



Pyramid Park/Townfields

Bury

Biodiversity Net Gain (BNG) Assessment Report

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The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

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1.0 Introduction

- 1.1 The Environment Partnership (TEP) were commissioned by Campbell Reith to undertake a Biodiversity Net Gain (BNG) assessment of a proposed planning application for remediation of a site, in the first instance, at Pyramid Park/Townfields, Bury; hereafter referred to as the "Scheme".
- 1.2 The site is located in Bury town centre, with railway lines running along both the western and southern boundaries of the site, and is situated south of the A58, and to the south and west of Bury College. The site is intersected in its eastern half by the B6218 (Market Street). The approximate central grid reference of the site is SD 80511 10312. The wider area comprises residential, business and industrial properties to the north, west and east, with Bury College and sports grounds to the south. The footprint of the Scheme boundary measures 2.89ha.
- 1.3 The Statutory Biodiversity Metric published by Defra¹ has been used to assess the net gain output.

Relevant Legislation

- 1.4 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act (TCPA) 1990 (as inserted by Schedule 14 of the Environment Act 2021)². A 10% biodiversity net gain requirement is mandatory under the Environment Act 2021 for major and minor developments made under the TCPA 1990, subject to the confirmed exemptions. The 10% net gain is expected to become mandatory for Nationally Significant Infrastructure Projects in November 2025.
- 1.5 The BNG Regulations most directly relevant to planning are:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 - commence BNG for most types of new planning applications and provides transitional arrangements for section 73 permissions;
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024 - prescribe exemptions for categories of development to which BNG does not apply;
 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 which set out the modifications for irreplaceable habitat; and

¹ <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

² Environment Act 2021, 2021 CHAPTER 30 - <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

- The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 - amend the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 to include provisions in respect of applications for planning permission and the submission and determination of Biodiversity Gain Plans, as well as modifications of Schedule 7A of the Town and Country Planning Act 1990 for phased development.

1.6 National Planning Policy Guidance for BNG³ details the statutory framework for net gain and advises how BNG should be applied through the planning process, including:

- consideration of the Biodiversity Gain Hierarchy⁴ during site selection and design, prior to submission of a planning application
- conformance with National Planning Policy Framework 2023 (NPPF) and the mitigation hierarchy;
- how the Biodiversity Gain Objective of at least 10% gain should be proven using the statutory biodiversity metric⁵;
- advice regarding exemptions and examples of de minimis exemptions;
- approval of a Biodiversity Gain Plan once planning permission has been granted; and
- enforcement and monitoring.

1.7 The Biodiversity Gain Hierarchy is distinct from the mitigation hierarchy. The Biodiversity Gain Hierarchy sets out a list of priority actions (which are not applicable to irreplaceable habitats):

- In relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and

³ Guidance Biodiversity net gain - <https://www.gov.uk/guidance/biodiversity-net-gain>

⁴ As set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

⁵ Guidance Calculate biodiversity value with the statutory biodiversity metric <https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development>

- In relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

1.8 The mitigation hierarchy is set out in the NPPF at Paragraph 186(a)⁶, which states that a planning application should be refused if significant harm to biodiversity resulting from the development cannot be:

1. avoided (through locating on an alternative site with less harmful impacts);
2. adequately mitigated; or, as a last resort,
3. compensated for.

Local Policy

1.9 Aligning with the National Planning Policy Framework (NPPF) and Environment Act 2021, Bury Council explain their implementation of biodiversity net gain within their Bury Biodiversity Strategy 2024 document⁷.

1.10 The mandatory 10% net gain has been adopted for this development. The strategy enforces that developments present no net loss and 10% net gain of biodiversity following the completion of planning projects in Bury and Greater Manchester, and that planning applications can only be granted if the planning officer has received evidence that measurable net gains of biodiversity will be met.

Objectives

1.11 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are.

1.12 The aims of this report are to:

- Set out the methods used to assess the habitat baseline of the Scheme.

⁶ NPPF Paragraph 186(a) <https://www.gov.uk/guidance/national-planning-policy-framework/15-conserving-and-enhancing-the-natural-environment>

⁷ Appendix A - Biodiversity Strategy

- Set out the methods and assumptions used to assess the post development habitat scoring of the Scheme.
- Determine if the BNG Objective (at least 10% gains) is delivered as a result of the Scheme designs and any offsetting proposed;
- Identify any outstanding BNG shortfalls and how these will be overcome to deliver the BNG Objective; and
- Demonstrate how the BNG good practice principals for development have been addressed.

2.0 Methods

Ecological and Survey Reference Documents

2.1 To support this assessment the following ecological survey reports were reviewed:

- Ecological Desk Study – TEP 2023
- Extended Phase 1 Habitat Survey (updated) – TEP 2024
- UKHab Condition Assessment for Habitats – TEP 2024
- Arboricultural Survey – TEP 2022
- Ecological Impact Assessment– TEP 2024

Survey Methods

Desk Study

- 2.2 Information regarding planning policies, historic species records and protected sites was collated from a variety of sources. Statutorily protected sites within the National Site Network (NSN) were searched for within 10km of the Scheme. Other statutorily protected sites were searched for within 5km of the Scheme and non-statutory designations were searched for within 2km of the Scheme.
- 2.3 The potential presence of irreplaceable habitats⁸ was reviewed using Natural England’s Priority Habitat Inventory layers and other open source data available to view on Magic⁹.

Phase 1 Habitat Survey

- 2.4 The updated Phase 1 habitat survey was undertaken by a suitably qualified and experienced TEP Ecologist (FISC Level 4) in May 2024 using the standard JNCC Phase 1 habitat assessment method

⁸ Irreplaceable habitats include: ancient woodland; ancient and veteran trees; blanket bog; limestone pavements; coastal sand dunes; spartina saltmarsh swards; mediterranean saltmarsh scrub; lowland fens - <https://www.gov.uk/guidance/irreplaceable-habitats>

⁹ www.magic.gov.uk

(2010)¹⁰. This method records the habitat types present in and immediately surrounding the Scheme, based on the JNCC descriptions. Plant species are identified in accordance with Stace (2010)¹¹ and recorded as target notes using the DAFOR scale¹².

UK Habitat Classification Conversion

- 2.5 Phase 1 habitat results were converted to UK Habitat classification code with reference to the UK Hab conversions provided in the 'Technical Data' button in the calculation tool of the Statutory Biodiversity Metric, the UK Habitat Classification - Habitat Definitions¹³ and the UK Habitat Classification Field Key¹⁴.

Condition Assessment

- 2.6 Condition assessment surveys of the area-based habitats present pre-development were undertaken by a suitably experienced ecologist (FISC Level 4) in May 2024. The condition assessments were undertaken using guidance presented in the Statutory Biodiversity Metric User Guide¹⁵ and the Statutory Biodiversity Metric condition assessments¹⁶.

Arboriculture Survey

- 2.7 An initial arboricultural survey for the Scheme was carried out by TEP in 2022. The surveys were completed by inspection from ground level in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations (Ref 7-20)". The Standard provides a categorisation method to "identify the quality and value (in a non-fiscal sense) of the existing tree stock, to allow informed decisions to be made concerning which trees should be removed or retained in the event of development occurring".

10 JNCC (2010) Handbook for Phase 1 Habitat Survey: A technique for environmental audit. Joint Nature Conservation Committee, Peterborough.

11 Stace, C. (2010) New Flora of the British Isles. 3rd Ed. Cambridge University Press

12 DAFOR = Dominant, Abundant, Frequent, Occasional & Rare

13 Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). The UK Habitat Classification - Habitat Definitions V1.1 at <http://www.ukhab.org/>

14 UK Hab Field Key V2.1 September 2020

15 Statutory biodiversity metric: *user guide* (October 2024)

16 Statutory biodiversity metric: *condition assessments* (October 2024)

- 2.8 The method places trees and groups of trees into one of four quality categories and provides guidance on the integration and protection of trees during construction.
- 2.9 The presence of Tree Preservation Orders have also been ascertained.

BNG Assessment

- 2.10 The Scheme was assessed in October 2024 using the Statutory Biodiversity Metric calculator tool¹⁷ and condition assessments following the User Guide.
- 2.11 The Statutory Biodiversity Metric is a tool designed to enable developers to measure the change in biodiversity across their site. It determines if there will be net gain, net loss or no net loss of biodiversity following completion of their development and any subsequent management regime.
- 2.12 To calculate the change in biodiversity across the Scheme, a site survey is undertaken by a suitably qualified ecologist to determine the habitats present on site, their location, size, and condition. This information is then digitised, and the resulting information fed into the Statutory Biodiversity Metric.
- 2.13 The principles of biodiversity net gain as set out in the BNG Good Practice Guidelines¹⁸ have been considered throughout this process.

Determining Strategic Significance

- 2.14 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation. The desk-based assessment provides full details of local policy and legislation covering the site. This includes biodiversity policies and the policies map within the Bury Local Plan and Places for Everyone (PfE) Joint development plan (adopted 2022).
- 2.15 For the purpose of the BNG Assessment particular reference has been paid to the relevant green infrastructure and other ecology specific policies including:
 - Policy JP-G 1: Valuing important Landscapes

¹⁷ Statutory biodiversity metric: *calculation tool (macro enabled)*

¹⁸ CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide

- Policy JP-G 2: Green Infrastructure Network
- Policy JP-G 3: River Valleys and Waterways
- Policy JP-G 4: Lowland Wetlands and Mosslands
- Policy JP-G 5: Uplands
- Policy JP-G 6: Urban Green Space
- Policy JP-G 7: Trees and Woodland
- Policy JP-G 8: Standards for Greener Spaces
- Policy JP-G 9: A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-G 10: The Green Belt

- 2.16 Consideration has also been given to the location of local Sites of Biological Interest (SBI), as well as county wide and nationally designated wildlife sites, specifically where they are referenced in local policy as providing important connectivity.
- 2.17 Strategic significance utilises published local strategies and objectives to identify local priorities for targeting biodiversity and nature improvement. Strategic significance will be high if the habitat location is identified in local plans, strategies, or policies. Medium strategic significance should be used where habitat was deemed ecologically desirable for a particular habitat type such as acting as a wildlife corridor or buffer.
- 2.18 Part of the site is currently designated as a non-statutory locally designated site, Townside SBI. The boundary of this SBI within the site was therefore assigned as high strategic significance. The remainder of the site was assigned low strategic significance.

Post-Development Calculations

- 2.19 Post-development calculations have been based on the remediation boundary for the site 14111-CRH-ZZ-XX-SK-C-0002-P2 and the proposed biodiversity enhancement planting plan (TEP Drawing Ref: D9302.02.001).
- 2.20 The most appropriate UK Habitat Classification type for each habitat parcel was assigned based on the landscape design, and a target condition was assigned for each parcel based upon the condition assessment criteria for habitats within the Statutory Biodiversity Metric draft user guide

and condition assessment instructions. The target condition for habitat types varied depending upon their location, likely levels of use and management measures required.

3.0 Baseline conditions

Important Ecological Features

- 3.1 There is one NSN site present within 10km of the Scheme. Rochdale Canal Special Area of Conservation (SAC) is located approximately 8km east of the Scheme and is designated for its important population of protected aquatic flora species *Luronium natans*.
- 3.2 There are no statutorily protected sites of national importance present within 5km of the Scheme, however there are two of local importance within 2km of the Scheme. Chesham Woods Local Nature Reserve (LNR) is located 1.8km northeast of the Scheme and Hollins Vale LNR is located 1.9km southeast of the Scheme. Both are designated for their important woodland habitats and the fauna they support.
- 3.3 There are 10 non-statutory locally designated sites within 2km of the Scheme. Of course, of most relevance is Townside SBI which is located within the site boundary, which is designated for its swamp and marsh habitats, along with an exceptional population of smooth newts found in 2012.

On-Site Baseline

- 3.4 The majority footprint of the Scheme comprises three large pyramid structures which comprise neutral grassland and dense scrub with steep woodland and scrub banks surrounding the boundaries of the site. A pond has been previously present on the site which has since dried out with marshy grassland and willow scrub now present.
- 3.5 Full details of the conversion from Phase 1 habitat to the UK Habitat Classification along with the results of the condition assessment are provided in the Assessor Comments column within the completed Statutory Biodiversity Metric (provided under separate cover, TEP Ref x9302.02.002 (V3)) as well as Appendix B – Condition Assessment Results. The following drawings are provided:
 - G9302.02.006A Phase 1 Habitat Survey Results
 - G9302.02.007 Baseline UK Habitats
 - G9302.02.009 Baseline Condition & Strategic Significance
- 3.6 Habitats present within the Scheme include:
 - 0.75ha modified grassland;

- 0.79ha lowland fen;
- 0.91ha bramble scrub;
- 0.24ha developed land; sealed surface;
- 0.20ha other woodland; broadleaved; and
- 30no medium sized trees.

3.7 Figure 1 present the baseline results, prior to post-development assessment, taken from the metric and based on the above figures. There are 20.63 area-based habitat units present on site.

On-site baseline	<i>Habitat units</i>	20.63
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00

Figure 1: Headline results - baseline only

4.0 Change in Ecological Value

- 4.1 A biodiversity assessment has been undertaken, using the Statutory Biodiversity Metric calculator, to quantify the change in biodiversity units for the planning application area between the pre-development baseline and post-development retained, enhanced, and created habitats. Detailed results of the assessment are provided in the Statutory Biodiversity Metric in Appendix A.

Post Development Habitats

- 4.2 Details regarding post-development habitats are provided in the following drawings:
- G9302.02.010 Proposed UK Habitats
 - G9302.02.011 Proposed Condition and Significance
 - G9302.02.012 Habitat Impact
 - Remediation Boundary 14111-CRH-ZZ-XX-SK-C-0002-P2
 - 14111-CRH0XX-XX-DR-C-5002 P01 General Arrangement-A0
 - D9302.02.001A Biodiversity Enhancement Planting Plan
- 4.3 Permanent losses account for 1.51ha and include the following habitats:
- 0.54ha modified grassland;
 - 0.51ha lowland fen;
 - 0.34ha bramble scrub;
 - 0.12ha developed land; sealed surface; and
 - 2no medium sized trees.
- 4.4 All other remaining ecologically valuable habitats present within the Scheme boundaries, are to be retained and or enhanced. Those areas to be enhanced include the area of the Scheme to the east of Market Street and an area of scrub on the northern boundary of the site.
- 4.5 Habitats to be provided within the post development proposals include:
- 1.49ha of modified grassland, poor condition

- 0.2ha of bramble scrub enhanced to mixed scrub, moderate condition
- 0.27ha of lowland fen enhanced to good condition from poor
- 0.07ha of woodland enhanced from moderate condition to good
- 0.058ha of developed land; sealed surface (access road)

4.6 Full details of the proposed UK Habitat classification along with the target condition are provided in the Assessor Comments within the completed Statutory Biodiversity Metric (provided under separate cover, TEP Ref x9302.02.002 – V4).

Summary of Biodiversity Impact

4.7 Figure 2 presents the headline results, prior to off-site assessment, taken from the metric and based on the above figures and impacts.

On-site baseline	Habitat units	20.63	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	17.85	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-2.77	-13.44%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Figure 2: Headline results based on application area only

4.8 Based on the Scheme footprint alone, the headline results indicate a loss of -13.44% which equates to -2.77 Biodiversity Units (BU) for area-based habitats.

Trading Rules Summary

4.9 Due to the loss of very high distinctiveness lowland fen habitat as well as medium distinctiveness urban trees and bramble scrub, trading rules cannot be satisfied.

Biodiversity Net Gain

4.10 The Local Authority are committed to attaining a 10% net gain on all development. This target has been used to inform the assessment. Figure 3 shows that to attain 10% net gain an additional **4.84** Biodiversity Units will be required.

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	20.63	22.69	4.84
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

Figure 3: BNG unit deficit to attain 10% Net gain

- 4.11 Discussions with the LPA are taking place with the intention of securing the shortfall through the purchase of biodiversity credits, either directly through the LPA or through a Habitat Bank, which will be used for enhancement and creation of new and existing habitat/wildlife sites to increase the biodiverse connectivity and ecological corridors within the Authority. This will pay particular attention to the loss of the very high distinctiveness lowland fen, where bespoke compensation is required. There are other habitats similar to this in the Greater Manchester area and so it is thought that the purchase of these credits can help to restore this habitat elsewhere in the local area.

5.0 Implementation, Management and Monitoring

- 5.1 This BNG assessment has been undertaken in support of a full planning application and details of the landscape design have also been provided by TEP. These have been assessed to indicate the condition of habitats that is expected to be achieved following completion of the development.
- 5.2 To fully meet BNG requirements, a detailed 30-year management and monitoring plan will be necessary. It is assumed that this information can be committed to using a suitably worded condition attached to the application's decision notice.
- 5.3 The plan will need to include management prescriptions which aim to achieve the specific target condition for each habitat, based on the Statutory Biodiversity Metric condition criteria. The plan will also need to include the methods and reporting processes to be used for monitoring the success of habitat enhancement and creation along with options for remedial intervention where needed if a habitat is not achieving its targeted condition. Roles and responsibilities, along with financial and legal requirements should also be included.

6.0 BNG Good Practice Principles

6.1 An appraisal of the scheme against the ten good practice principles for development is set out in Table 2.

Table 1: Appraisal against Ten Good Practice Principles

Good Practice Principle:		Commentary:
1.	Apply the mitigation hierarchy.	It has not been possible as part of this scheme to retain all habitats within the site. The landscaping scheme goes a small way to mitigating for these losses, and the offsetting strategy utilising the off-site area allows for a net gain but is still not sufficient to attain 10% gain.
2.	Avoid losing biodiversity that cannot be offset by gains elsewhere.	There are no irreplaceable habitats within the habitat baseline.
3.	Be inclusive and equitable.	Conversations have been undertaken with the client and we have worked closely to enhance landscape features, particularly in the eastern land parcel, which can be enjoyed by a variety of site end users and to enhance biodiversity in the area.
4.	Address risks.	A precautionary approach to habitat condition assessment in both the baseline and post development baseline has been adopted due to the complexity of the habitats on site. The 'marshy grassland' on site has been assessed as 'lowland fen' instead of 'other neutral grassland' which gives it a higher weighting in the metric and requires more bespoke compensation. In addition, management and monitoring, to be included within the LHMP, will ensure remedial action is taken to enable target conditions to be achieved.
5.	Make a measurable Net Gain contribution.	The combined headline results show that there will still be an overall area-based unit net loss of -2.77 BU (-13.44%) which cannot be compensated for. To attain a 10% net gain 4.84 additional BU will be required. Discussions with the LPA are ongoing with the intention of securing the shortfall through the purchase of biodiversity credits, which will be used to for enhancement and creation of new and existing habitat/wildlife sites to increase the biodiverse connectivity and ecological corridors within the authority.

Good Practice Principle:		Commentary:
6.	Achieve the best outcomes for biodiversity.	The enhancement of retained habitats and creation of new habitats, both on site and off, will enhance connectivity and strengthen important strategic wildlife corridors for the area.
7.	Be additional.	Although there are existing nature designations on this site, the site had fallen into a state of unmanage, with the important wetland habitats beginning to rewild and scrub. Therefore, the enhancement of retained habitats, in particular this fen area, as well as other habitats and their management for biodiversity for the next 30 years add value to this strategic site.
8.	Create a Net Gain legacy.	Discussions have been held between TEP, the client, the LPA and the local ecologists regarding Biodiversity Net Gain and this has been a key consideration during the design of the landscaping scheme. A net gain legacy will be achieved through creation of a 30 year management plan which will ensure biodiverse and high quality habitats remain on site and off site, and offer foraging, commuting, nesting and hibernation potential to a range of local wildlife.
9.	Optimise sustainability.	The habitat enhancements on site and nearby will improve ecological corridors and semi-natural habitats within the local area, with benefits for connectivity to the wider area.
10.	Be transparent.	This report provides a transparent method for the BNG assessment ensuring that all stakeholders can follow the process through.

Annex A: Statutory Biodiversity Metric (provided as separate document)

Annex B: Baseline Condition Assessment

Site Name:	Pyramid Park
Metric Version:	Statutory Metric
Date of Survey:	16/04/2024
Surveyor:	EH

Check woodland score has added up correctly.
If text is in any cells, these will not be included in the total.

[illegible]

Drawings

Drawing 1: G9302.02.006A: Phase 1 Habitat Survey

Drawing 2: G9302.02.007: UK Habitat Classification Baseline

Drawing 3: G9302.02.008: Existing Habitats Condition and Significance

Drawing 4: G9302.02.010A: Proposed UK Habitats

Drawing 5: G9302.02.011A Proposed Condition and Significance

Drawing 6: G9302.02.012A Habitat Impact

Drawing 7: Remediation Boundary 14111-CRH-ZZ-XX-SK-C-0002-P2

Drawing 8: D9302.02.001A Biodiversity Enhancement Planting Plan

Drawing 9: 14111-CRH-XX-XX-DR-X-5002 P01 General Arrangement A0

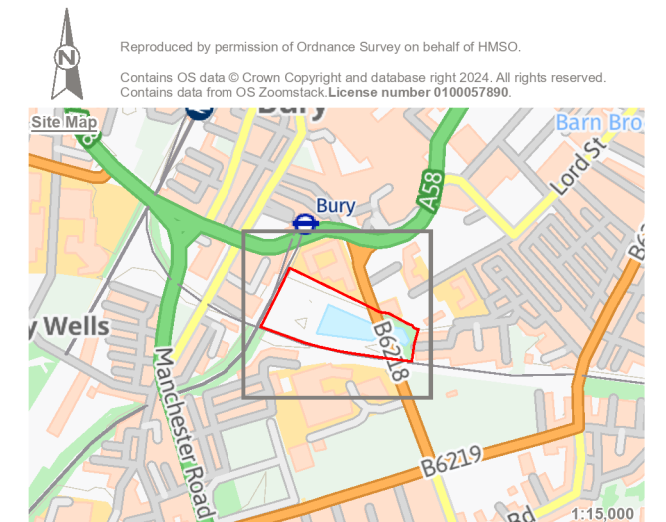


KEY

- Site boundary
- Target note
- Mammal entry point
- Japanese knotweed
- Scattered scrub
- Scattered broad-leaved tree
- PRF-M: Tree with potential roost feature suitable for multiple bats
- Semi-natural broad-leaved woodland
- Continuous bramble scrub
- Modified neutral grassland
- Marsh/marshy grassland
- Hardstanding

Note:

The locations of habitats and habitat features are indicative.



A	Site boundary and habitat update.	MK	EH	13/09/2024
Rev	Description	Drawn	Approved	Date



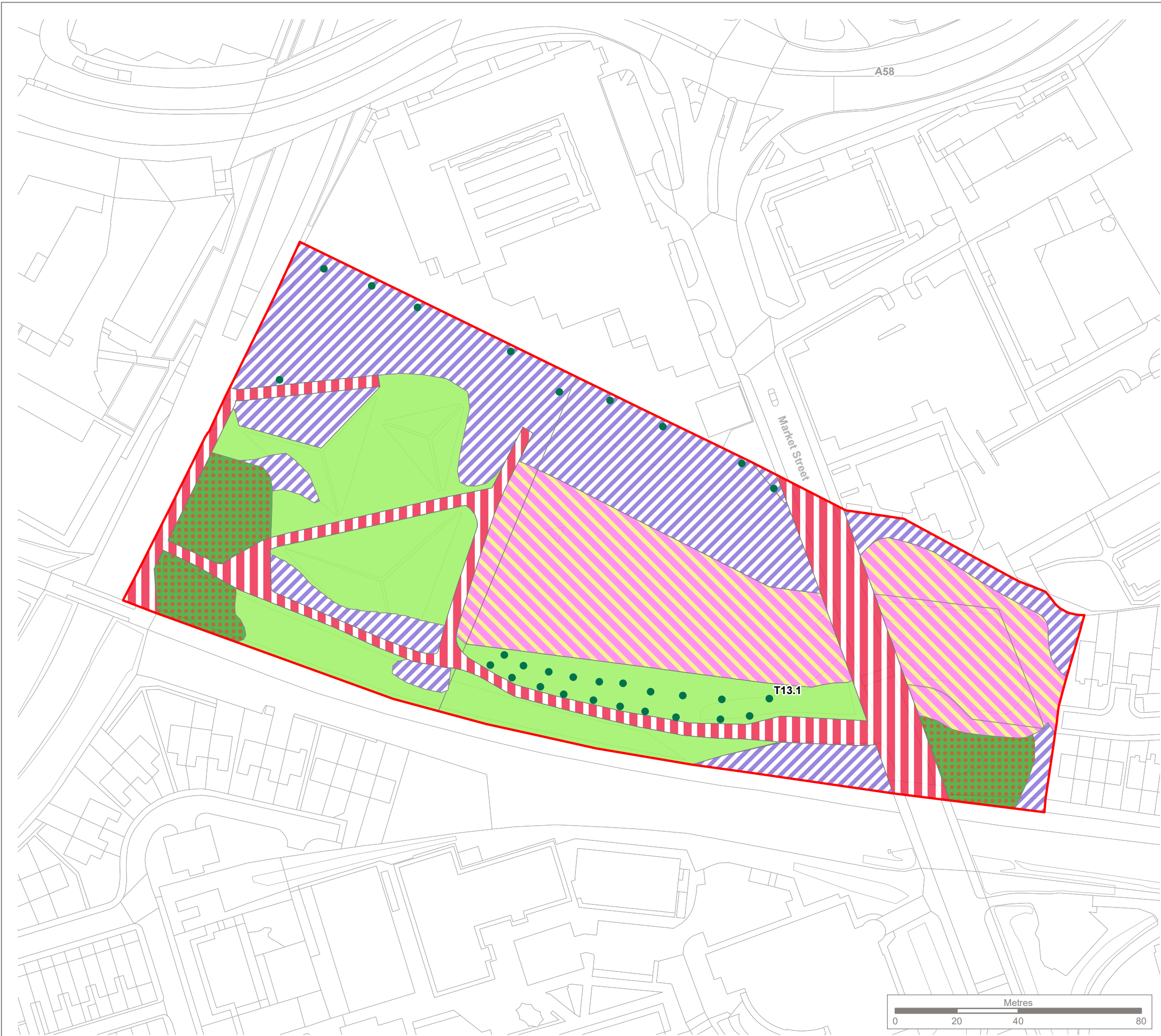
401 Faraday Street, Risley, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Pyramid Park, Bury

Title
Phase 1 Habitat Survey

Drawing Number
G9302.02.006A

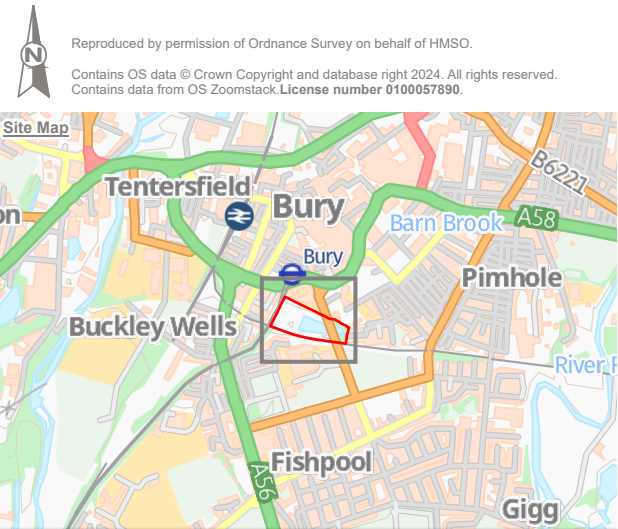
Drawn	Checked	Approved	Scale	Date
CW	BJ	EH	1:1,250 @ A3	13/09/2024



KEY

- Site boundary
- Individual Trees**
 - Urban tree
- Wetland**
 - Fens (upland and lowland)
- Grassland**
 - Modified grassland
- Heathland and Shrub**
 - Bramble scrub
- Woodland and Forest**
 - Other woodland, broadleaved
- Urban**
 - Developed land, sealed surface

Note:
The locations of habitats and habitat features are indicative.



Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

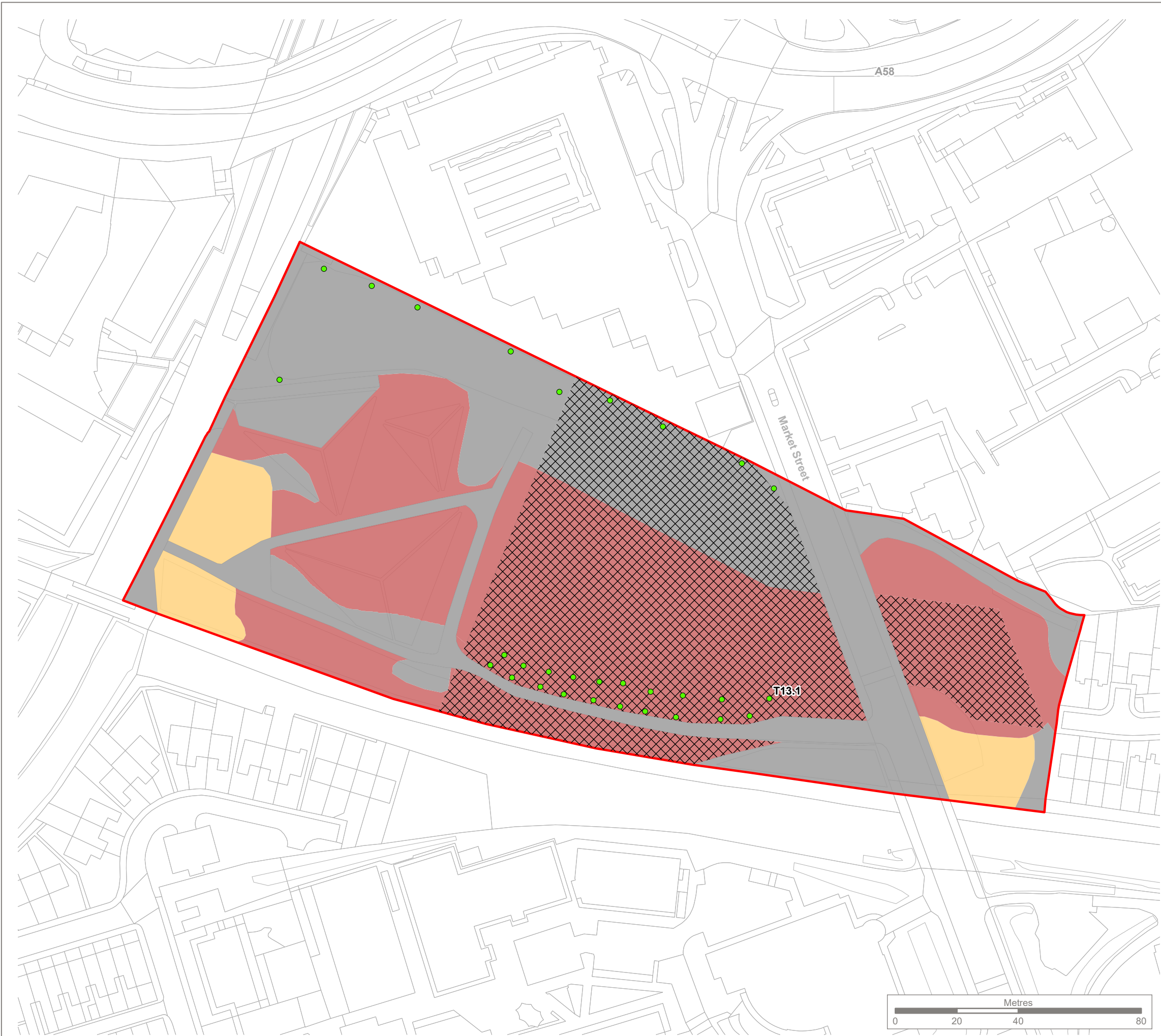
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Pyramid Park, Bury

Title
Baseline UK Habitats

Drawing Number
G9302.02.007

Drawn CW	Checked BJ	Approved EH	Scale 1:1,250 @ A3	Date 25/10/2024
-------------	---------------	----------------	-----------------------	--------------------



KEY

 Site boundary

Individual Tree Condition

 Good

Habitat Condition

 Moderate

 Poor

 Condition assessment not applicable

Strategic Significance

 Formally identified in local strategy

All other habitats with strategic significance value of 'area/compensation not in local strategy/no local strategy'

Note:

The locations of habitats and habitat features are indicative.



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Rev	Description	Drawn	Approved	Date



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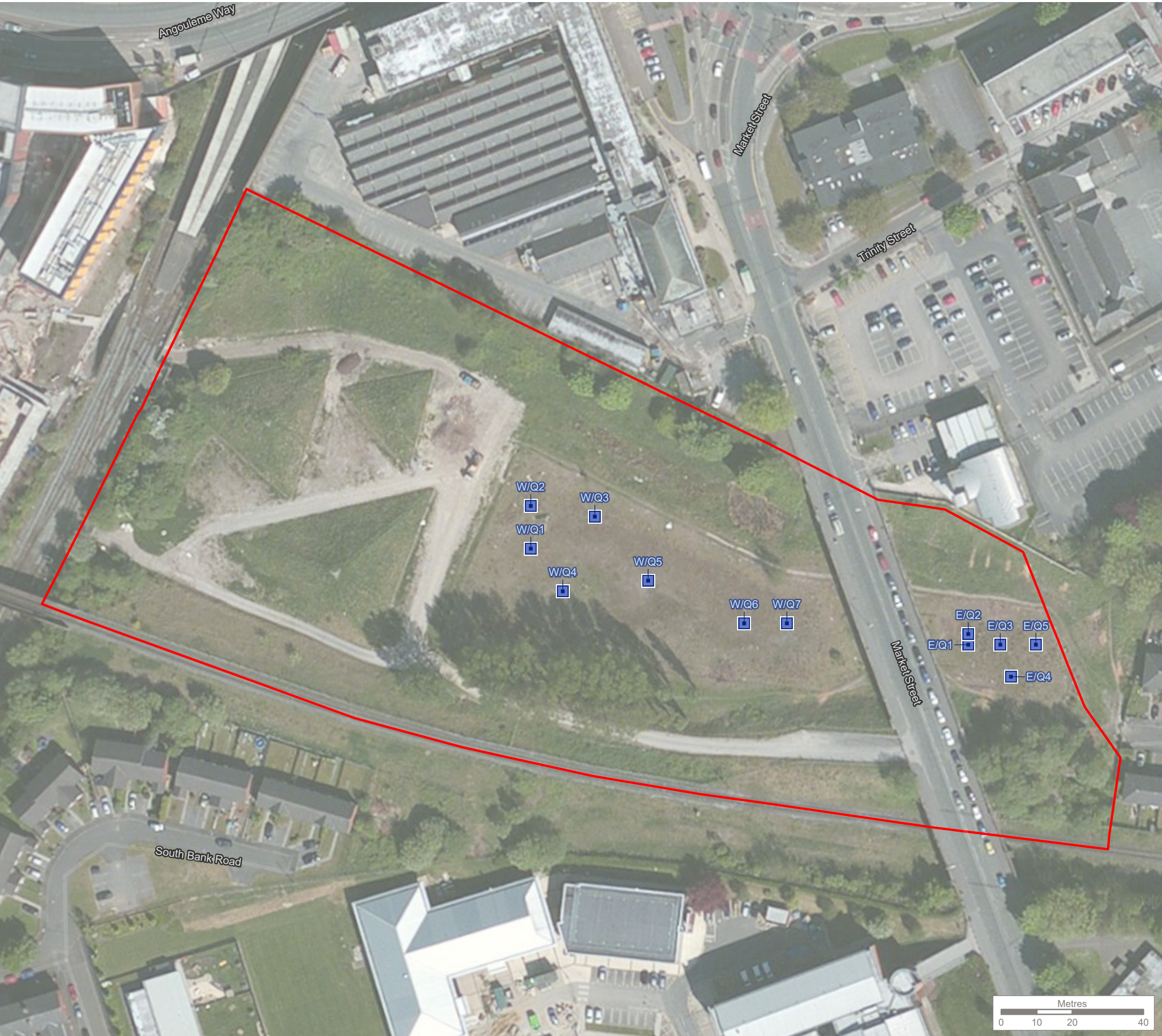
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Pyramid Park, Bury

Title
Baseline Habitat Condition and Strategic Significance

Drawing Number
G9302.02.008

Drawn	Checked	Approved	Scale	Date
CW	BJ	EH	1:1,250 @ A3	30/09/2024

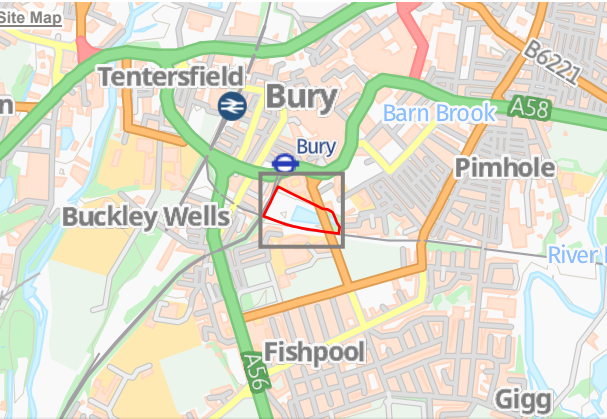


KEY

Site boundary

National Vegetation Classification (NVC) survey location

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Rev	Description	Drawn	Approved	Date



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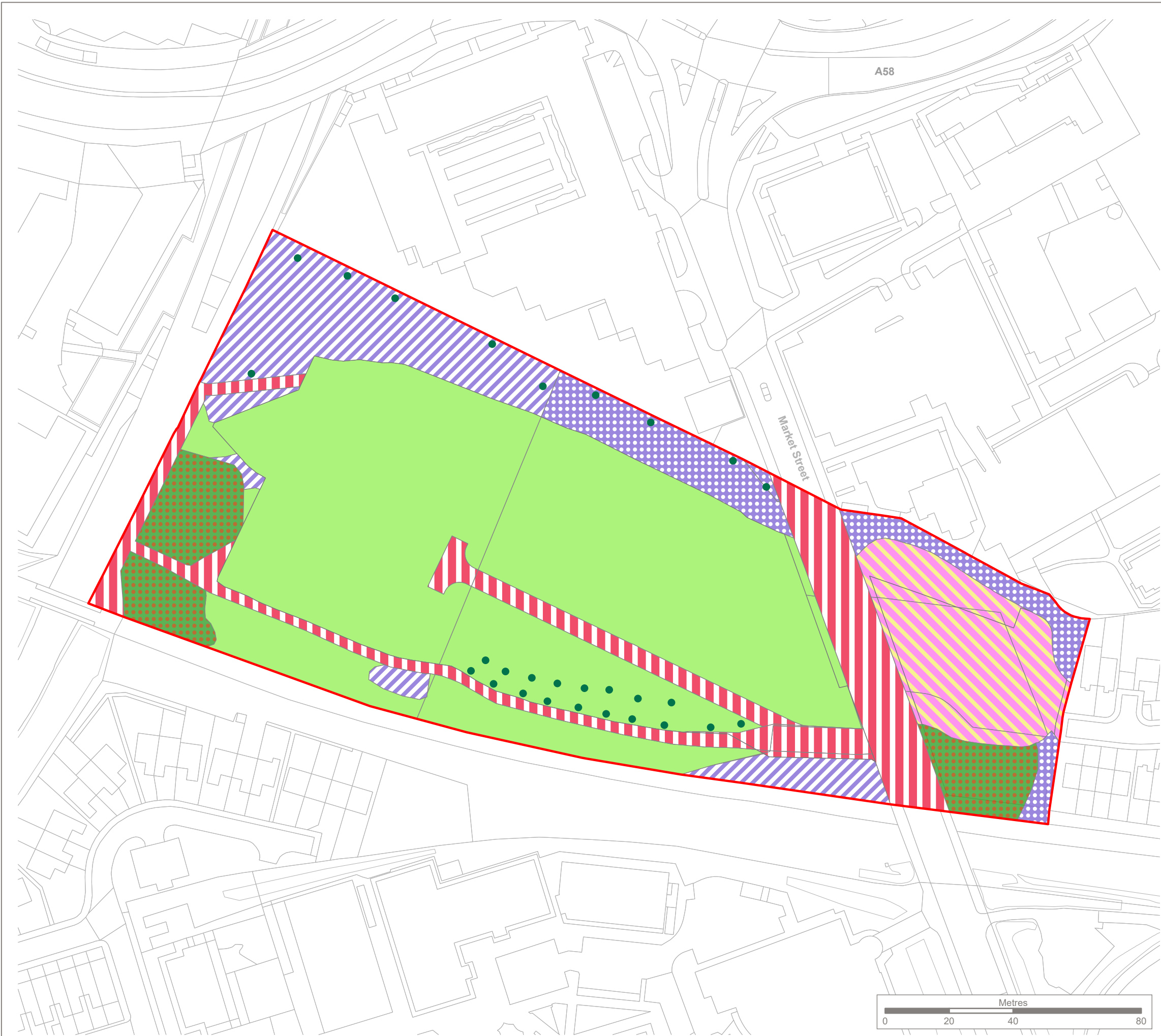
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Pyramid Park, Bury

Title
National Vegetation Classification (NVC) Survey Locations

Drawing Number
G9302.02.009

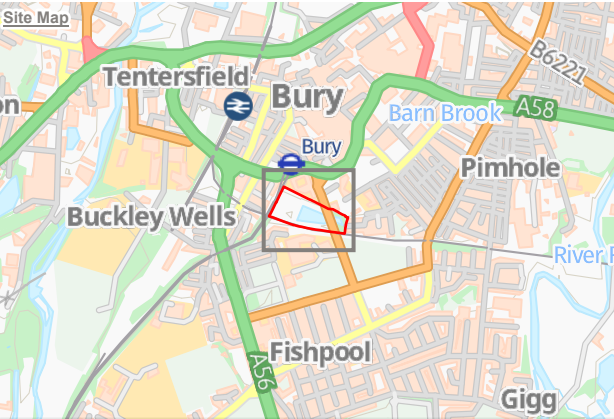
Drawn	Checked	Approved	Scale	Date
ET	BJ	EH	1:1,100 @ A3	06/09/2024



- KEY**
- Site boundary
 - Individual Trees**
 - Urban tree
 - Wetland**
 - Fens (upland and lowland)
 - Grassland**
 - Modified grassland
 - Heathland and Shrub**
 - Bramble scrub
 - Mixed scrub
 - Woodland and Forest**
 - Other woodland, broadleaved
 - Urban**
 - Developed land, sealed surface

Note:
The locations of habitats and habitat features are indicative.

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A	Updated proposed development	SP	EH	15/11/2024
Rev	Description	Drawn	Approved	Date

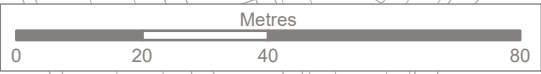
TEP | **THE ENVIRONMENT PARTNERSHIP**
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

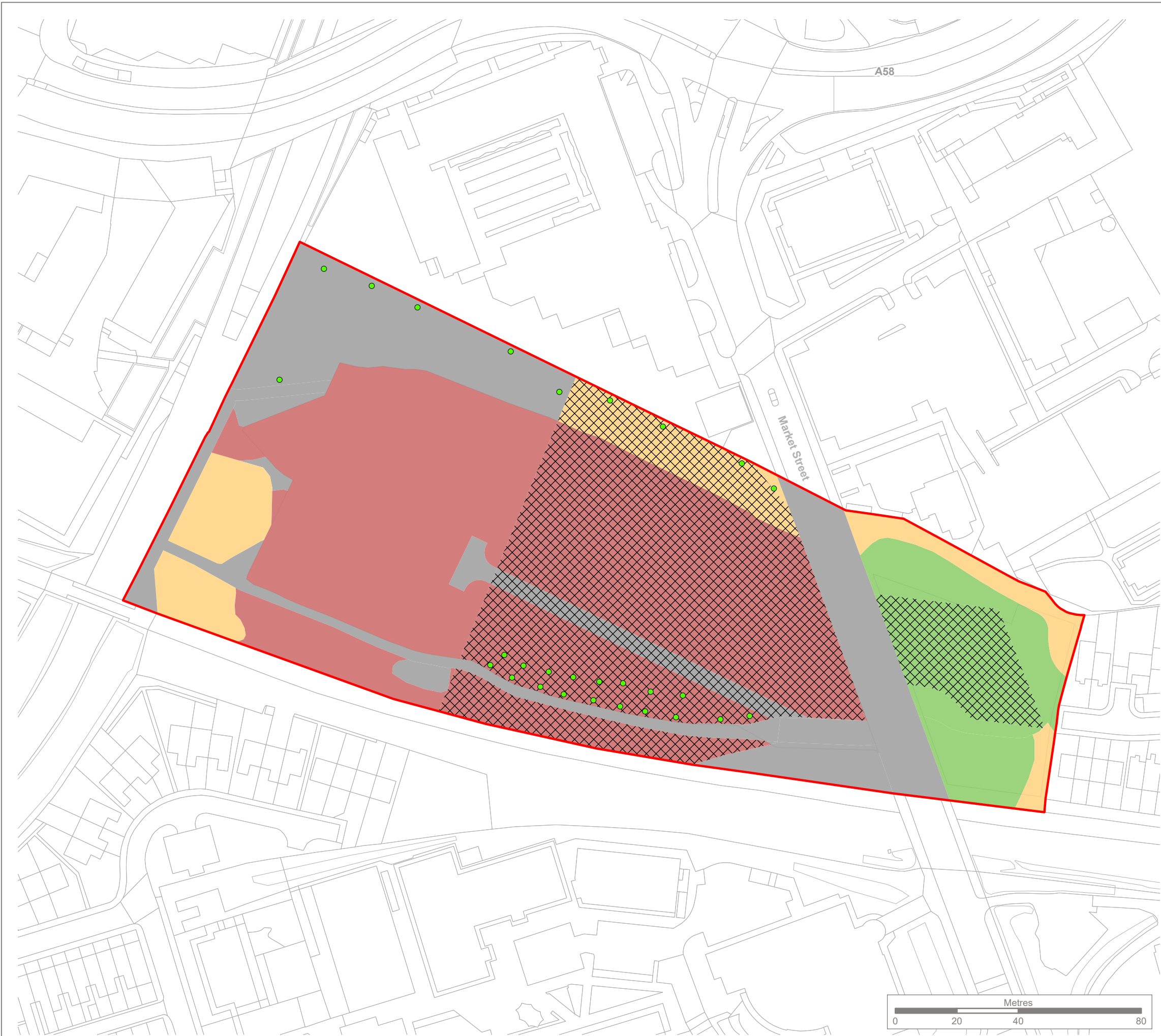
Project
Pyramid Park, Bury

Title
Proposed UK Habitats

Drawing Number
G9302.02.010

Drawn	Checked	Approved	Scale	Date
MK	BJ	EH	1:1,200 @ A3	15/11/2024





KEY

Site boundary

Individual Tree Condition

Good

Proposed Habitat Condition

Condition Assessment N/A

Good

Moderate

N/A - Other

Poor

Proposed Strategic Significance

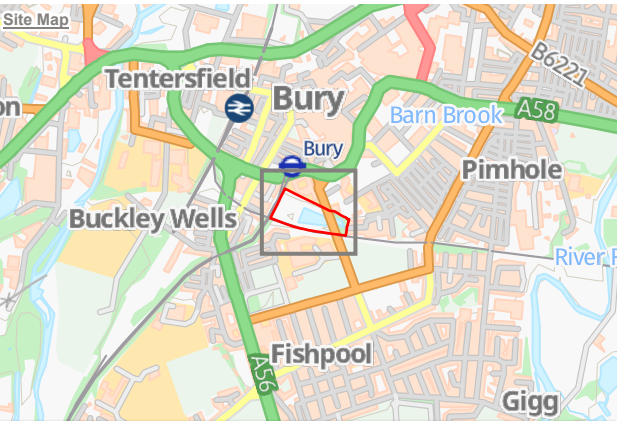
Formally identified in local strategy

All other habitats with strategic significance value of 'area/compensation not in local strategy/no local strategy'

Note:

The locations of habitats and habitat features are indicative.

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A	Updated proposed development	SP	EH	15/11/2024
Rev	Description	Drawn	Approved	Date



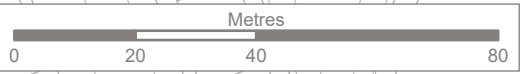
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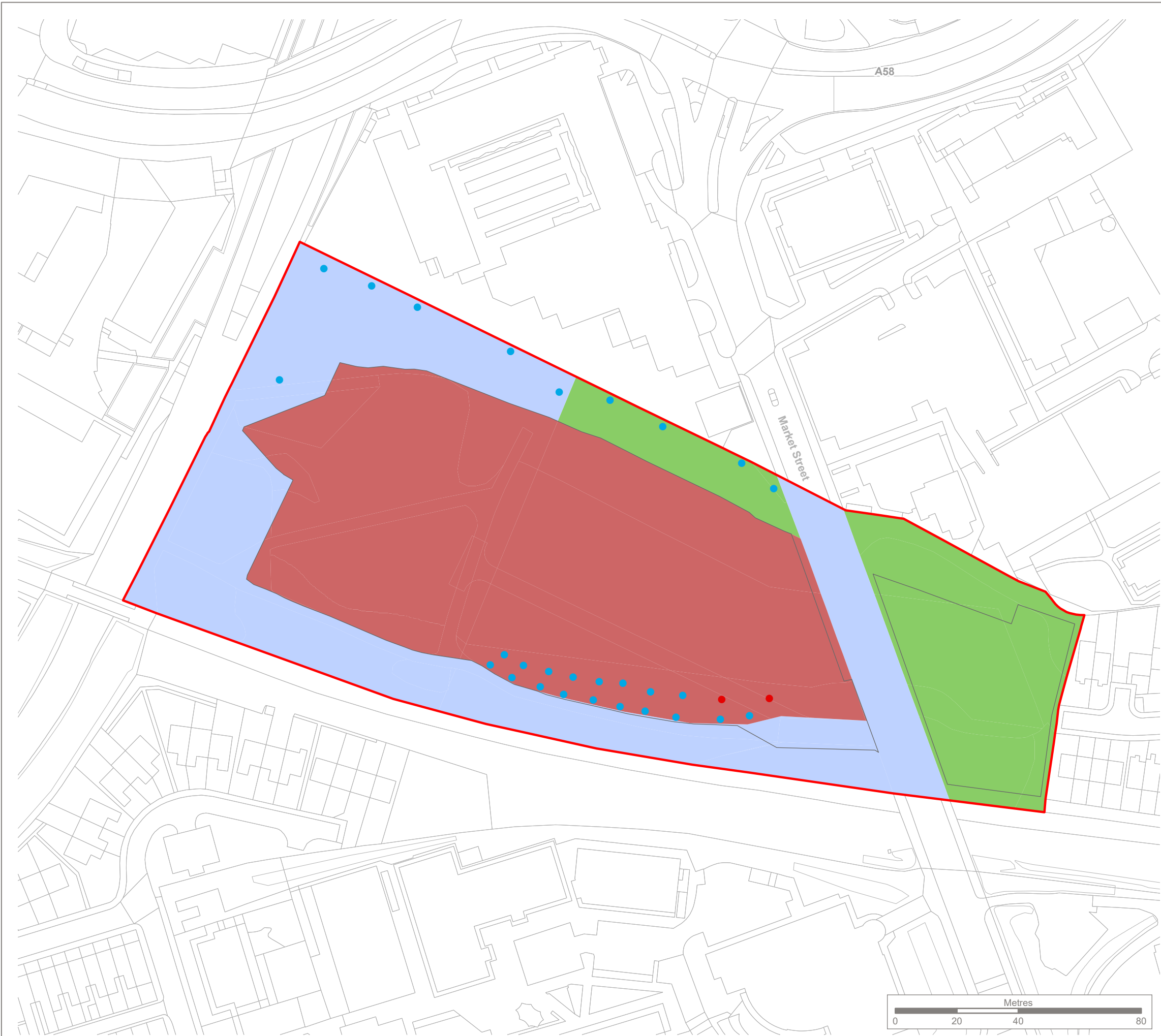
Project
Pyramid Park, Bury

Title
Proposed Habitat Condition and Strategic Significance

Drawing Number
G9302.02.011

Drawn	Checked	Approved	Scale	Date
MK	BJ	EH	1:1,250 @ A3	15/11/2024





KEY

Site boundary

Individual Tree Impact

● Retained

● Lost

Habitat Impact

Enhanced

Retained

Lost

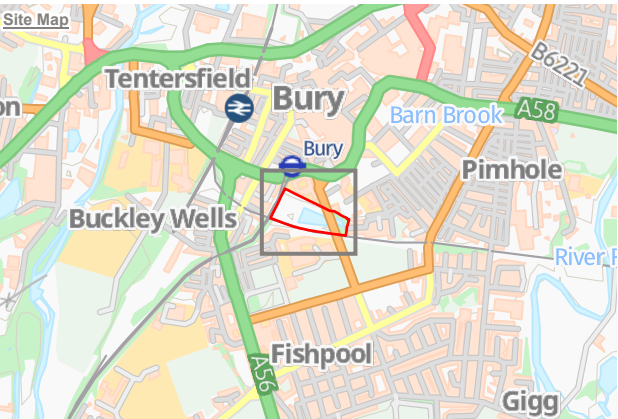
Note:

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TEP (002)' plan provided by client.



A	Updated proposed development	SP	EH	15/11/2024
Rev	Description	Drawn	Approved	Date



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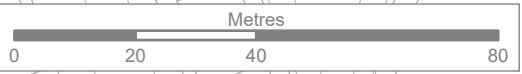
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Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

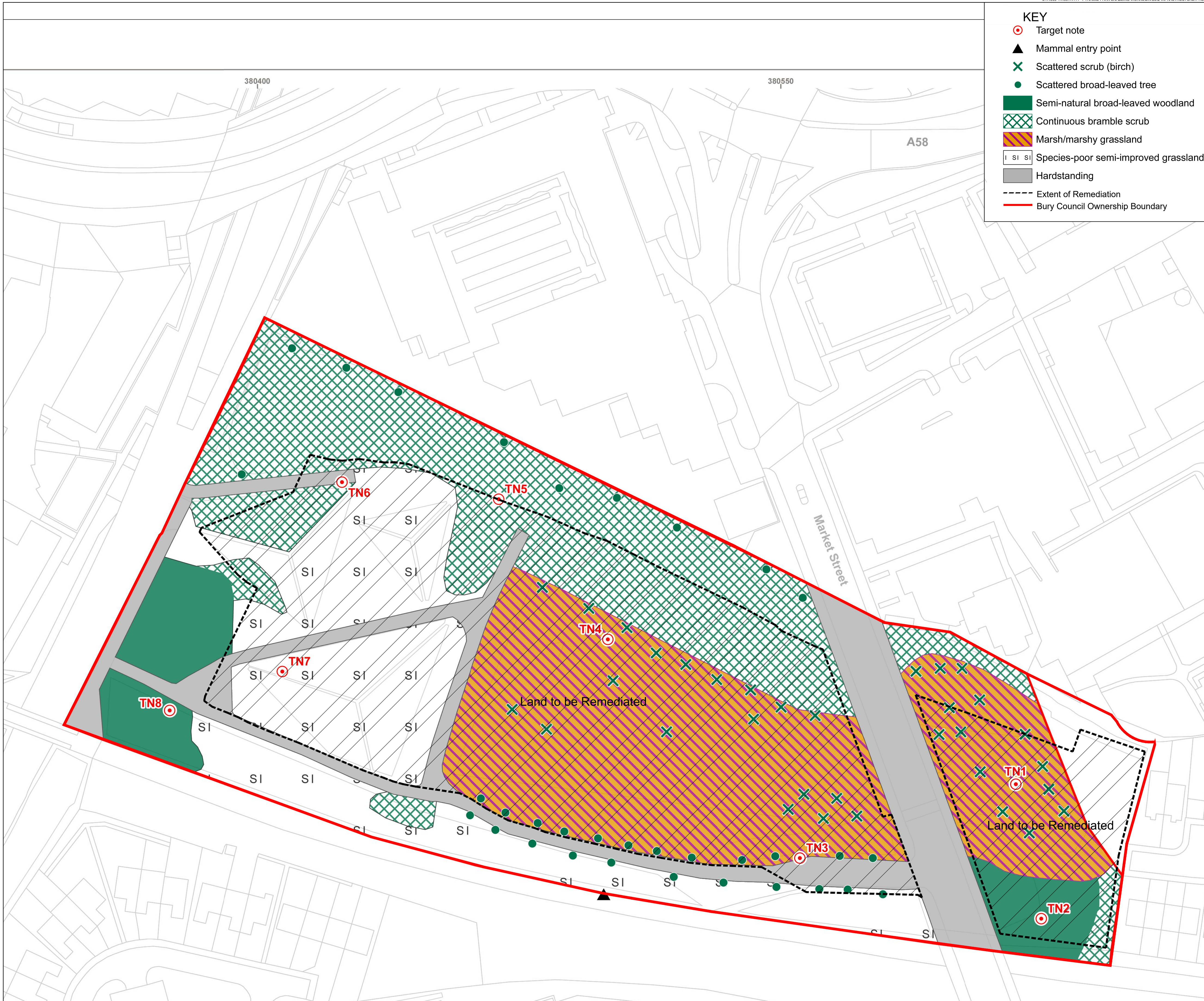
Project
Pyramid Park, Bury

Title
Habitat Impact

Drawing Number
G9302.02.012

Drawn	Checked	Approved	Scale	Date
MK	BJ	EH	1:1,250 @ A3	15/11/2024





KEY

-  Target note
-  Mammal entry point
-  Scattered scrub (birch)
-  Scattered broad-leaved tree
-  Semi-natural broad-leaved woodland
-  Continuous bramble scrub
-  Marsh/marshy grassland
-  Species-poor semi-improved grassland
-  Hardstanding
-  Extent of Remediation
-  Bury Council Ownership Boundary

Notes

1. Do not scale from this drawing on print or electronically. Work from figured dimensions only.
2. No deviation from the details on this drawing is allowed without CampbellReith's prior permission in writing.
3. Read this drawing with all Architect's, Service Engineer's and CampbellReith's relevant details, specifications and drawings.
4. All work is to be done in accordance with the relevant specifications issued by CampbellReith, British Standard Codes of Practice, Statutory Requirements and the Contract Documents.
5. Drawing revision:

P: Preliminary	Evolving drawings for approvals, tenders, billings etc.
C: Contractural	Drawings authorized and approved for stage completion.
6. Drawing status:

Work in progress

S0 - Initial status

Shared (Non-contractual)

S1 - Suitable for coordination, **S2** - Suitable for information, **S3** - Suitable for review and comment, **S4** - Suitable for stage approval.

Published (For contractors purposes)

A1, A*n* etc - Authorised and accepted (*n* relates to work stages)

B1, B*n* etc - Partial sign-off (with comments)

CR - As constructed record document (Final Construction ONLY. Any deviations to that which is on site is not the liability of CampbellReith)
7. Work Stages:

2 - Concept, **3** - Definition, **4** - Design, **5** - Build & commission, **6** - Handover
8. Only drawings with **revision C*n*** and **status A5** to be used for Construction

P2	Issued for Information	10/09/24	ZA
P1	Issued for Information	12/12/23	ZA
Rev	Description	Date	By

CampbellReith
consulting engineers

London 020 7340 1700 ☐ ☒ Manchester 0161 819 3060
Surrey 01737 784 500 ☐ ☐ Birmingham 01675 467 484
Bristol 0117 916 1066 ☐ ☐ Dubai 00 971 4345 7088
www.campbellreith.com

Job Title	PYRAMID PARK
Client	BURY COUNCIL

Phase 1 Habitat Survey

Drawn by ZA	Date made 11/12/23	Scale @ A1 1:500	Checked by BT	Suitability S2	CR Project 14111
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Project No.	Originator	Volume	Lvl/Loc	Type	Role	Number	Rev
14111	CRH	ZZ	XX	SK	C	0002	P2

Overall Plan - Scale 1:750 @ A1



Plant Schedule

Native Fen Enhancement Mix									
Qty	Name	Age	Height	Form	Brks	Root	Cntr	Centres	Mix%
1487	Carex acutiformis					PG		0.300	20.00 %
1487	Carex paniculata					PG		0.300	20.00 %
1487	Eriophorum angustifolium					PG		0.300	20.00 %
1487	Potentilla palustris					PG		0.300	20.00 %
1487	Schoenoplectus lacustris					PG		0.300	20.00 %
7435									
Native Scrub Enhancement Mix									
Qty	Name	Age	Height	Form	Brks	Root	Cntr	Centres	Mix%
158	Corylus avellana	1/2	60-80cm	Transplant	3	B		1.500	35.00 %
204	Crataegus monogyna	1/1	60-80cm	Transplant		B		1.500	45.00 %
23	Ilex aquifolium		60-80cm			C	3L	1.500	5.00 %
69	Prunus spinosa	1/1	60-80cm	Transplant	2	B		1.500	15.00 %
454									
Native Woodland Enhancement Mix									
Qty	Name	Age	Height	Form	Brks	Root	Cntr	Centres	Mix%
45	Corylus avellana	1/2	60-80cm	Transplant	3	B		1.500	30.00 %
67	Crataegus monogyna	1/1	60-80cm	Transplant		B		1.500	45.00 %
7	Ilex aquifolium		60-80cm			C	3L	1.500	5.00 %
15	Prunus padus	1/1	60-80cm	Transplant		B		1.500	10.00 %
15	Salix caprea	0/1	60-80cm	Cutting	2	B		1.500	10.00 %
149									

Native Seed Mixes:

Woodland Seeding

Supplier: Emorsgate Seeds
Mix: EW1F Wild Flowers for Woodland
Sowing rate: 1.5 g/m2

Fen Seeding

Supplier: Emorsgate Seeds
Mix: EM8F Wild Flowers for Wetlands
Sowing rate: 1.5 g/m2

Modified Grassland Seeding

Supplier: Emorsgate Seeds
Mix: EG22 Strong Lawn Grass Mixture
Sowing rate: 25 g/m2

Key

Red line boundary

Retained existing

Hard surfacing

Urban tree (*Condition: Good*) - indicative

Other woodland; broadleaved (*Condition: Moderate*)

Bramble scrub (*Condition: N/A*)

Modified grassland (*Condition: Poor*)

Proposals and enhancements

Other woodland; broadleaved (*Condition: Good*)

Fen (upland and lowland) (*Condition: Good*)

Mixed scrub (*Condition: Moderate*)

Modified grassland (*Condition: Poor*)

Proposed crushed stone footpath with geotextile underlay and timber edging

Notes

- Soil preparation:

Ground to be prepared in accordance with the specification. Soil management, handling and placement shall be undertaken in accordance with 'Code of Practice for the Sustainable use of Soils on Construction Sites' (Defra, 2011).
- Soil amelioration:

Soil amelioration to be incorporated into planting areas in accordance with the specification.
- Planting positions generally:

Planting positions generally to remain flexible to allow for minor alterations to positions to reflect site conditions and findings on site (eg. underground utilities, etc). Any changes should be agreed in advance with the Project Landscape Architect.
- Woodland and scrub planting:

Transplants/whips (60-80cm, bareroot/container) will be planted at 1.5m centres in single species groups of 5-25nr.
- Mulching:

All plants shall have a min 800x800mm individual mulch mats (min 450gms/m2) installed with 5nr pegs per mat (min). Native wildflower seeding to be sown between mats.
- Rabbit Protection:

Suitable rabbit-proof guards/shelters to be installed to all transplants/whip planting.
- Irrigation:

All planting shall should be thoroughly watered following planting.
- Root barriers:

Root barriers (GreenBlue Urban Reroot1000 or similar approved) to be installed when tree and shrub planting is proposed within 3mtrs of underground utilities and hard surfacing.
- Fen planting:

Plugs will be planted in single species groups of 5-25nr.
- Seeding:

Grass seed sowing: April to June or August to October, during suitable periods of sufficient warmth and moisture. Wildflower seed sowing: March to May or August to October, during suitable periods of sufficient warmth and moisture.
- Aftercare:

Plants that have died or failed to thrive to be replaced in accordance with the specification.

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A	Addition of access arrangements	AL	GDA	14.11.24
Rev	Description	Drawn	Approved	Date

TEP

THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project

Pyramid Park, Bury

Title

Biodiversity Enhancement Planting Plan

Drawing Number

D9302.02.001A

Scale

1:750 @ A1

Date

06/11/2024

Drawn

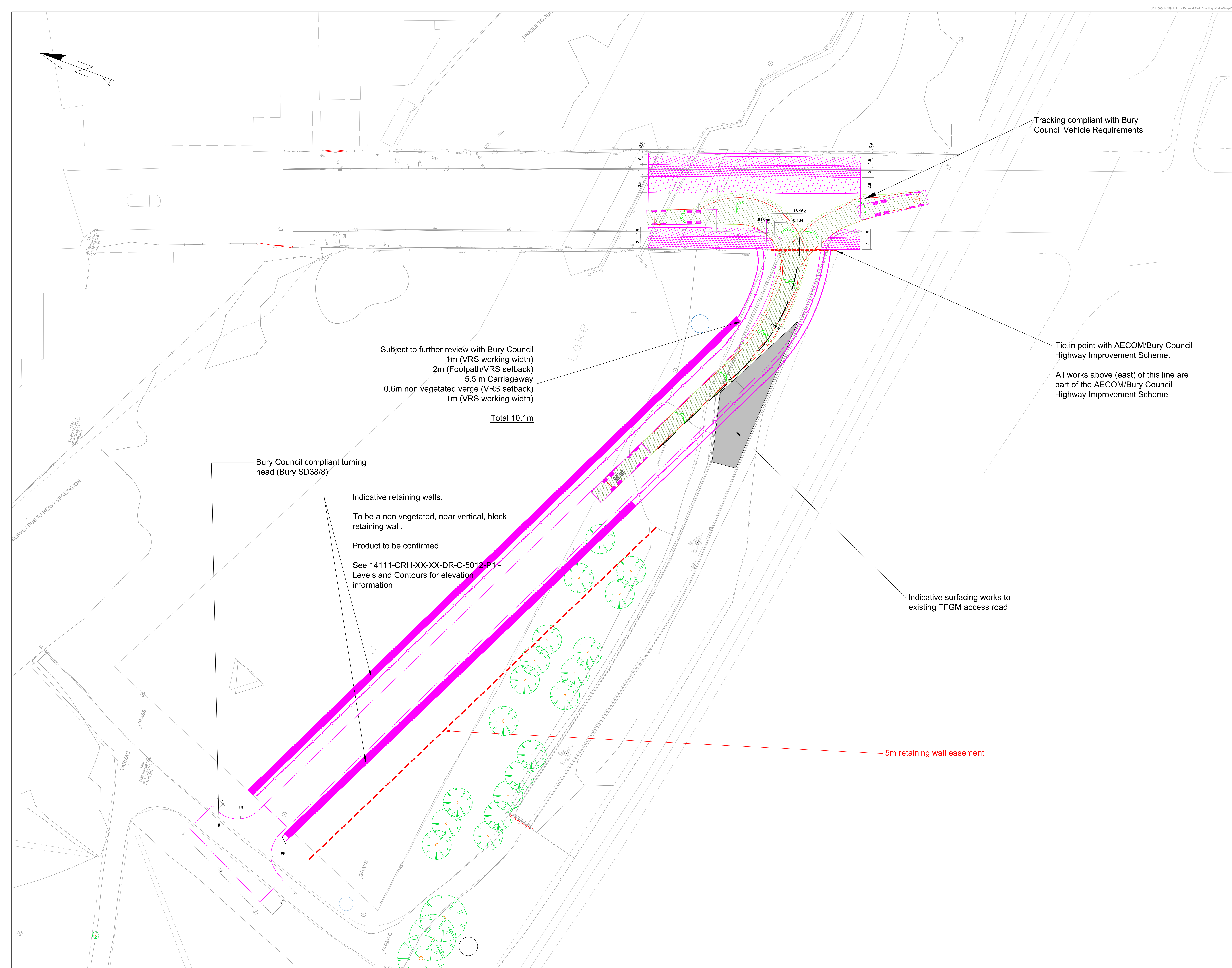
AL

Checked

EH

Approved

KD



Notes

- Do not scale from this drawing on print or electronically. Work from dimensions only.
10. All drawings from the drawing on this drawing is allowed without Campbell's prior permission in writing.
11. Start this drawing with all Architects, Service Engineers and Campbell's relevant details, specifications and drawings.
12. It must be done in accordance with the relevant specifications issued by Campbell's, British Standard Codes of Practice, Statutory Requirements and the Contract Documents.
- P: Preliminary** Evolving drawings for approvals, tenders, billings etc.
- C: Contractual** Drawings approved and approved for stage completion.
- Drawing status**
- Work in progress**
- S0 - Initial status**
- Shared (Non-contradictory)**
- S1 - Suitable for coordination**, **S2 - Suitable for information**, **S3 - Suitable for review and comment**, **S4 - Suitable for stage approval**.
- Published (For contractors purposes)**
- A1** An - Authorised and accepted (n) relates to work stages)
- B1** Cr - A partial sign-off (with comments)
- CA** - As constructed record document (Final Construction Only) - Partial sign-offs to that which is or is not the liability of Campbell's **Work Stages:**
- 2 - Concept, 3 - Definition, 4 - Design, 5 - Build & Commission, 6 - Handover
- any drawings with revision Cn and status A5 to be used for Construction.
10. Topographical information provided by Inoral in February 2022
11. TFGM boundary provided by TFGM in January 2023
12. Existing road markings are indicatively shown only
12. All proposals are subject to further consultation with Bury County Council and specialist technical review
13. Proposed Belmound and Access Road shown in magenta, as per the B Council email received on 06.11.2024.

Key:

-  Resurfacing works
-  Indicative retaining wall
-  Indicative existing sewer, refer to united utilities plan
- Indicative vehicle restraint barrier

P01	Issued for information	11/11/24	ZA
Rev	Description	Date	By

CampbellReith
consulting engineers

London 020 7340 1700 ☐ ☐ Manchester 0161 819 3060
Bristol 0117 916 1066 ☐ ☐ Birmingham 01675 467 484

www.campbellreith.com

Pyramid Park Enabling Works

Bury Council

General Arrangement

Drawn by	Date made	Scale @ A0	Checked by	Suitability	CR Project
ZA	11/11/24	1:500	BT	S2	14111

Project No	Orig.	Funct.	Spatial	Form	Disc.	Number	Rev
14111	CRH	ZZ	XX	DR	Civil	5002	P01

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