding the building.

Prior to the installation of turf on-site, ground preparations will be undertaken before the turf is delivered to avoid it drying out. All existing vegetation present in the area to be turfed will be removed, and 150 mm of topsoil spread over the area, before being rotovated in order to prevent the soil from compacting. Soil should then be raked, lightly compacted and watered. Upon delivery, turf should be laid immediately, and the joins of turf will be staggered. The turf will be watered immediately after laying, and every day for 2-3 weeks, especially in periods of low rainfall.

The target condition for the modified grassland is 'Poor', therefore, no specific management is required to achieve this score; however, the grassland will be managed to ensure that it does not fail. Where modified grassland is created, a shorter sward length will be maintained, with mowing taking place every two months, or more frequently depending on the rate of growth of the grassland. Additionally, the habitat will be managed to improve on-site biodiversity. Any invasive non-native species and undesirable weeds which may colonise the habitat will be eradicated.

4.4.6. ORNAMENTAL TREES AND GARDEN TREES

The proposed ornamental trees and garden trees will be managed to ensure they reach their target condition of 'Moderate' within the target time of 27 years by achieving three out of six of the following 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 is oversailing vegetation beneath.

4.4.7. SPECIES-RICH NATIVE HEDGEROW

Species-rich native hedgerow planting is proposed to the south and east of the site. The native hedgerow planting will comprise five woody species planted at a rate of 3 per metre.

The species-rich native hedgerow planting will be monitored to ensure that it achieves 'Moderate' condition within five years, as detailed in the Biodiversity Metric Report. The following measures will be implemented as part of the long-term management of the native hedgerows:



- ✳ Pruning of the hedgerows will be kept to a minimum to ensure an average height of 1.5 m along the hedgerows, as per Criterion A1.
- ✳ Pruning of the hedgerows will be kept to a minimum to ensure an average width of 1.5 m along the hedgerows, as per Criterion A2.
- ✳ A maximum gap of 0.5 m between the ground and the base of the hedge will be maintained, as per Criterion B1.
- ✳ Gaps over 0.5 m along the length of the hedge will be restored with planting, as per Criterion B2
- ✳ Invasive plant species will be eradicated from the hedgerow or ground to ensure they do not become established, as per Criterion D1.
- ✳ The hedgerow will contain at least 90% of trees in healthy condition, with replacement planting hedge to be undertaken, if required, as per Criterion D2

4.4.8. EVERGREEN HEDGEROW AND EVERGREEN LOW HEDGEROW

Evergreen hedgerow and evergreen low hedgerow are proposed to the north and west of the site. The hedgerow planting will comprise *Ilex crenata* and *Prunus lusitanica*. The target condition of the evergreen hedgerows was automatically set by the metric as 'Poor'; therefore, no specific management is required for the habitat to achieve its target condition. However, the hedgerows will be managed to promote on-site biodiversity. The following measures will be implemented:

- ✳ Invasive plant species will be eradicated from the hedgerow or ground to ensure they do not become established.
- ✳ The hedgerows will be protected from human damage.
- ✳ The hedgerow will contain at least 95% of trees in healthy condition, replacement tree planting with the hedgerows will be undertaken if required.
- ✳ A maximum gap of 0.5 m between the ground and the base of the hedge will be maintained.
- ✳ Gaps over 0.5 m along the length of the hedge will be restored with planting.



5. FUTURE MONITORING AND REPORTING

Monitoring and reporting of the habitats created will be undertaken at years 1, 2, 5, 10, 20 and 30 by a suitably qualified ecologist. Details regarding the condition of the habitats and the progress being made towards achieving the target condition of each habitat will be submitted to the Local Planning Authority.

If the target conditions for habitats are not being achieved, then increased management will be required with additional visits once a year until the condition target is on track for 30-year management.

The management plans are to be reviewed during year 5, 10, 20 and 30. The plans are to be revised as appropriate and the frequency of visits for certain habitats may be increased or decreased depending on the progress made towards achieving their target condition.



6. REFERENCES

- ✿ E3P (2023). Preliminary Ecological Appraisal – Fairways Lodge, Prestwich. 81-460-R1
- ✿ E3P (2024). Biodiversity Net Gain Assessment – Fairways Lodge, Prestwich. 81-460-R2.
- ✿ E3P (2024). Nocturnal Bat Survey Report – Fairways Lodge, Prestwich. 81-460-R3.
- ✿ English Nature (2001). Great Crested Newt Mitigation Guidelines.
- ✿ TPM Landscape (2024). Landscape Layout. NW-4575-2953-3-LA-101
- ✿ TPM Landscape (2024). Planting Plan. NW-4575-2953-3-LA-101

END OF REPORT

APPENDIX I POST DEVELOPMENT PLAN





Key:

- Red Line Boundary
- ◆ Proposed urban tree
- Retained urban tree
- Climbers
- Proposed non-native and ornamental hedgerow
- Proposed species-rich native hedgerow
- Retained line of trees
- Proposed artificial unvegetated, unsealed surface
- Proposed developed land; sealed surface
- ◆ Horticulture
- Proposed introduced shrub
- Proposed mixed scrub
- Proposed modified grassland
- Proposed other neutral grassland

Notes

Issue: 1	Revision: 4	Date: 21/01/2025	Drawn: NS2	Authorised: CK
Client: MCR Properties			Job No. 81-460	Date: 21/01/2025
			Drawing No. 005	Scale: 1:650 @A4
Job title: Fairways Lodge, Prestwich			Drawing title: Post Development Plan	



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APPENDIX II

WORK SCHEDULE





WORK SCHEDULE			
WORKS	METHODS	TIMING	ECOW REQUIRED?
VEGETATION MANAGEMENT – BREEDING BIRDS	Vegetation management works related to aiding habitats to achieve their target condition are to be completed outside of the nesting bird season. This includes the removal of diseased trees and clearance of encroaching scrub. If this is not possible, the area will be subject to a nesting bird check by the ECoW, within 24 hours of work commencing. If a nest (or nest in construction) is found, a suitable stand-off area will be maintained. The suitable stand-off will be decided by the ECoW and will be designated as a temporary 'Biodiversity Protection Zone'.	Within 24 hours of vegetation clearance during March to September (inclusive).	Yes, if during nesting bird season
VEGETATION MANAGEMENT - AMPHIBIANS	During clearance of encroaching scrub and cutting of grassland and wildflower meadow, common amphibians encountered are to be moved by hand away from the work area.	March to September.	No
VEGETATION MANAGEMENT - HEDGEHOG	Ecologist to check for hedgehogs prior to management of trees, hedgerows, shrub and grassland habitats deemed suitable for hedgehog, including clearance of encroaching scrub and during annual cutting of grassland and wildflower meadow.	Prior to any works.	Yes
VEGETATION MANAGEMENT - BADGER	PWMs are to be followed during the management of hedgerows and grassland habitats deemed suitable for badger, including clearance of encroaching scrub and during the annual cutting of grassland and wildflower meadow.	Prior to any works.	Yes
INSTALLATION OF HERAS FENCING TO DEFINE WORKING ZONE	Installation of fencing to protect retained/adjacent habitats where required. Twice annual checks of fencing will be completed by the ECoW to ensure the works detailed in the Plan are being followed and remedial measures will be completed by the site manager where required.	Prior to construction works.	Yes – to define zones with site manager and fencing checks (twice annually)
INSTALLATION OF CONSTRUCTION LIGHTING - BATS	The site manager will consult the ECoW to ensure lighting impacts are implemented to minimise or avoid lighting in sensitive areas within and adjacent to the site and to avoid light spill onto potential bat foraging habitat such as the retained scattered trees and treeline, proposed trees and proposed hedgerows.	Prior to construction works.	Yes – where required
GENERAL POLLUTION MEASURES	Measures will be taken throughout the construction phase to avoid pollution incidents that may indirectly affect habitats and associated protected/notable fauna.	Throughout construction phase.	Yes (when required)



WORK SCHEDULE			
WORKS	METHODS	TIMING	ECOW REQUIRED?
	Pollution prevention and control strategies will be adhered to at all times. Any accidental damage to the adjacent habitats or fuel spillages within proximity to the site and/or adjacent habitats will be reported to the site manager and the ECoW.		

APPENDIX III

ANNUAL WORK PLAN





ANNUAL WORK PLAN					
MANAGEMENT REQUIRED	FREQUENCY OF MONITORING	REMEDIAL MEASURES	TIME OF YEAR WORKS ARE UNDERTAKEN	PROTECTED SPECIES CONSTRAINTS	ECOLOGICAL SUPERVISION REQUIRED?
RETAINED SCATTERED TREES AND TREELINE					
Check condition	Twice yearly	Check condition of scattered trees and treeline for signs of disease and damage.	April and November	Birds- Will avoid nesting bird season (March to September inclusive) where possible.	No (if undertaken outside of nesting bird season).
Pruning	Twice yearly	Trees to be inspected twice a year and pruned where necessary	October to February	Birds- Will avoid nesting bird season (March to September inclusive) where possible.	No (if undertaken outside of nesting bird season).
Replacement Tree Planting	When required	Replacement tree planting to be undertaken should any existing retained trees require removal	Any time of year	N/A	N/A
WILDFLOWER MEADOW					
Control of invasive species	Ongoing	Continued control	September to November	N/A	No
Annual cut to a minimum of 150 mm	Annual	Encroaching scrub and noxious weeds cleared at this time.	September to November	N/A	No
Control of weeds, if required	Annual	Removal by hand or spot use of chemicals.	September to November	N/A	No
ORNAMENTAL SHRUB AND BULB PLANTING					
Control of invasive species	Ongoing	Continued control	September to November	N/A	No
Control of weeds, if required	Annual	Removal by hand or spot use of chemicals.	September to November	N/A	No



NATIVE SHRUB					
Control of invasive species	Ongoing	Continued control	September to November	N/A	No
Control of weeds, if required	Annual	Removal by hand or spot use of chemicals.	September to November	N/A	No
Rotational coppicing	Left to establish for five years before coppicing. Subsequently coppicing every 7 to 10 years.	Copping of native species to encourage age range and develop established scrub edge.	September to November	Birds – Will avoid nesting bird season where possible Hedgehogs – Will avoid hedgehog hibernation period	No (if undertaken outside of nesting bird season and hedgehog hibernation period).
MODIFIED GRASSLAND					
Control of invasive species	Ongoing	Continued control	September to November	N/A	No
Short sward maintenance	Every two months	Encroaching scrub and noxious weeds cleared at this time.	September to November	N/A	No
Control of weeds, if required	Annual	Removal by hand or spot use of chemicals.	September to November	N/A	No
PROPOSED TREES					
Check stakes and ties.	During each visit	Adjust/replace if necessary	All year	N/A	No
Water availability	Each visit	Ensure sufficient water is applied to all new trees, particularly during establishment.	N/A	N/A	No
Base of trees maintained.	During each visit	Maintain a grass & weed free area at the base of each tree	All year	N/A	No
Pruning	Annually	Undertake formative pruning of young trees to encourage good growth & shape.	As required	Birds - Will avoid nesting bird season (March to September, inclusive) where possible.	No (if undertaken outside of nesting bird season).



Slow-release fertiliser (if required)	Once a year	N/A	March/April	N/A	No
Check trees for signs of deterioration or distress	Ongoing	Replacement of any dead, dying, diseased or lost trees	As required	Birds - Will avoid nesting bird season (March to September, inclusive) where possible.	No (if undertaken outside of nesting bird season).
Replacement of dying trees	Annually	After 5 years, dead, dying diseased or lost trees shall be replaced with a standard tree of the same species.	As required	Birds - Will avoid nesting bird season (March to September, inclusive) where possible.	No (if undertaken outside of nesting bird season).
Tree inspections	Annually	Within areas that have public access, tree conditions will be reviewed annually to ensure no risk from the public from damaged / dead trees.	Annually	N/A	No
HEDGEROWS					
Invasive plant species and control	Ongoing	Removal and control	As required	Birds – Will avoid nesting bird season where possible Hedgehogs – Will avoid hedgehog hibernation period	No (if undertaken outside of nesting bird season and hedgehog hibernation period).
Hedgerow management	Every two years during the first 10 years. Subsequently every 5 years	Vegetation to be removed or planted as required.	As required	Birds – Will avoid nesting bird season where possible Hedgehogs – Will avoid hedgehog hibernation period	No (if undertaken outside of nesting bird season and hedgehog hibernation period).