

Biodiversity Metric Report

Fairways Lodge, Prestwich

Reference: 81-460-R2-4

Date: January 25





E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
<https://e3p.co.uk>

Registered in England
CRN: 08725262

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WRITTEN BY	QUALIFICATIONS	POSITION
Conor Evans	BSc (Hons), MRes	Consultant Ecologist

REVIEWED BY	QUALIFICATIONS	POSITION
Huw Morgan	BSc (Hons), MEnvSc, CEnv, MCIEEM	Principal Ecologist

AUTHORISED BY	QUALIFICATIONS	POSITION
Celia Kenyon	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM	Associate Director



EXECUTIVE SUMMARY

Site Address	Fairways Lodge, George Street, Prestwich, Manchester M25 9WS				
Co-ordinates	E 381722, N 402426				
Site Area	Approximately 0.62 ha				
Current Site Use	The site currently is currently in use as a hotel and comprises hardstanding, a building, tall ruderal, amenity grassland, dense scrub, introduced shrub and scattered trees.				
Proposed Development	Development proposals include the demolition of the existing building and the development of a retirement home and associated landscaping.				
Results	The biodiversity metric results show a gain of habitat units and hedgerow units as follows: <table><tr><td>Habitat Units</td><td>+0.37</td></tr><tr><td>Hedgerow Units</td><td>+1.21</td></tr></table> A 15.75% gain of habitat units and a 1021.14% gain of hedgerow units will be incurred on-site as a result of the development. The trading rules have been satisfied as habitats lost have been 'traded up'.	Habitat Units	+0.37	Hedgerow Units	+1.21
Habitat Units	+0.37				
Hedgerow Units	+1.21				
Conclusions and Recommendations	The proposed scheme will incur a gain of 0.37 habitat units and 1.21 hedgerow units as a result of the development. The Biodiversity Metric does not take into account additional species enhancements within the site. Hibernacula could be created on-site (following guidance set out within Froglife, 2001) to further increase the site's value for common amphibians.				



Table of Contents

EXECUTIVE SUMMARY	2
1.INTRODUCTION	4
1.1. Background	4
1.2. Site Location	4
1.3. Previous Surveys	4
1.4. Objectives	5
2.METHODOLOGY	6
2.1. Biodiversity Metric	6
2.2. On-Site Habitat Baseline Data.....	6
2.3. Post-Development Habitat Creation.....	6
2.4. Limitations	6
3.RESULTS.....	8
3.1. On-Site Baseline Condition Assessment Results	8
3.2. Habitat Retention.....	12
3.3. Habitat Creation Condition Assessment.....	12
3.4. Strategic Significance	17
3.5. Biodiversity Unit Result	17
4.CONCLUSIONS AND RECOMMENDATIONS	18
5.PLANNING APPLICATION INFORMATION	19
6.REFERENCES.....	20
APPENDIX I PHASE 1 HABITAT PLAN.....	21
APPENDIX II POST DEVELOPMENT PLAN	22
APPENDIX III LANDSCAPE LAYOUT	23



1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by McCarthy & Stone to undertake a Biodiversity Metric Calculation at Fairways Lodge, Prestwich, hereafter referred to as “the site”.

This report has been produced by Conor Evans BSc (Hons) MRes, Consultant Ecologist at E3P. Conor holds a Qualifying membership of CIEEM and has over three years of professional experience as an ecologist. Conor has experience undertaking condition assessments and Biodiversity Net Gain assessments on a range of projects across the UK. He also holds a Level 3 Field Identification Skills Certificate (FISC) and has undertaken a Modular River Survey training course focussing on generating River Condition, for which he is accredited.

This report should be read in conjunction with ‘The Statutory Biodiversity Metric Calculation Tool – Fairways Lodge, Prestwich’.

1.2. SITE LOCATION

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

Figure 1 **Approximate Site Location**



1.3. PREVIOUS SURVEYS

E3P undertook a Preliminary Ecological Appraisal on-site in September 2023 (report reference: 81-460-R1). The survey included a Condition Assessment of the on-site habitats. During the survey, the site was found to comprise hardstanding, a building, tall ruderal, amenity grassland, dense scrub, introduced shrub and scattered trees.



1.4. OBJECTIVES

The objectives of the Biodiversity Metric are to:

- ✦ Identify percentage change in on-site habitat.
- ✦ Identify the number of habitat units lost/gained on-site; and
- ✦ Determine the need for a conservation offset payment or off-site habitat creation.

The findings of the calculation are detailed within this report, along with recommendations.



2. METHODOLOGY

2.1. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Statutory Biodiversity Metric was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within The Statutory Biodiversity Metric User Guide (DEFRA, 2024).

This metric was calculated by Conor Evans, Consultant Ecologist at E3P. Conor has attended internal training courses focussing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool and has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK. He also holds a Level 3 Field Identification Skills Certificate (FISC) and has undertaken a Modular River Survey training course focussing on generating River Condition, for which he is accredited.

This metric was reviewed by Associate Director Celia Kenyon, BSc (Hons) MSc MEnvSc CEnv MCIEEM. Celia has undertaken a number of online training courses with CIEEM including 'Calculating and Using Biodiversity Units with Metric 2.0' and 'Biodiversity Net Gain Through Development'. Celia has also completed Condition Assessments on a number of sites across the UK and holds a Level 3 FISC.

2.2. ON-SITE HABITAT BASELINE DATA

The baseline data used to inform the condition assessment was collected on 12th September 2023 during the Preliminary Ecological Appraisal (report reference: 81-460-R1). The Statutory Biodiversity Metric Condition Assessment Sheets (Natural England, 2024) were used to undertake the condition assessment. The methodology follows the Statutory Biodiversity Metric: User Guide (Natural England 2024).

On-site baseline habitats were measured off the Phase 1 Habitat Plan using QGIS. Phase 1 habitat types were translated into UKHab habitat types using the metrics Technical Data Translation Tool. The diameter at breast height (DBH) of on-site trees were taken from the Arboricultural Implications Assessment by Mulberry Tree Management (2024) to inform tree size. The area for scattered trees was then calculated using the Tree Helper calculator within the metric.

Please see Appendix I for the Phase 1 Habitat Plan.

2.3. POST-DEVELOPMENT HABITAT CREATION

The Landscape Layout by TPM Landscape (2024) (drawing number: NW-2953-3-LA-101 Rev F) was used to measure habitat creation on-site. The areas of the proposed habitats were measured using QGIS. The area for scattered trees was calculated using the Tree Helper calculator within the metric. A Post-Development Plan was also produced to coincide with the post development habitats within the Statutory Metric.

Please see Appendix II for the Post Development Plan and Appendix III for the Landscape Layout.

2.4. LIMITATIONS

Some areas on the site are double counted, including root protection zones and areas of habitat, where overlap is shown. This means areas of habitat pre- and post-development do not total to the same area.



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 (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.



3. RESULTS

3.1. ON-SITE BASELINE CONDITION ASSESSMENT RESULTS

Table 1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

Table 1 Habitat Baseline Condition Assessment Results

HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
Tall Ruderal	Sparsely Vegetated Land - Ruderal / Ephemeral	0.0043	Poor	Passes 1 of 3 condition assessment criteria: The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.
Dense Scrub	Heathland and Shrub - Mixed Scrub	0.0237	Poor	Passes 1 of 5 condition assessment 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 scrub is native. There are at least three native woody species. No single species comprises more than 75% of cover, excluding hazel (<i>Corylus avellana</i>), common juniper (<i>Juniperus communis</i>), sea buckthorn (<i>Hippophae rhamnoides</i>) or box (<i>Buxus sempervirens</i>), which can be up to 100% of cover.
Scattered Scrub	Heathland and Shrub - Mixed Scrub	0.0005	Poor	Passes 1 of 5 condition assessment 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 scrub is native. There are at least three native woody species. No single species comprises more than 75% of cover, excluding hazel (<i>Corylus avellana</i>), common juniper (<i>Juniperus communis</i>), sea buckthorn (<i>Hippophae rhamnoides</i>) or box (<i>Buxus sempervirens</i>), which can be up to 100% of cover.



HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
Amenity Grassland	Grassland – Modified Grassland	0.053	Poor	Fails Criterion A which is essential for achieving Moderate or Good condition: <i>There are 6-8 vascular plant species per m² present, including at least 2 forbs.</i>
Hardstanding	Urban - Developed Land; Sealed Surface	0.3047	N/A	N/A
Buildings	Urban - Developed Land; Sealed Surface	0.2099	N/A	N/A
Unsurveyed Area	Heathland and Shrub - Mixed Scrub	0.0207	Moderate	Passes 3 of 5 condition assessment 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 scrub is native. There are at least three native woody species. No single species comprises more than 75% of cover, excluding hazel (<i>Corylus avellana</i>), common juniper (<i>Juniperus communis</i>), sea buckthorn (<i>Hippophae rhamnoides</i>) or box (<i>Buxus sempervirens</i>), 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.
Scattered Trees	Individual Trees - Urban Tree	0.0814 (5 medium trees) (T3, G8)*	Good	Passes 5 of 6 condition assessment criteria: ✿ The tree is a native species (or at least 70% within the block are native species). ✿ The tree is mature (or more than 50% within the block are mature).



HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
				- 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 area is oversailing vegetation beneath.
Scattered Trees	Individual Trees - Urban Tree	0.0489 (3 medium trees) (T4, 2 unlabelled trees adjacent to T2)*	Moderate	Passes 4 of 6 condition 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). - The tree is mature (or more than 50% within the block are mature). - 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 area is oversailing vegetation beneath.



HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT	DESCRIPTION
Scattered Trees	Individual Trees - Urban Tree	0.0733 (18 small trees) (T2, G2, G3, G4, G5)*	Moderate	Passes 3 of 6 condition 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 area is oversailing vegetation beneath.
Treeline	Line of Trees	0.0297	Moderate	Passes 3 of 5 condition assessment criteria: - Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide. - One or more trees have veteran features and or natural ecological niches for vertebrates and invertebrates, such as the presence of standing and attached deadwood, cavities, ivy or loose bark. - At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.

* Tree numbers as per the Arboricultural Implications Assessment (Mulberry Tree Management, 2024).



3.2. HABITAT RETENTION

Table 32 shows the details of the habitats that are to be retained under the current plans. It is understood that only the line of trees and the scattered trees outside the building footprint and car park are to be retained.

Table 2 Habitats to be Retained

HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	CONDITION ASSESSMENT
Scattered Trees	Individual Trees – Urban Tree	0.0651 (4 medium trees) (G8)*	Good
Scattered Trees	Individual Trees – Urban Tree	0.0326 (2 medium trees) (2 unlabelled trees adjacent to T2)*	Moderate
Scattered Trees	Individual Trees – Urban Tree	0.0285 (4 small trees) (T2, G4)*	Moderate
Treeline	Line of Trees	0.0297	Moderate

* Tree numbers as per the Arboricultural Implications Assessment (Mulberry Tree Management, 2024).

3.3. HABITAT CREATION CONDITION ASSESSMENT

Table 3 shows the details of the target condition assessment and total areas of habitat creation. It has been assumed that there will be no significant delay in the creation of the proposed habitat features, as such the delay in starting habitat creation has been set to zero.

Table 3 Habitat Creation Condition Assessment Results

HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
Proposed Compact Gravel	Urban - Artificial Unvegetated, Unsealed Surface	0.0561	N/A	N/A



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
Building, Black Bitmac Surface, Concrete Block Paving, Flag Paving, Tarmac for Footpath	Urban - Developed Land; Sealed Surface (Building and Hardstanding)	0.3225	N/A	N/A
Woodland Bulbs	Cropland - Horticulture	0.0026	N/A - Condition automatically set by metric.	1 year
Ornamental Planting	Urban - Introduced Shrub	0.0352	N/A - Condition automatically set by metric.	1 year
Native Shrub Planting	Heathland and Shrub - Mixed Scrub	0.0456	Moderate Passes 3 of 5 condition assessment 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 scrub is native. There are at least three native woody species. No single species comprises more than 75% of cover, excluding hazel (<i>Corylus avellana</i>), common juniper (<i>Juniperus communis</i>), sea buckthorn (<i>Hippophae rhamnoides</i>) or box (<i>Buxus sempervirens</i>), 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.	5 years



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
Grass	Grassland - Modified Grassland	0.1166	Poor Fails Criterion A, which is essential for achieving Moderate or Good condition: 'There are 6-8 vascular plant species per m ² , including at least 2 forbs'	1 year
Wildflower Meadow	Grassland - Other Neutral Grassland	0.0377	Poor Passes 2 of 6 condition assessment criteria, excluding essential Criterion F, which is essential for achieving Good condition for non-acid grasslands: ✚ 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 insects, birds and small mammals to live and breed. ✚ Cover of bare ground is between 1% and 5%, including localised areas, for Cover of bracken (<i>Pteridium aquilinum</i>) is less than 20% and cover of scrub, including bramble (<i>Rubus fruticosus</i> agg.) is less than 5%.	2 years
Medium Ornamental Tree	Individual Trees - Urban Tree	0.0204 (5 small trees)	Moderate Passes 3 of 6 condition 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.	27 years



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
			 More than 20% of the tree canopy area is oversailing vegetation beneath.	
Small / Multi-stem Garden Tree	Individual Trees - Urban Tree	0.2036 (50 small trees)	Moderate Passes 3 of 6 condition 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 area is oversailing vegetation beneath.	27 years
Native Hedge	Hedgerows - Species-Rich Native Hedgerow	0.1644	Moderate No more than 4 failures in total and does not fail both attributes in more than one functional group:  Over 1.5 m average height along length.  Over 1.5 m average width along length.  Gap between ground and base of canopy is less than 0.5 m for more than 90% of length.  Gaps make up <10% of total length and no canopy gaps over 5 m.	5 years



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA/LENGTH (HA/KM)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
			Over 90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of Wildlife and Countryside Act 1981) and recently introduced species. Over 90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	
Evergreen Hedge, Evergreen Low Hedge	Hedgerows - Non- Native and Ornamental Hedgerow	0.1166	Poor Condition automatically set by metric.	1 year



3.4. STRATEGIC SIGNIFICANCE

The site is not noted within the Greater Manchester Combined Authority Joint Development Plan (adopted March 2024) for its ecological value. As such, the strategic significance was defined as 'Area not in local strategy, no local strategy'. Additionally, the site comprised hardstanding, a building, tall ruderal, amenity grassland, dense scrub, introduced shrub and scattered trees. Due to the poor quality of the habitats on-site, and the developed nature of the surrounding areas, the site is not anticipated to have significant ecological value.

3.5. BIODIVERSITY UNIT RESULT

The headline results of the metric show a gain of 0.37 habitat units (+15.75%) and 1.21 hedgerow units (+1021.14%). Table 4 shows the headline results detailed within the Biodiversity Metric.

Table 4 **Headline Results**

HEADLINE	CATEGORY	RESULT
Total Net Unit Change	Habitat Units	+0.37
	Hedgerow Units	+1.21
	Watercourse Units	N/A
Total Net % Change	Habitat Units	+15.75%
	Hedgerow Units	+1021.14%
	Watercourse Units	N/A

The trading rules for both habitat and hedgerow units have been satisfied, as habitats lost have been 'traded up'.



4. CONCLUSIONS AND RECOMMENDATIONS

The proposed scheme and associated plans will result in a gain of 0.37 habitat units and 1.21 hedgerow units as a result of the development. The trading rules of the metric have been satisfied, as habitats lost have been 'traded up'.

The Biodiversity Metric does not take into account additional species enhancements within the site. Hibernacula could be created on-site (following guidance set out within Froglife, 2001) to further increase the site's value for common amphibians.



5. PLANNING APPLICATION INFORMATION

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation.

2.33 Habitat Units and 0.12 Hedgerow Units

Please provide the date the onsite pre-development biodiversity value was calculated:

12th September 2023

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used:

Biodiversity Metric was completed prior to the submission of the planning application.

When was the version of the biodiversity metric used published?

29th November 2023

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated? Either:

-  - on or after 30 January 2020 which were not in accordance with a planning permission; or
-  - on or after 25 August 2023 which were in accordance with a planning permission?

No loss of on-site habitats on or after the above dates prior to pre-development biodiversity value calculation.

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

No irreplaceable habitat was identified on-site.



6. REFERENCES

- ✿ E3P (2023). Preliminary Ecological Appraisal – Fairways Lodge, Prestwich (Report Reference: 81-460-R1).
- ✿ Greater Manchester Combined Authority (2024). Places for Everyone Joint Development Plan.
- ✿ National Planning Policy Framework (2021). Ministry of Housing, Communities and Local Government.
- ✿ Natural England (2024). Statutory Biodiversity Metric Condition Assessments.
- ✿ Natural England Joint Publication JP039 (2024). The Statutory Biodiversity Metric User Guide.
- ✿ Mulberry Tree Management (2024). Arboricultural Implications Assessment – Proposed Development at Fairways Lodge, George Street, Prestwich. Report Reference: TRE/FLGSP/Rev A.
- ✿ TPM Landscape (2024). Landscape Layout – Fairways Lodge, Prestwich. Drawing Reference: NW-2953-3-LA-101 Rev F.

END OF REPORT

APPENDIX I

PHASE 1 HABITAT PLAN



Key:

-  Boundary
-  Area could not be surveyed
-  Scattered trees
-  Treeline
-  Amenity grassland
-  Building
-  Hardstanding
-  Introduced shrub
-  Scrub - dense
-  Scrub - scattered
-  Tall ruderal

Notes

Updated site boundary to match post-development plans

Issue: 1	Revision: 2	Date: 24/01/2023	Drawn: CE	Authorised: CK
Client: MCR Properties			Job No. 81-460	Date: 11/10/2023
			Drawing No. 002	Scale: 1:1,100 @ A4
Job title: Fairways Lodge, Prestwich			Drawing title: Phase 1 Habitat Plan	



e3p

Environmental Engineering Partnership Ltd
Manchester Office
Taylors Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

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APPENDIX II 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	



e3p

Environmental Engineering Partnership Ltd
Manchester Office
Taylors Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

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APPENDIX III

LANDSCAPE LAYOUT





LEGEND

SOFT LANDSCAPE AND ECOLOGICAL FEATURES

- Existing Trees and Hedges to be Retained**
Trees to be retained and protected in line with BS5837:2012.
- Existing Trees and Hedges to be Removed**
- Proposed Medium Ornamental Tree**
3.5-4.5m high, 14-16cm girth, Extra-heavy Standard
- Proposed small/ Multi-stem Garden Tree**
Selected Standard, 10-12cm girth, 2.5-3.5m high or large shrub 30-50L.
- Proposed Native Tree**
4.5-5m high, 18-20cm girth, Semi-mature
- Proposed Ornamental Planting**
Proposed shrubs and flowering herbaceous to be planted as 3-5L pots at 3-5 per sq.m. and enhanced by feature specimens in 10-20L pots. Planting beds to receive 75mm depth ornamental bark mulch.
- Proposed Native Shrub Mix**
Bare root stock, 60-80cm, planted at 2-3m, in groups of 3-5. Plants to be protected with spiral guards where necessary.
- Proposed Evergreen Hedge**
Evergreen hedge, 100-120cm high, to be planted in 10L containers at 3nr plants per lin.m.
- Proposed Evergreen Low Hedge**
Evergreen hedge, 0.5m high, to be planted in 10L containers at 3nr plants per lin.m.
- Proposed Native Hedgerow**
Native hedgerows to be planted as bare root or 3L containers in a double staggered row.
- Proposed Grass**
To be turf.
- Proposed Woodland Bulbs**
To provide seasonal interest.
- Proposed Wildflower Meadow**
To be Dual Purpose Wildflower Seeds (LWXP 100%, supplied by Landlife Wildflowers or similar approved. Including annual flowering wildflower mix for instant first year effect (including cornflower and poppy).
- Proposed Climbers**
On support frame or trellis
- Bird Boxes**
To Ecologist's Details
- Bat Boxes**
To Ecologist's Details

HARD LANDSCAPE

- Proposed Black Bitmac surface**
To engineers specification
- Proposed Concrete Block Paving (permeable)**
Product: Omega Flow Permeable Block
Paving OF60
Plan Size: 215 x 115 x 60mm
Colour: Brindle
Laying Bond: Herringbone
Supplier: Brett Landscaping and Building Products
- Proposed Flag Paving**
Material: Broadway Economy Garden Paving, BER03
Dimensions: 450 x 450 x 32mm
Colour: Buff
Supplier: Brett Landscaping and Building Products
- Proposed Tarmac for footpath**
To Engineer's Details
- Proposed Compact Gravel**
To Engineer's Details

FEATURES AND OTHERS

- Proposed Table and Chair Set**
Rattan Furniture.
- Proposed Pergola and Festoon Lighting**
Timber pergola size - 2.35x2.35m. Pergola to have climbers planted at the base. Please refer to architect's drawing for details.
- Proposed Timber Sleeper Planter**
2.4m long, 1.075m wide, 0.675 high. Specified by others. Planted by residents.
- Proposed Timber Gazebo**
Specified by others.
- Proposed Timber Bench**
With arm and back rest.
- Proposed Potting Shed**
Specified by others.
- Levels**
proposed levels/ Indicative existing levels

GENERAL NOTES

- This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
- This drawing is to be read in conjunction with detail landscape drawings, details and specification.
- This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
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- The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
- All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
- All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
- All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	By	Description	Date
F	TS	Updated in line with the latest architect and engineer layouts	16.01.25
E	TS	Updated in line with the latest layout and comments	22.10.24
D	TS	Updated in line with Client's comments (removed plantings and changed surface materials)	10.07.24
C	TS	Updated in line with the latest layout and comments	22.02.24
B	CW	Updated in line with BNG Comments	22.02.24
A	AJ	Updated in line with new site layout	01.02.24

Client
McCarthy and Stone

Project
Fairways Lodge, Prestwich

Description
Landscape Layout

Status
For Approval

Scale @ A2
1:500

Drawn
AJ

Checked
CW

Drawing number
NW-2953-3-LA-101

TPM Job number
4575

Date
11.01.24

Revision
F