

Habitat Management and Monitoring Plan



Prestwich Village, Prestwich
24th September 2024



**Tyler
Grange**

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Admin QA	Author	Checked	Approved
BP	Bethany Phythian BSc Qualifying member of CIEEM	Bethany Phythian BSc Qualifying member of CIEEM	Carly Goodman-Smith MBiolSci MCIEEM

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Summary

- S.1. This Habitat Management and Monitoring Plan (HMMP) has been prepared by Tyler Grange Group Ltd. (TG) on behalf of The Prestwich Regeneration LLP. It has been prepared to set out management and monitoring prescriptions for created habitats associated with the detailed design aspects of a hybrid planning consent at Rectory Lane, Prestwich which is centred on OS Grid Reference SD 81270 04111, hereafter referred to as 'the site'. The site is considered to be Phase 1 of the wider scheme application and although is coming forward prior to other phases, should be considered as part of the wider scheme in regard to delivery of biodiversity units. It also evidences how the monitoring and management will ensure the created and enhanced habitats reach their target condition, as detailed within the accompanying Biodiversity Metric and Report (ref. TG Report No. 15807_R01e_EcIA_LJBP). Detail is also given regarding the organisations responsible for the funding, delivery, monitoring and remedial measures set out in this document.
- S.2. **Table 1** below summarises the content of this document.

Development Site Owner	Bury Council
Organisation responsible for delivery of the HMMP	The Prestwich Regeneration LLP (Bury Council and Muse Places) for initial period then Bury Council solely.
Period covered within HMMP	0 – 30 years
Development Site Planning Authority	Bury Council
Biodiversity Net Gain Report and Metric 4.0 Reference	Within Ecological Impact Assessment (ref.TG Report_15807_R01e_EcIA_LJBP)

- S.3. With the successful implementation of the measures detailed in this report and remedial measures dictated by future monitoring, is it considered that the habitat creation and enhancement measures association with the site would deliver 0.25 biodiversity units which exceeds the required 0.20 biodiversity units to achieve +10% for the whole hybrid application.



Section 1: Introduction and Site Context

Purpose

- 1.1. This Habitat Management and Monitoring Plan (HMMP) has been prepared by Tyler Grange Group Ltd. (TG) on behalf of The Prestwich Regeneration LLP, a Joint Venture ('JV') between Bury Council and Muse Places. It has been prepared to set out management and monitoring prescriptions for created habitats associated with a detailed design aspects of a hybrid planning consent (planning ref. Bury Council 70449) at Rectory Lane, Prestwich which is centred on OS Grid Reference SD 81270 04111, hereafter referred to as 'the site'. This has been prepared to discharge Planning Condition 38:

"Before any construction works on any relevant phase or sub-phase of the development hereby approved a Biodiversity Net Gain Plan and Habitat Management and Monitoring Plan (HMMP) detailing, in full, measures to protect existing habitat during construction works and the formation of new habitat to secure a measurable net gain in biodiversity of at least 10% across the entire scheme, shall be submitted to and approved in writing by the Local Planning Authority for that phase or sub-phase. Within the Biodiversity Net Gain Plan and the HMMP document the following information shall be provided:

- *Details of both species composition and abundance where planting is to occur;*
- *Proposed management prescriptions for all habitats for a period of no less than 30 years;*
- *Assurances of achievability;*
- *Timetable of delivery for all new and enhanced habitats; and*
- *A timetable of future ecological monitoring to ensure that all habitats achieve their proposed management condition as well as description of a feed-back mechanism by which the management prescriptions can be amended should the monitoring deem it necessary. All ecological monitoring and all recommendations for the maintenance/amendment of future management shall be submitted to and approved in writing by the Local Planning Authority."*

- 1.2. It also evidences how the monitoring and management will ensure the retained, created and enhanced habitats reach their target condition, as detailed within the accompanying Defra 4.0 Biodiversity Metric and Report (ref: Tyler Grange_15807_R01e_17th January 2024_BP).
- 1.3. Detail is also given regarding the organisations responsible for the funding, delivery, monitoring and remedial measures set out in this document.
- 1.4. It has been produced to detail the habitat created measures required to ensure the development at the site will deliver 0.25 biodiversity units which exceeds the 0.20 necessary biodiversity units required for the scheme to achieve the +10% net gain required for the whole hybrid application.

Coverage

- 1.5. This HMMP relates to habitats created within the site the extent of which is shown in Plan **15807/P09** at the rear of this report; **Figure 1** in **Section 2** shows the red line boundary for the wider scheme.



- 1.6. This report set out details of the initial habitat interventions and subsequent long-term management of habitats and is set out as follows:
- **Section 2** describes the development site including baseline ecological conditions;
 - **Section 3** sets out management objectives for the HMMP and describes ecological/ground constraints to be factored into the proposed management prescriptions;
 - **Section 4** describes the management prescriptions to achieve the objectives set out in **Section 3**;
 - **Section 5** describes the monitoring programme over the 30 year period, along with indications of mechanisms for remedial measures; and
 - **Section 6** describes who will be responsible for implementing the plan and how arrangements for funding will be organised
- 1.7. For the purposes of this report, Year 0 is defined as the year of the initial habitat interventions and Year 1 refers to the following year/planting season. Implementation of the plan will be iterative in the management prescriptions and will be refined as necessary based on the condition of the site and outcomes following the first cycle of the implemented management and ongoing monitoring.
- 1.8. This report must be read alongside the submitted Defra 4.0 Biodiversity Metric (ref: TG Report_15807_R01e_EcIA_LJBP) and summarised in this report.



Section 2: Site Context

Site Location

- 2.1 The extent of the wider scheme is denoted by the red line boundary as shown in **Figure 1** below and is centred on (OS) Grid Reference SD 81270 04111. The site (Phase 1) forms the northern arm of the scheme boundary and is shown in **Plan 15807/P09**.



Figure 1 – Site Boundary © Google Earth

Existing Land Tenure and Management

- 2.2 All land within the site is owned by Bury Council. The application and delivery of the entire scheme is being facilitated by The Prestwich Regeneration LLP, a Joint Venture between Bury Council and Muse Places.

Baseline

- 2.3 Full ecological baseline details of the development site are given in the accompanying ecological assessment report (ref: TG Report_15807_R01e_EcIA_LJBP), which should be read alongside this report for full context. **Table 2** below summarises the baseline ecological of the site.



Table 2 – Site Baseline Summary

Statutory/Non-Statutory Sites	The data search carried out for the site returned results of one statutory site within 10km and seven non-statutory sites within 2km of the site. The ecological importance and distance from for each of these is detailed below: • Rochdale Canal Special Area of Conservation (SAC) located 7.6 km east. International Ecological Importance. • Heaton Park Reservoir (West and East) Local Wildlife Site (LWS) located 1.2 km east. County Ecological Importance. • Lakeside Woodland in Heaton Park LWS. 2.0 km east. County Ecological Importance. • Mere Clough Local Nature Reserve (LNS). 0.6 km west. Local Ecological Importance. • Philips Park LNR/ Philips Park and North Wood LWS. 0.65 km west. Local Ecological Importance. • Kersal Moor LNR/ Knrsal Moor LWS. 1.89 km south. Local Ecological Importance. • Prestwich Clough LWS 0.45 km south. Local Ecological Importance. Due to the distance of the site from the Rochdale Canal SAC, there are no adverse direct or indirect effects anticipated and therefore no mitigation is required. The production of a Construction Ecological Management Plan (CEMP) including standard best practice pollution prevention is considered suitable mitigation for all non-statutory sites. This will prevent impacts to these sites that may occur through run off and dust deposition.
Protected and Notable Species	Two buildings on within the wider scheme area (none within the site) were identified as having low suitability for roosting bats, however emergence surveys confirmed the site as being negligible importance for bats. No trees within the site are scheduled for retention (there is however tree retention within the wider scheme) however, more trees than that lost are to be planted and will retain the commuting and foraging opportunities on site for bats. The addition of two bat boxes at post-development will increase the roosting opportunities for bats. Birds are likely to use vegetation on site and as such habitats should be removed outside of the core nesting season (March – August). Habitat creation (native shrub and tree planting) is expected to increase nesting opportunities on site along with two bird boxes being incorporated into the scheme.
Invasive Species	No invasive species were identified on site.



Baseline Habitats	The site is dominated by developed land with scattered urban trees. The wider scheme area is dominated by developed land, including buildings and roads, with small areas of amenity grassland and scattered urban trees. Full details of the baseline survey are found in the Ecological Impact Assessment (ref: TG Report_15807_R01e_EcIA_LJBP).
Public Access	The site can currently be readily accessed by the public. This access is expected to be retained at post-development.
Topography	The site has a flat topography.
Current Use	The site is currently used as a surface level car park.
Soils and Substrates	Soil analysis has been determined by the use of the following website: https://www.landis.org.uk/soilscapes/ . This analysis provides a very high level overview of the area and is not considered to be a site specific assessment. The soil on site is considered to be 'Freely draining slightly acid sandy soils' with a sandy texture and low fertility.
Hydrology/Flood Risk	The following site has been used to determine the flood risk at the site: https://flood-map-for-planning.service.gov.uk/ . The site is located within flood zone 1. There is a low risk of flooding from rivers and the sea as well as a risk of flooding from surface water at the site. Therefore the proposals should ensure sufficient drainage systems are installed.
Landscape Character	The site is located within the Manchester Conurbation National Character Area 55. The area is characterised as being dense with urban and industrial development with a network of green infrastructure throughout. Objectives for this character area include the provision of green spaces, trees, recreational areas whilst safeguarding and enhancing existing green infrastructure.
Climatic Data	The site is located within the north-west of England, where fluctuating climate conditions are characteristic. The site is located in an area where land predominantly lies below 150 metres above sea level. Rainfall and wind is affected by the exposure of the area to westerly maritime air from the Atlantic with some areas being sheltered by areas of high ground.



Strategic Location	The site is located adjacent to a 'Wildlife Corridor and Link' as identified within Bury Council Policy Maps. Policy EN6/4 of the Bury Council Unitary Development Plan states that 'the Council will seek to ensure that new development within or adjacent to identified links or corridors contributes to their effectiveness...'. Habitat creation within the site should therefore aim to provide enhanced wildlife corridors, particularly along the eastern boundary to connect to the current wildlife corridor.
Irreplaceable Habitats	There are no irreplaceable habitats present on site.



Section 3: Management Objectives and Biodiversity Net Gain

Management Considerations

- 3.1. Management cannot be undertaken which compromises the survival or success of the fauna detailed in **Table 1**.
- 3.2. All management works should take place within daylight hours to avoid the disturbance of foraging and commuting bats, or if unavoidable maintain dark corridors through the site;
- 3.3. The removal or cutting of any vegetation that holds suitability for nesting birds should occur outside of the 'core' nesting bird period (September – March inclusive). Due diligence is also required by maintenance staff to avoid the disturbance of nesting birds, which can also nest outside the core period. Should vegetation clearance works be required between the months of March to September inclusive, a Suitably Qualified Ecologist (SQE) should inspect the vegetation to assess presence of nesting birds; and
- 3.4. The site will be readily accessible by the public and therefore habitat establishment should be safeguarded by the erection of fencing where applicable.

Management Objectives

- 3.5. Considering the habitats and key fauna known to be present within/adjacent to the site, the following objectives for nature conservation management have been set:
 - Objective 1: To ensure the retained and created habitats achieve the target conditions set out in the accompanying Biodiversity Metric;
 - Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment;
 - Objective 3: To deliver 0.62 biodiversity units in the Phase 1 that contribute to the achievement of +10% BNG for the whole scheme.

Biodiversity Net Gain

- 3.6. The overarching objective of this HMMP is to deliver the required number of biodiversity units within the site (0.20 biodiversity units (BU)), taking account of the site-specific constraints to management. The site forms Phase 1 of a wider scheme, for which +10% is to be achieved (equating to 0.20 BU). Table 3 overleaf provides a summary of the created post-development habitats. Plans **15807/P08.1** and **15807/P08.2** at **Appendix 3** provide a summary of the post development habitats and gives parcel references to each habitat type where relevant. Phase 1 is geographically split into two sections at the north and southwest of the wider scheme. However, for the purpose of this HMMP, both sections have been discussed together.



- 3.7. Trading rules ensure that habitats are replaced on a 'like for like or better' basis and are a required element to achieve BNG. The current phase achieves the trading rules for its specific section however subsequent phases must ensure that trading rules for the scheme in its entirety are met. Therefore, although this phase exceeds the required BU, additional habitat creation and/or enhancement may be required to satisfy trading rules.

Overall Approach

Baseline

- 3.8. The site is predominantly hardstanding with a total of 21 trees (19 small and 2 medium), equating to 0.6 BU and 0.002 ha of modified grassland, equating to <0.01 BU (therefore detailed as 0.00 BU). There are no hedgerow or watercourse habitats present within the site.

Habitat Retention

- 3.9. The only habitat to be retained is five small trees, equating to 0.08 BU.

Habitat Creation

- 3.10. The majority of the habitat created on site is developed land. Semi-natural habitats to be included are as follows.
- 0.04 ha of 'Urban – Rain garden' of Good condition, equating to 0.20 BU;
 - 0.06 ha of 'Urban – Introduced shrub' (condition pre-set to NA within metric), equating to 0.12 BU; and
 - 68 small trees 'Urban – Urban trees' of Moderate condition, equating to 0.86 BU.



Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
Urban – Developed land; sealed surface Parcels 1 and 4	N/A – Other	0	No condition assessment required.	NA
Urban – Rain garden Parcels 3.1–3.2 and 5.1–5.12	Good	5	The condition criteria passed for this habitat are as follows: - Vegetation structure is varied, providing opportunities for vertebrates and invertebrates. A single structural habitat component does not account for >80% of total area. - Habitat parcel contains different species that are beneficial for wildlife. - Invasive non-native plant species and others that are detrimental to wildlife cover <5% of total area.	- Rain garden will be accessible by the public, temporary or permanent fencing should be erected to reduce footfall risk during establishment. - Rain garden will require sufficient water levels, gradient may need amending or species mix altered if desired function is not achieved.



Urban – Introduced shrub Parcels 2.1–2.3 and 6.1–6.14	Condition Assessment N/A	1	No condition assessment required.	- Habitat is to provide amenity value and therefore will be pruned to be aesthetically pleasing which may prevent stands from reaching full potential. - Pruning should be carried out outside of core nesting bird season where possible, if not check by SQE will be required.
Individual trees – Urban tree No Parcel Ref. as Point Features	Moderate	27	The condition criteria passed for this habitat are as follows: - Tree is a native species. - Tree canopy is predominantly continuous (individual trees automatically pass this criterion). - Little or no evidence of adverse impact on tree health by human activities. Trees retain >75% of expected canopy for their age range and height.	- Trees are located around urban area and will need to be managed to prevent overhang therefore individuals will not be able to reach full growth potential. - Pruning should be carried out outside of core nesting bird season where possible, if not check by SQE will be required.

Table 3 – Proposed habitats and condition assessment



Section 4: Management Prescriptions

- 4.1. The management prescriptions for the site are set out in **Table 4** within the subsequent pages of this section of the report. The LEMP will be implemented in stages as indicated in the timings column in accordance with the management task, as will the appropriate timing of required habitat maintenance once established.
- 4.2. The prescriptions seek to cover a period equating to a 30-year period and include both the start-up works and continued management post intervention. This is inclusive of primary establishment of habitats and subsequent management regimes. These actions are set out under the individual objective headings set out in **Section 3**.
- 4.3. The habitat compartments referenced are indicated on Plans **15807/P08.1** and **15807/P08.2** appended to this report.



Objective 1: To ensure the retained/created/enhanced habitats achieve the target conditions set out in the accompanying Biodiversity Metric

Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
Urban – Introduced shrub	To provide amenity value within the site and provide opportunities for wildlife.	Species mix includes: • <i>Ajuga reptans</i> 'Atropurpurea' 10% • <i>Carex morrowii</i> 10% • <i>Cyrtomium falcatum</i> 10% • <i>Geranium phaeum</i> 10% • <i>Hakonechloa macra</i> 10% • <i>Liriope muscari</i> 10% • <i>Nepeta racemosa</i> 'Walker's Low' 10% • <i>Pachysandra terminalis</i> 10% • <i>Polystichum setiferum</i> 10% • <i>Sarcococca hookeriana</i> 10%	Year 0: • All shrubs to be positioned as shown on the Landscape Plan. • Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with peat free compost. • All shrubs to be equally spaced throughout the planting areas to the specified density in a staggered arrangement unless otherwise noted in the planting schedule. • Peat-free ornamental bark mulch to be supplied and spread to all planting areas. To be finished at 25mm below any curbs or paving. Year 1: • Undertake monitoring regularly during first 12 months to ensure successful growth. • Water inline with watering regime. • Beds to be re-firmed and kept weed free through hand	Year 0: Any time of year ensuring ground and weather conditions are favourable. Years 1 -30: As required (March – October)



			weeding and herbicide application. • Litter to be removed as required. • Ensure mulch is topped up as require and remains at 25mm below adjacent curbs and pavement. • Take remedial action if growth fails. Years 2-30: • To be pruned as required during the growing season in tandem with amenity grassland cut. • Take remedial action where necessary. • Water as required during growing season.	
Urban – Rain garden	To provide amenity value whilst also provide drainage for surface water within the site, a requirement detailed within the flood risk for the site.	Species mix includes: • <i>Achillea</i> 'Terracotta' 5% • <i>Bistorta</i> <i>affinis</i> 'Superba' 10% • <i>Calamagrostis brachytricha</i> 5% • <i>Carex secta</i> 7% • <i>Deschampsia cespitosa</i> 7% • <i>Erodium manescavii</i> 10%	Year 0: • Remove vegetation from area detailed on landscape plan. • Use spoil removed to create a bund around three sides with the remaining side to be filled with gravel creating a channel to the identified drainage system. • Utilise organic matter to improve soil structure (Compost/leaf mould etc.).	Year 0: • Either early spring or early autumn when soil is dry and not compacted Years 1-2: • Water as required Years 3 - 30



		• <i>Eupatorium cannabinum</i> 'Flore Pleno' 5% • <i>Lythrum salicaria</i> 5% • <i>Primula veris</i> 12% • <i>Rudbeckia fulgida</i> var. 'sullivantii' 5% • <i>Symphotrichum novae-angliae</i> 'Purple Dome' 10% • <i>Thalictrum delavayi</i> 5%	• Plant water tolerant (but not wetland) species. Years 1 – 2: • Water well within the first 2 years to ensure successful establishment. • Replace any failed planted stands. • Remove litter as required. • Remove weeds as required during growing season. • Refill mulch as required. Years 3 –30 • Replace any failed stands. • Remove litter as required. • Remove weeds as required during growing season. • Refill mulch as required. • Water during periods of dry weather.	• Growing season March - September
Urban – Urban trees	To provide amenity value and boundary planting for the site as well as providing suitable habitats for wildlife.	Species to be planted include: • <i>Alnus glutinosa</i> 'Pyramidalis' 7 stands • <i>Betula pendula</i> 'Fastigiata' 2 stands • <i>Acer platanoides</i> 'Columnare' 3 stands • <i>Amelanchier lamarckii</i> 3 stands • <i>Betula pendula</i> 'laciniata' 3 stands	Year 0: • To be located as per Landscape Plan. • All bare root whips to have Tubex (or equivalent) Comb-tube Standard Tree shelter 750mm high x 150mm diameter fitted to a 25x25x900mm timber stake, as per manufacturers recommendations.	Year 0: Planting to occur during winter season, late October - March Years 1-5: Weed removal during growing season March – September. Checks for failures during June and October



			- Remove weeds around trees. - Water during prolonged periods of dry weather. This usually occurs during May - September. All planting areas should be watered to field saturation using clean fresh water on a weekly basis in these cases. Years 1-5 - Maintain a weed free area around trees during the growing season. - Water during prolonged periods of dry weather. This usually occurs during May - September. All planting areas should be watered to field saturation using clean fresh water on a weekly basis in these cases. - Ensure all stands are firmly bedded. - Check twice annually. Replace failed specimens as necessary. Remove guards and stakes after 3-4 years. Years 6-30: - Remove weeds around trees during growing season	Years 6-30: Weed removal during growing season March - September. Checks for failures during June and October
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			• Water during prolonged periods of dryness • Ongoing management to consist of annual trimming as necessary. 1m height specified.	
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Table 4 – Management prescriptions for enhanced habitats



Section 5: Monitoring and Remedial Measures

- 5.1. Along with the requirement for ongoing management of the site by specialist contractors (see **Section 6**), it will also be necessary for the site to be periodically monitored by a Suitably Qualified Ecologist (SQE) to ensure the created habitats are in the appropriate condition and are either showing signs of success in the management objectives put forward and later with evidence that the habitats have achieved and continue to maintain their target condition.
- 5.2. Prior to the commencement of monitoring once all habitats have been installed, it will be necessary for the SQE to visit the site to confirm that the correct habitats have been installed in the correct locations and to the right specifications. Where this is not the case, the SQE will report this to the organisation responsible for delivering this HMMP.
- 5.3. Monitoring will commence in Year 1 i.e. the year following the initial habitat intervention measures and in the appropriate survey season (April – September).
- 5.4. Monitoring will then be required in Years 2, 3, 5, 10, 20 and 30 post-intervention. The appointed SQE will perform a condition assessment of the habitats to assess their progress against target conditions. Should the habitats appear to be failing or not in their target condition, it will be the responsibility of the SQE to report this to the organisation responsible for delivering the contents of this HMMP. It will then be the responsibility of the organisation to implement the necessary remedial measures. The results of the monitoring in Years 2, 3, 5, 10, 20 and 30 will be compiled in reports for submission to the Local Planning Authority. **Table 4** below outlines the monitoring programme, methodologies, deliverables and remedial action measures.



Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment

Year	Methodology and Timing	Deliverable	Remedial Action
1	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted at this stage, most habitats will not have achieved their target condition.	Remedial measures will be specific to the habitats in question and may comprise complete re-installation of habitats if done to the wrong specification. For the site in question, however, this may comprise: • Replacement of failed tree stands/plants. • Alteration of gradient of rain garden/amend drainage location.
2	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted at this stage, most habitats will not have achieved their target condition.	Remedial measures will be specific to the habitats in question and may comprise: • Amendment to weeding regime if weeds are dominating. • Amendment to watering regime during times of dry weather. • Replacement of failed tree stands/plants.
3	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted at this stage, most habitats will not have achieved their target condition.	Remedial measures will be specific to the habitats in question and may comprise: • Alter planting mix within rain garden



Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment

Year	Methodology and Timing	Deliverable	Remedial Action
			dependant on water levels. • Amendment to weeding regime if weeds are dominating. • Amendment to watering regime during
5	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted that some habitats should have achieved their target condition at this stage.	Remedial measures will be specific to the habitats in question and may comprise: • Amendment to weeding regime if weeds are dominating. • Amendment to watering regime during dry periods. • Reinstatement of fence around rain garden if footfall is considered too high • If introduced shrub has continued failure after previous amends, restart creation process.
10	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted that some habitats should have achieved their target condition at this stage.	Remedial measures will be specific to the habitats in question and may comprise: • Amendment to weeding regime if weeds are dominating. • Amendment to watering regime during dry periods.



Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment

Year	Methodology and Timing	Deliverable	Remedial Action
			• Amendment to pruning regime. • If rain garden has failed with previous amendments, begin creation process again. • If trees are not on track to target condition, take remedial actions to ensure success by year 30.
20	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted that some habitats should have achieved their target condition at this stage.	Remedial measures will be specific to the habitats in question and may comprise: • Amendment to weeding regime if weeds are dominating. • Amendment to watering regime during dry periods. • Amendment to pruning regime. • Replacement of failed tree stands (if creation is repeated).
30	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted that all habitats should have achieved their target condition at this stage.	Habitat conditions should be successfully met by this point. If habitats and management continue to be in-situ, amendments to management regime may comprise: • Amendment to weeding regime if



Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment

Year	Methodology and Timing	Deliverable	Remedial Action
			weeds are dominating. • Amendment to watering regime during periods of dry weather.



Section 6: Delivery of the HMMP

- 6.1. This section summarises the organisations responsible for the overall delivery of the HMMP, along with details of specific personnel where appropriate.

Organisation	Responsibility
Land owner: Bury Council	To fund the delivery of the HMMP.
Applicant: The Prestwich Regeneration	To facilitate the application and initial creation stages of the HMMP.
Management Company: Bury Council	To appoint suitable contractors.
Suitably Qualified Ecologist: Tyler Grange Group Ltd (or other appointed SQE)	To carry out any required ecological surveys including update condition assessments and curate monitoring reports to submit to the council.

Table 5 – Details of organisations responsible for the implementation of this HMMP.

Funding and Legal Agreements

- 6.2. Bury Council are the sole funding source for the scheme as a whole. The Prestwich Regeneration is acting as a facilitator during the application and development phases of the development but do not hold any ownership or funding responsibility.



Appendix 1: Soil Test Results

Soilscape 10:

Freely draining slightly acid sandy soils

Texture:
Sandy

Coverage:
England: 2.8%,Wales: 0.3%,England & Wales:2.5%

Drainage:
Freely draining



Fertility:
Low



Landcover:
Arable

Habitats:
Acid dry pastures; acid deciduous and coniferous woodland; potential for lowland heath

Carbon:
Low

Drains to:
Groundwater

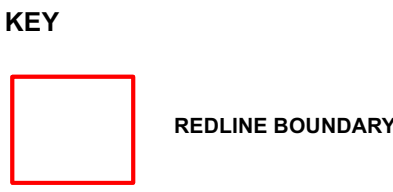
Water protection:
Particularly vulnerable to leaching of nitrate and pesticides to groundwater; Highly erodible under arable and vegetable crops, where sloping, resulting in eutrophication and clogging of stream bed with sand.

General cropping:
Suitable for wide range of spring and autumn sown crops including irrigated roots, potatoes and field vegetables; lime and fertiliser rapidly leached; shortage of soil moisture will limit yield without irrigation



Appendix 2: Post-Development Phase 1 Plans





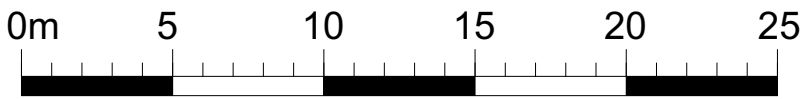
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Tree Codes		Tree Planting:					
Code	Species - Latin	Common Name	Size: height (c)	Size: girth (cm)	Habit	Rootball	Number
Ag	Alnus glutinosa 'Pyramidalis'	Common alder	600-700	30-35cm girth	semi-mature specimen, 6 x transplanted, with 2.2m clear stem	RB	7
Bp	Betula pendula Fastigiata	Upright Birch	600-700	30-35cm girth	semi-mature specimen, 6 x transplanted, with 2.2m clear stem	RB	2
Ap	Acer platanoides 'Columnare'	Norway Maple	600-700	30-35cm girth	semi-mature specimen, 6 x transplanted, with 2.2m clear stem	RB	3
Al	Amelanchier lamarckii	Serviceberry	500-600	20-25cm girth	semi-mature specimen, 5 x transplanted, with 2.2m clear stem	RB	3
BpL	Betula pendula 'laciniata'	Swedish birch	500-600	20-25cm girth	semi-mature specimen, 5 x transplanted, with 2.2m clear stem	RB	3

CAR PARK PLANTING - 283m2						
Code	Species - Latin	Specification	Pot size (Ltr)	% Mix	No/m2	Number:
Ar	Ajuga reptans 'Atropurpurea'	Full Pot	3L	10	9	254
Cm	Carex morrowii	Full Pot	5L	10	6	170
Cf	Cyrtomium falcatum	Full Pot	5L	10	4	113
Gp	Geranium phaeum	Full Pot	3L	10	5	141
Hm	Hakonechloa macra	Full Pot	3L	10	5	141
Lm	Liriope muscari	Full Pot	3L	10	9	254
Nr	Nepeta racemosa 'Walker's Low'	Full Pot	3L	10	7	198
Pte	Pachysandra terminalis	Full Pot	3L	10	5	141
Pse	Polystichum setiferum	Full Pot	3L	10	4	113
Sc	Sarcococca hookeriana	Full Pot	5L	10	3	85

RAIN GARDEN PLANTING - 30m2 @12 per m2				
Species - Latin	Habit	Size: Pot (Ltr)	Percent of Mix (%)	Number
Achillea 'Terracotta'	Container grown	2L	5%	18
Bistorta affinis 'Superba'	Container grown	2L	10%	36
Calamagrostis brachytricha	Container grown	2L	5%	18
Carex secta	Container grown	2L	7%	26
Deschampsia cespitosa	Container grown	5L	7%	26
Erodium manescavii	Container grown	1L	10%	36
Eupatorium cannabinum 'Flore Pleno'	Container grown	5L	5%	18
Lythrum salicaria	Container grown	2L	5%	18
Primula veris	Container grown	1L	12%	44
Rudbeckia fulgida var. sullivanti 'Goldsturm'	Container grown	2L	5%	18
Symphytotrichum novae-angliae 'Purple Dome'	Container grown	2L	10%	36
Thalictrum delavayi	Container grown	2L	5%	18



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- NOTES:**
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 - The dimensions of all materials must be checked on site before being laid out.
 - This drawing must be read with the relevant specification clauses and detail drawings.
 - Order of construction and setting out to be agreed on site.

KEY

REDLINE BOUNDARY

SOFTWORKS

PROPOSED TREE PLANTING
Semi-mature
Refer to Softworks Schedule

TREE CODES
Refer to tree planting schedule for further detail.

PROPOSED PLANTING MIX 1
Rain Gardens
Refer to softworks schedule

PROPOSED PLANTING MIX 2
Rain Gardens
Refer to softworks schedule

P03	22/08/24	Stage 4	SAS	LH
Revision	Date	Description	Drawn	Apprvd.

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Grafton Street,
Altrincham,
Cheshire,
WA14 1DY,
W: plant-ie.com
E: info@plant-ie.com
T: 0151 363 1230

Client Prestwich Regeneration LLP

Project Pretwich MSCP

Drg Title Softworks

Created on 14-06-24
Created by SAB
Approved by LH

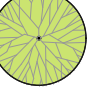
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Size A1
Workstage Stage 4
Status

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Revision P03
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 7. Order of construction and setting out to be agreed on site.

KEY

 **REDLINE BOUNDARY**

- SOFTWORKS**
-  **Existing Tree Retained**
-  **Proposed Tree Planting**
Semi-mature
Refer to Softworks Schedule
-  **Proposed 'Ornamental Planting' mix**
Refer to Landscape chapter in design and access statement for further information
-  **Proposed 'Rain Garden' mix**
Refer to Landscape chapter in design and access statement for further information
- Bp** **Trees Codes**
refer to planting schedule for further detail.

P03	30/11/23	PLANNING	SAB	LH
Revision	Date	Description	Drawn	Apprvd.



Planit I.E. Limited
Manchester | London | Liverpool | Leeds | Standish
E: info@planit-ie.com W: planit-ie.com



MANCHESTER
2 Back Grafton St.,
Altrincham,
WA14 1DY
T: 0161 928 9281

Client Prestwich Regeneration LLP

Project Prestwich Village

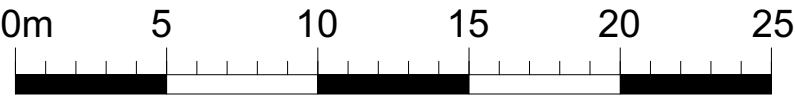
Drg Title Softworks + Proposed Tree Strategy - Phase 1

Created on 13-10-23
Created by SAB
Approved by LH

Scale 1:250
Size A1
Workstage Stage 3
Status

Drg No. 3107-PLA-XX-XX-DR-L-2000
Suitability S4
Revision P03

Tree Codes	Tree Planting:					
Code	Species - Latin	Common Name	Size: height (cm)	Size: girth (cm)	Habit	Rootball
Ac S	Acer campestre 'Streetwise'	Field maple	350-400	-	semi-mature specimen, 6 x transplanted, with 2.2m clear stem	RB
Axf	Acer x freemanii 'Autumn Blaze'	Freeman maple	600-800	40-45cm girth	semi-mature specimen, 5 x transplanted, with 2.2m clear stem	RB
A gl	Alnus glutinosa 'lacinata'	Common Alder	700-900	30-35cm girth	semi-mature specimen, 5 x transplanted, with 2.2m clear stem	RB
Aa	Amelanchier arborea 'Robin Hill'	June Berry	500-550	350-400cm	multi-stem specimen, 6 x transplanted, minimum 2-3 strong stems, umbrella pruned	RB
BaF	Betula albosinensis Fascination	Upright Birch	500-700	30-35cm girth	semi-mature specimen, 5 x transplanted, with 2.2m clear stem	RB
Bp	Betula pedula	Silver birch	350-400	350-400cm	multi-stem specimen, 6 x transplanted, minimum 2-3 strong stems, umbrella pruned	RB
Gt	Gleditsia triacanthos 'Skyline'	Honey Locust	500-700	30-35cm girth	semi-mature specimen, 5 x transplanted, with 2.2m clear stem	RB
LsP	Liquidambar styraciflua 'Parasol'	Sweet Gum	600-700	30-35cm girth	semi-mature, with 2.2m clear stem, underground guyed	RB
PrS	Prunus 'sunset boulevard'	Juneberry Tree	600-700	30-35cm girth	semi-mature, with 2.2m clear stem, underground guyed	RB
Pp	Prunus padus 'Albertii'	Bird Cherry	500-600	25-30cm girth	semi-mature specimen, 5 x transplanted, with 2.2m clear stem	RB



Plans

Plan 15807/P09: Red Line Boundary

Plan 15807/P08.1: Post development Plan 1 (Phase 1)

Plan 15807/P08.2: Post development Plan 2 (Phase 1)





 Redline boundary



0 20 m

Project	Prestwich Town Centre
Drawing Title	Red Line Boundary
Scale	As Shown (Approximate)
Drawing No.	P09
Date	September 2024
Checked	BP/ JM



3 Jordan Street, Deansgate, Manchester, M15 4PY
T: 0161 236 8367 E: info@tylergrange.co.uk W: www.tylergrange.co.uk



- Redline boundary
- Rain Garden
- Hardstanding
- Introduced shrub
- Outline Area
- Trees planted



Project	Prestwich Town Centre
Drawing Title	Post-development Plan 1 (Phase 1)
Scale	As Shown (Approximate)
Drawing No.	P08.2
Date	September 2024
Checked	BP/ JM



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- Redline boundary
- Rain Garden
- Hardstanding
- Introduced shrub
- Outline Area
- Retained trees
- Trees planted



Project	Prestwich Town Centre
Drawing Title	Post-development Plan 2 (Phase 1)
Scale	As Shown (Approximate)
Drawing No.	P08.2
Date	September 2024
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T: 0161 236 8367 E: info@tylergrange.co.uk W: www.tylergrange.co.uk



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