

**FIGURE 2 PROPOSED SITE LAYOUT**



**General Notes**

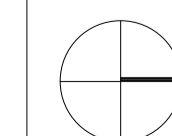
- |  |   |
|--|---|
| <p>1. Development Zones (within which development can occur) and public open spaces are identified on drawing number 211_WS_02_01</p> <p>2. Access and circulation routes are identified on Drawing number 211_WS_02_02.</p> <p>3. Landscape treatments are identified on drawing number 211_WS_02_03</p> <p>4. Allowable uses at ground floor frontages are identified on Drawing number 211_WS_02_04</p> | <p>4. Allowable uses at ground floor frontages are identified on Drawing number 211_WS_02_04</p> <p>5. Proposed site ground levels, heights, allowable horizontal and vertical deviations are identified on Drawing number 211_WS_02_05</p> |
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**Additional Notes**

1. Refer to Section 5 of the Design Principles Document for further guidance on the Development Zone.
2. Refer to section 4 of the Design Principles Document for further guidance on the Public Open Space Zones, access routes typologies, and landscaping treatments of streets and spaces.
3. Refer to section 3 of the Design Principles Document for further guidance on the streets and circulation routes.

REV.	DATE:	DETAILS:	INITIALS:

NORTH POINT: KEY PLAN:



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PROJECT:	211	PROJECT:	DATE:
CLIENT:	North London Business Park	DRAWING NO.:	21/06/2021
TITLE:	The Corner Group	DRAWING NO.:	211_WS_02_06
ISSUE TYPE:	Site Plan	DRAWN BY.:	JG
		CHECKED BY.:	DT
		SCALE AT A1.:	1:1000
		SCALE AT A3.:	1:2000

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## APPENDIX 1 CONDITION ASSESSMENT CRITERIA

### Condition assessment criteria for Urban Habitats (Valid for introduced shrub planting).

Condition Assessment Criteria	
CORE CRITERIA - applicable to <b>all urban habitat types</b> :	
1	Vegetation structure is varied, providing opportunities for insects, birds and bats to live and breed. A single ecotone (i.e. scrub, grassland, herbs) should not account for more than 80% of the total habitat area.
2	There is a diverse range of flowering plant species, providing nectar sources for insects. These species may be either native, or non-native but beneficial to wildlife. NB - To achieve GOOD condition, criterion 2 must be satisfied by native species only (rather than non-natives beneficial to wildlife).
3	Invasive non-native species (Schedule 9 of WCA) cover less than 5% of total vegetated area. NB - To achieve GOOD condition, criterion 3 must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).
ADDITIONAL CRITERION - only applicable to <b>Open mosaic on previously developed land</b> habitat type:	
4a	The site shows spatial variation, forming a mosaic of at least four early successional communities (a) to (h) PLUS bare substrate AND pools. (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland.
ADDITIONAL CRITERION - only applicable to <b>Bioswale and SUDS</b> habitat types:	
4b	The water table is at or near the surface throughout the year. This could be open water or saturation of soil at the surface.
Condition Assessment Result	Condition Assessment Score
If 3 criteria assessed:	
<ul style="list-style-type: none"> <li>• Passes 3 of 3 core criteria; AND</li> <li>• Meets the requirements for good condition within criteria 2 and 3</li> </ul>	Good (3)
<ul style="list-style-type: none"> <li>• Passes 2 of 3 core criteria; OR</li> <li>• Passes 3 of 3 core criteria but does not meet the requirements for good condition within criteria 2 and 3</li> </ul>	Moderate (2)
<ul style="list-style-type: none"> <li>• Passes 0 or 1 of 3 core criteria</li> </ul>	Poor (1)
If 4 criteria assessed:	
<ul style="list-style-type: none"> <li>• Passes 3 of 3 core criteria; AND</li> <li>• Meets the requirements for good condition within criteria 2 and 3; AND</li> <li>• Passes additional criterion 4a or 4b</li> </ul>	Good (3)
<ul style="list-style-type: none"> <li>• Passes 2 of 3 of 4 criteria; OR</li> <li>• Passes 4 of 4 criteria but does not meet the requirements for good condition within criteria 2 and 3</li> </ul>	Moderate (2)
<ul style="list-style-type: none"> <li>• Passes 0 or 1 of 4 criteria</li> </ul>	Poor (1)

## Condition Assessment Criteria for Hedgerow Habitats

Condition Assessment Criteria		
<p>A series of ten attributes, representing key physical characteristics, are used for this assessment. The attributes, and the minimum criteria for achieving a favourable condition in each, are defined. The attributes use similar favourable condition criteria to the Hedgerow Survey Handbook and the handbook is the recommended source of reference for assessing individual hedgerow attributes.</p>		
Hedgerow favourable condition attributes		
Attributes and functional groupings (A, B, C, D & E)	Criteria (the minimum requirements for 'favourable condition')	Description
Core groups - applicable to all hedgerow types		
A1. Height	>1.5 m average along length	<p>The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.</p> <p>Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).</p> <p>A newly planted hedgerow does not pass this criterion (unless it is &gt; 1.5 m height).</p>
A2. Width	>1.5 m average along length	<p>The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.</p> <p>Outgrowths (e.g. blackthorn suckers) are only included in the width estimate when they &gt;0.5 m in height.</p> <p>Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice<sup>4</sup>).</p>
B1. Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')	<p>This is the vertical gappiness of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.</p> <p>Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).</p>
B2. Gap - hedge canopy continuity	<ul style="list-style-type: none"> <li>☒ Gaps make up &lt;10% of total length and</li> <li>☒ No canopy gaps &gt;5 m</li> </ul>	<p>This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).</p> <p>Access points and gates contribute to the overall gappiness, but are not subject to the &gt;5 m criterion (as this is the typical size of a gate).</p>
C1. Undisturbed ground and perennial vegetation	<p>&gt;1 m width of undisturbed ground with perennial herbaceous vegetation for &gt;90% of length:</p> <ul style="list-style-type: none"> <li>☒ measured from outer edge of hedgerow, and</li> <li>☒ is present on one side of the hedge (at least)</li> </ul>	<p>This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).</p> <p>Access points and gates contribute to the overall gappiness, but are not subject to the &gt;5 m criterion (as this is the typical size of a gate).</p>
C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles ( <i>Urtica</i> spp.), cleavers ( <i>Galium aparine</i> ) and docks ( <i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.
D1. Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	Neophytes are plants that have naturalised in the UK since AD 1500. For information on neophytes see the JNCC website and for information on invasive non-native species see the GB Non-Native Secretariat website.
D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	<p>This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.</p> <p>This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).</p>
Additional group - applicable to hedgerows with trees only		
E1. Tree age	At least one mature tree per 30m stretch of hedgerow. A mature tree is one that is at least 2/3 expected fully mature height for the species.	This criterion addresses if there are sufficient mature trees (within the scope of planning timescales) which are of higher value to biodiversity.
E2. Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.

Each attribute is assigned to one of five functional groups (A – E), as indicated in Table TS1-2 and the condition of a hedgerow is assessed according to the r

The hedgerow condition assessment generates a weighting (score) ranging from 1-3, which is used within the biodiversity metric 3.0. The scores for each are

**TABLE TS1-3:** Hedgerow condition assessment and weighting

Condition categories for hedgerows without trees		
Category	Maximum number of attributes that can fail to meet 'favourable condition' criteria in Table TS1-2	Weighting (score)
Good	No more than 2 failures in total; AND No more than 1 in any functional group.	3
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	1
Condition categories for hedgerows with trees		
Category	Maximum number of attributes that can fail to meet 'favourable condition' criteria in Table TS1-2	Weighting (score)
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	1

## Condition assessment criteria for Urban Trees

Condition Sheet: URBAN TREES (INCLUDING STREET TREES) Habitat Type	
UKHab Habitat Type(s)	
Urban - Urban tree	
Habitat Description	
Covers the following topographical formations most commonly found in urban areas <sup>1</sup> : <b>Individual Trees:</b> Young trees over 75mm in diameter measured at 1.5m from ground level and individual semi-mature and mature trees of significant stature and size that dominant their surroundings whose canopies are not touching but that are in close proximity to other trees. <b>Perimeter Blocks:</b> Groups or stands of trees within and around boundaries of land, former field boundary trees incorporated into developments, individual trees in gardens whose canopies overlap continuously <b>Linear Blocks:</b> Lines of trees along streets, highways, railways and canals whose canopies may or may not overlap continuously.	
Condition Assessment Criteria	
1	More than 70% of trees are native species.
2	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.
3	More than 50% of trees are mature <sup>2</sup> or veteran <sup>3</sup> .
4	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.
5	Management regime has encouraged micro habitat sites for birds, mammals and insects e.g. presence of deadwood, cavities or loose bark etc.
6	Trees are immediately adjacent to other vegetation, and tree canopies are oversailing vegetation beneath.
FC	Condition Assessment Score
Passes 5 or 6 of 6 criteria	Good (3)
Passes 3 or 4 of 6 criteria	Moderate (2)
Passes 0, 1 or 2 of 6 criteria	Poor (1)
Notes	

**Footnote 1** - This covers all trees in artificial urban habitats such as private gardens, private land, institutional land and land used for transport functions; roads, streets, canals, rail, footpaths etc. Trees in urban areas can under the right conditions provide a large range of habitat opportunities, supporting lichens, invertebrates and birds. Tree planting in urban areas has for over two hundred years also introduced non-native species into towns and cities. In the context of biodiversity native species are the preferred option. However, non-native tree species can contribute positively to biodiversity richness particularly in relation to providing a seasonal food source for nectar feeders and other invertebrates as well as supporting vertebrates that feed on species that are hosted by non-native trees. Examples are early and late flowering species of *Prunus* and aphids on varieties of *Acer* providing food for species higher up the food chain. The species of trees 'native or non-native' together with the intensity and type of management they are subject to will determine the biodiversity value of the trees in question. Trees in urban areas provide opportunistic sites for biodiversity to colonise and re-colonise, increasing connectivity and contributing to biodiversity critical mass between already established patches or sites. This is especially so where transport corridors are populated with mixed native species

**Footnote 2** - A mature tree in this context is one that is at least 2/3 expected fully mature height for the species.

**Footnote 3** - All ancient trees are veteran trees, but not all veteran trees are ancient. A veteran tree may not be very old, but it has decay features, such as branch death and hollowing. These features contribute to its biodiversity, cultural and heritage value. Veteran trees can be classified if they have four out of the five following features:

1. Rot sites associated with wounds which are decaying >400cm<sup>2</sup>;
2. Holes and water pockets in the trunk and mature crown >5 cm diameter;
3. Dead branches or stems >15 cm diameter;
4. Any hollowing in the trunk or major limbs;
5. Fruit bodies of fungi known to cause wood decay.

### Condition Assessment Criteria for Grassland - Low Distinctiveness

Condition Assessment Criteria	
1	There must be 6-8 species per m <sup>2</sup> . Note - if a grassland has 9 or more species per m <sup>2</sup> it should be classified as a moderate distinctiveness grassland habitat type. <b>NB - this criterion is non-negotiable for achieving good condition.</b>
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.
4	Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.
5	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.
6	Cover of bracken less than 20%.
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species <sup>1</sup> make up less than 5% of ground cover.
Condition Assessment Result	Condition Assessment Score
Passes 6 or 7 of 7 criteria including non-negotiable criterion 7	Good (3)
Passes 4 or 5 of 7 criteria; OR Passes 6 of 7 criteria excluding non-negotiable criterion 7	Moderate (2)
Passes 0, 1, 2 or 3 of 7 criteria	Poor (1)
Notes	
<b>Footnote 1</b> - Species considered undesirable for this habitat type include: Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> , cow parsley <i>Anthriscus sylvestris</i> .	

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## REFERENCES

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- 1 Ian Crosher, Susannah Gold, Max Heaver D, Matt Heydon, Lauren Moore, Stephen Panks, Sarah Scott, Dave Stone & Nick White (2019); The Biodiversity Metric 2.0: auditing and accounting for biodiversity value. User guide (Beta Version, July 2019). Natural England
- 2 Ian Crosher, Susannah Gold, Max Heaver D, Matt Heydon, Lauren Moore, Stephen Panks, Sarah Scott, Dave Stone & Nick White (2019); The Biodiversity Metric 2.0: auditing and accounting for biodiversity value. Technical Supplement (Beta Version, July 2019). Natural England
- 3 Julia Baker, Rachel Hoskin & Tom Butterworth (2019); Biodiversity Net Gain. Good practice principles for development: A practical guide. CIRIA, London