

BIODIVERSITY GAIN PLAN SPRINGFIELD GARDENS, ALDER HEY

A. DETAILS OF SUBMISSION	
1. Date of submission	05/11/2024
2. Planning application reference number	70484
3. Local Planning Authority	Bury Council
4. Development site address or site description	Fairways Lodge Hotel, George Street, Prestwich, Manchester M25 9WS
5. Description of development to which the Biodiversity Gain Plan relates	Demolition of existing hotel buildings and erection of a block of 53 no. retirement living apartments including communal facilities, landscaping and car parking provision.
B. APPLICANT RESPONSIBLE FOR SUBMISSION OF THE BIODIVERSITY GAIN PLAN	
6. Name	Allen MacInnes
7. Organisation	McCarthy Stone
8. Address	Unit 1 Edward Court Altrincham Business Park George Richards Way Altrincham WA14 5GL
9. Email address	Allan.MacInnes@mccarthyandstone.co.uk



10. Telephone number	07976 662800
C. PERSON RESPONSIBLE FOR COMPLETION OF THE BIODIVERSITY GAIN PLAN	
11. Name	Conor Evans
12. Organisation	E3P
13. Address	Taylor Road Urmston M41 7JQ
14. Email address	cevans@e3p.co.uk
15. Telephone number	0161 707 9612
16. Declaration	
I/we hereby submit our biodiversity gain plan as described in this form. I/we confirm that, to the best of my/ our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person (s) giving them. Signed:  Date: 05/11/2024	
D. BIODIVERSITY NET GAIN STRATEGY	
17. Please explain how you have met the 'what counts towards your BNG' guidance	All of the proposed habitats on site have been created with the intention to achieve a 10% net gain in habitat units. None of the habitat creation will be used to count towards another habitat creation or enhancement scheme.
18. Set out the steps taken on-site to avoid impacts to habitats and/ or minimise impacts to habitats including irreplaceable habitats where on site.	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 Where possible, habitats lost have been replaced by higher distinctiveness habitats in moderate condition, notably mixed scrub.
19. How are you delivering the target net gain percentage?	Only onsite ☒ Only offsite ☐ Both ☐



20. Are any of your on-site enhancements considered "significant"?	Yes ☒ No ☐
21. If yes, provide details of the significant enhancement and appropriate planning condition or obligation to secure its long-term management.	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.
22. How many Biodiversity Units are needed off-site to meet the required net gain percentage?	No off-site units will be required.
23. Rationale for proposed off-site delivery (if applicable)	N/A
24. Rationale for proposed use of Statutory biodiversity credits (if applicable)	N/A
25. Do you have a habitat management and monitoring plan in place?	Yes ☒ No ☐
26. Have you used the statutory biodiversity metric?	Yes ☐ No ☒
27. Completed biodiversity metric tool	Statutory Biodiversity Metric Calculation Tool - Fairways Lodge, Prestwich
28. Condition assessments	81-460-R2-3 Statutory Biodiversity Metric Report - Fairways Lodge, Prestwich
29. Pre-development habitat survey report and map	81-460-R2-3 Statutory Biodiversity Metric Report - Fairways Lodge, Prestwich (Appendix I)
30. Post-development habitat map or landscaped plan	81-460-R2-3 Statutory Biodiversity Metric Report - Fairways Lodge, Prestwich (Appendix II and Appendix III)



31. Has any approved habitat degradation been included in the baseline? If yes, include any relevant consenting body and reference number.	Yes ☐ No ☒	Consenting body: N/A Reference number: N/A
E. ARE ANY OF THE BELOW BEING IMPACTED AS PART OF THE DEVELOPMENT- IF SO, HAVE YOU SUBMITTED A COMPENSATION PLAN TO MEET OTHER EXISTING BIODIVERSITY OBLIGATIONS TO THE LOCAL PLANNING AUTHORITY?		
32. Irreplaceable habitats	Yes ☐ No ☒	I have submitted an approved compensation plan ☐ I have not submitted an approved compensation plan ☐
F. ON SITE HABITAT ENHANCEMENTS (IF REQUIRED)		
33. Survey date(s)	12/09/2023	
34. Survey 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 (<i>Trifolium repens</i>), greater plantain (<i>Plantago major</i>) and broad-leaved dock (<i>Rumex obtusifolius</i>), 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.	



35. Total pre-development biodiversity value in BU)		36. Total post- development biodiversity value (in BU)	
Number of area habitat Biodiversity Units	2.33	Number of area habitat Biodiversity Units	2.69
Number of hedgerow Biodiversity Units	0.12	Number of hedgerow Biodiversity Units	1.39
Number of watercourse Biodiversity Units	0.00	Number of watercourse Biodiversity Units	0.00
37. Total net change in Biodiversity Units			
Area habitat Biodiversity Units	0.36	15.56%	
Hedgerow Biodiversity Units	1.27	1068.01%	
Watercourse Biodiversity Units	0.00	0.00%	
38. Will Biodiversity Units being delivered on any part of your site be registered and allocated to other developments? If yes or provisionally, please provide details.	Yes ☐ Provisionally, not yet confirmed ☐ No ☒		
G. OFF SITE HABITAT ENHANCEMENTS (IF REQUIRED)			
39. Please give details of the off-site habitat enhancement being proposed	N/A		
40. Biodiversity Gain Site Register reference number(s)	N/A		
41. How have off-site habitat enhancement proposals been secured?	S106 ☐ Conservation Covenant ☐		



42. Total pre-development biodiversity value (in BU)		43. Total post- development biodiversity value (in BU)	
Number of area habitat Biodiversity Units	N/A	Number of area habitat Biodiversity Units	N/A
Number of hedgerow Biodiversity Units	N/A	Number of hedgerow Biodiversity Units	N/A
Number of watercourse Biodiversity Units	N/A	Number of watercourse Biodiversity Units	N/A
44. Total net change in Biodiversity Units			
Area habitat Biodiversity Units	N/A		
Hedgerow Biodiversity Units	N/A		
Watercourse Biodiversity Units	N/A		
H. STATUTORY BIODIVERSITY CREDITS			
45. Are statutory biodiversity credits required? If yes, please completed section 47-49		Yes ☐ No ☒	
46. How many statutory biodiversity credits are required?	Tier	Unit shortfall by tier (spatial risk multiplier included)	
	A1		
	A2		
	A3		
	A4		
	A5		
	H		
48. What evidence is there that no units are available through the market?	N/A		
49. Proof of purchase	N/A		
I. TRADING SUMMARY			
50. Distinctiveness group	Trading satisfied?	If no, has bespoke compensation been agreed?	
Very high	Yes ☒ No ☐	Yes ☐ No ☐	
High	Yes ☒ No ☐	Yes ☐ No ☐	
Medium	Yes ☒ No ☐	Yes ☐ No ☐	
Low	Yes ☒ No ☐	Yes ☐ No ☐	



J. TBC SHARING DATA (NOT MANDATORY)

51. Will you share relevant ecological survey data with the appropriate Local Environmental Records Centre (LERC) or any other bodies?	Yes
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