

**PRELIMINARY ECOLOGICAL
APPRAISAL**

**at
Land off Elizabeth Street
Cheetham Hill
Manchester
Greater Manchester
M8 8BB**

**Client:
Kier Property**

**Client Address:
2nd Floor, Optimum House
Clippers Quay
Salford
M50 3XP**

**JCA Ref:
17664/AWe**

**Date of Report:
19/10/2021**



Quality Assurance

Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Reviewed:	
	Date	Name	Date	Name	Date	Name	Date	Name
Planning	13/12/21	Adam West	11/10/21	Adam West	25/10/21	Adam West	25/10/21	Poppy McDermott

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct*.

Risk Assessment Completed	
Bio-security Procedure Completed	
Lone Worker Procedure Completed	



Summary

JCA Limited has been commissioned by **Kier Property** to undertake a Preliminary Ecological Appraisal (PEA) of a site located at **Land off Elizabeth Street, Cheetham Hill**. The site is located at Ordnance Survey (OS) National Grid Reference SD841001 with nearby postcode M8 8BB.

A desk study and field survey were undertaken in order to assess the potential of the site to support protected habitats and species and species of conservation concern. Recommendations for further survey, avoidance, mitigation and enhancement – where appropriate - have been made and are summarised in Table 1 on the following page and are detailed in full in Chapter 6 of this report.

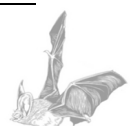
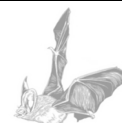


Table 1: summary of ecological receptors at the site and recommended mitigation.

Receptor	Potential Risk to Project if No Action Taken	Cause of Impact Description of Effect	Further Survey Required	Mitigation Required
Designated sites				
Statutorily protected	None	None	None	None
Non-statutorily protected	None	None	None	None
S41 habitat	None	None	None	None
Other habitats	None	None	None	None
Protected species				
Flora (WCA Sch 8, CHSR Sch 5)	None	None	None	None
Invertebrates	None	None	None	None
White-clawed crayfish	None	None	None	None
Fish	None	None	None	None
Great crested newt	None	None	None	None
Reptiles	None	None	None	None
Birds	Moderate	Disturbance of breeding birds through removal or pruning works of trees, scrub, and shrubs suitable for breeding birds within the breeding bird season. Resulting in breach of legislation.	If vegetation removed during breeding bird season (1st February until 31st August, a preconstruction site walkover survey prior to removal is required. Vegetation must be removed within 24 hours of the walkover survey.	Dependant on results of surveys.
Bats	None	None	None	None
Badgers	None	None	None	None
Otters	None	None	None	None
Water voles	None	None	None	None
Other Species e.g. S41 species	High	Scrub clearance leading to death or injury of hedgehogs.	Pre-clearance inspection by an ecologist.	The inclusion of hedgehog holes (13x13cm) within any



		The construction of fences and walls may impede the commuting pathways of hedgehogs.		fences or walls to be implemented within the proposed development.
Invasive Species (WCA Sch 9) Injurious Weeds (Weeds Act, 1959)				
Japanese knotweed	High	The spread of this Schedule 9 species under the WCA due to inappropriate management and handling, resulting in the unwanted spread to the wider environment and an offence being committed.	None	Method statements will be required for the removal of this invasive species.
Key: S41 habitat/species – habitats and species listed as priority for conservation importance under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006. WCA Sch – Wildlife and Countryside Act 1981 (as amended) Schedule CHSR Sch – Conservation of Habitats and Species Regulations 2017 Schedule				



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1. Introduction

1.1 Background

1.1.1 In September 2021, JCA Limited was instructed by **Kier Property** to undertake a Preliminary Ecological Appraisal (PEA) of a site located at **Land off Elizabeth Street, Cheetham Hill** hereafter referred to as 'the site'. The purpose of the survey is to establish a baseline of ecological information and assess whether the proposed works, hereafter referred to as 'the scheme', have the potential to adversely affect any protected or notable habitats or species.

1.2 Scheme Description and Location

1.2.1 The site is located at Ordnance Survey (OS) National Grid Reference SD841001, with nearby postcode M8 8BB. The site is bordered to the north, east, south and west by commercial properties and residential housing.

1.2.2 The scheme is the construction of eight commercial units with associated car parking.

1.3 Aims and Objectives

1.3.1 The purpose of the survey is to establish a baseline of ecological information and assess whether the proposed development activities have the potential to adversely affect any protected or notable habitats or species. The following tasks have been undertaken:

- Desktop study – a review of environmental records for the surrounding area to obtain existing information on statutory and non-statutory designated sites of nature conservation interest, and the presence of protected and notable habitats and species within the site and its environs.
- Field surveys – an Extended Phase 1 Habitat survey involving a site visit to record habitat types and dominant vegetation, including any invasive species. During this survey evidence of protected or notable fauna and habitats or habitat capable of supporting protected or notable fauna was recorded.
- Ecological report – an assessment of the potential ecological constraints to the proposed works at the site and recommendations for



further survey, avoidance, mitigation, and enhancement where appropriate. Locations of any features constituting ecological constraints or of other ecological interest and vegetation recorded on and around the development are included in an accompanying Phase 1 Habitat Map (Appendix 1). This report and the maps are supported by photographs (Appendix 3) and information regarding current legislation (Appendix 7).



2. Methodology

2.1 Desktop Study

2.1.1 The desktop study involved conducting database searches for statutory and non-statutory designated sites and European Protected Species (EPS) licensing applications within a 2km radius of the site. In addition, international sites designated for bats within 30km of the site were searched for. The baseline conditions are based on a review of existing available information including:

- MAGIC (Multi-Agency Geographical Information for the Countryside) website (to identify statutory designated sites and EPS licences).
- Ordnance Survey mapping (to identify potentially notable habitats including ponds).
- Aerial photography (to identify potentially notable habitats).
- Data search for records of protected/notable species on and within 2km of the site within the last ten years (exempting bat roosts, of which all records are included) obtained from Greater Manchester Ecology Unit (GMEU), the local environmental records centre for Cheetham Hill, along with information for non-statutory wildlife sites.

2.1.2 The records were checked against species listed as priority species under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 and the Greater Manchester Biodiversity Action Plan (GMLRC, 2009) to assess national and regional habitat and species status.

2.2 Field Survey

2.2.1 A Phase 1 survey of the site was conducted on 11/10/21. All areas of the site were investigated and areas around the site where access permitted.

2.2.2 The vegetation and habitat types within the site were noted during the survey in accordance with the categories specified for a Phase 1 Vegetation and Habitat Survey (Joint Nature Conservation Committee, 2010). Dominant and abundant plant species were recorded for each habitat present.



2.2.3 The site was inspected for evidence of, and its potential to support, protected or notable species, especially those listed under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, the Wildlife & Countryside Act (WCA) 1981 (as amended), including those given a higher level of legal protection under the NERC Act 2006 and Countryside & Rights of Way (CRoW) Act 2000, and those listed on the LBAP. The following species were considered:

- Invertebrates (including white-clawed crayfish *Austropotamobius pallipes*).
- Great crested newt *Triturus cristatus* freshwater habitat potential within 500m of the site.
- Reptile habitat within the site.
- Nesting and foraging habitat for birds within the site.
- Bat roost potential and foraging habitat within the site.
- Badger *Meles meles* setts within 30m of the site, where accessible.
- Otters *Lutra lutra* and suitable habitat within 30m of the site, where accessible.
- Water vole *Arvicola amphibius* habitat within 20m of the site, where accessible.
- Other notable species.
- Invasive species.

2.3 Survey Constraints

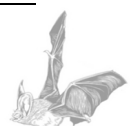
2.3.1 To determine presence or likely absence of protected species usually requires multiple visits at suitable times of the year. As a result, the survey undertaken focused on assessing the potential of the site to support species of note, which are considered to be of principal importance for the conservation of biodiversity with reference to the National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2018), especially those given protection under UK wildlife legislation.

2.3.2 The optimum time of year for completing the survey is between April and September, as many plant species have a seasonal expression in spring and summer only. The survey was undertaken in October. The purpose



of the survey was to catalogue the broad habitats present and this was possible without needing a full inventory of plant species present at all times of year. As such, the timing of the survey is not considered to pose a significant constraint on the findings from the survey.

- 2.3.3 The weather conditions during and in the days preceding the field survey were good and would not be expected to have removed any field signs of protected species, such as footprints or scat.
- 2.3.4 A large area to the south of the site was found to contain dense stands of brambles which were impenetrable. This area of the site could not be fully inspected during the survey. Given the site's location in a highly urbanised area, isolated from any areas of high ecological value, this area of the site is considered highly unlikely to be a refuge for protected species. Japanese knotweed was observed to be growing throughout this dense stand of vegetation. While it was not possible to ascertain the precise distribution of this species in this portion of the site, the precautionary principle has been applied. As such, the inability to fully assess this portion of the site is not considered to pose a significant constraint on the findings from the survey.
- 2.3.5 The details of this report will remain valid for a period of 18 months. If works have not commenced within this period or land use on site changes, it is recommended that a new review of the ecological conditions is undertaken.



3. Desk Study Results

3.1 Statutory Designated Sites

- 3.1.1 The MAGIC website revealed no internationally designated sites within 2km of the site.
- 3.1.2 The MAGIC website revealed one nationally designated site within 2km of the site. The site is called The Cliff/Kersal Dale Local Nature Reserve (LNR) and is 1.9km from the site boundary. No information is provided on the reasons regarding its designation.
- 3.1.3 The MAGIC website revealed no SACs designated for bats within 30km of the site.

3.2 Non-statutory Designated Sites

- 3.2.1 Records received from GMEU revealed four non-statutory designated sites within 2km of the site, detailed in Table 2 below.

Table 2: Non-statutory designated sites within 2km of the site, returned from GMEU.

Site Name	Distance (m) and Direction from Site	Reasons for Designation
Reservoirs at Harperhey SBI	1.75km NE	No information provided
Roshdale Canal Stott's – Ducie Street Basin SBI	1.8km SE	No information provided
Kersal Dale SBI	1.9km NW	No information provided
River Irwell SBI	1.95km W	No information provided
Key: SBI – Site of Biological Interest		

3.3 Protected and Notable Species

3.3.1 European Protected Species (EPS) Licence Applications

- The MAGIC website revealed 11 EPS licence application(s) within 2km of the site; a licence granted in 2014 and ending in 2020 to allow for the destruction of a resting place used by common pipistrelles. Licence reference: 2014-4219-EPS-MIT.
- A licence granted in 2015 and ending in 2020 to allow for the destruction of a resting place used by common pipistrelles. Licence reference: 2014-3531-EPS-MIT-1.



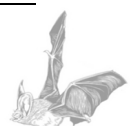
- A licence granted in 2015 and ending in 2020 to allow for the destruction of a resting place used by common pipistrelles. Licence reference: 2014-6380-EPS-MIT.
- A licence granted in 2015 and ending in 2020 to allow for the destruction of a resting place used by common pipistrelles. Licence reference: 2014-6380-EPS-MIT-1.
- A licence granted in 2016 and ending in 2018 to allow for the destruction of a resting place used by common pipistrelles. Licence reference: 2016-24504-EPS-MIT.
- A licence granted in 2013 and ending in 2015 to allow for the destruction of a resting place used by common pipistrelles. Licence reference: EPSM2013-5644.
- A licence granted in 2013 and ending in 2014 to allow for the destruction of a resting place used by common pipistrelles. Licence reference: EPSM2013-6051.
- A licence granted in 2010 and ending in 2012 to allow for the destruction of a resting place used by common pipistrelles. Licence reference: EPSM2010-1888.
- A licence granted in 2016 and ending in 2016 to allow for the destruction of a resting place used by common pipistrelles. Licence reference: 2014-3531-EPS-MIT-2.
- A licence granted in 2016 and ending in 2016 to allow for the destruction of a resting place used by common pipistrelles. Licence reference: 2014-6380-EPS-MIT-2.
- A licence granted in 2017 and ending in 2019 to allow for the destruction of a resting place used by common pipistrelles. Licence reference: 2017-31569-EPS-MIT.

3.3.2 Records of Protected and Notable Species

3.3.3 Flora

Two records of yellow bird's-nest *Hypopitys monotropa*, a Section 41 species, were returned by GMEU. The closest record was made approximately 776m from the site. Both records were made in 2017.

3.3.4 Invertebrates (including white-clawed crayfish)



One record of cinnabar *Tyria jacobaeae*, a Section 41 species, was received from GMEU. The record was made in 2014, approximately 1,935m from the site.

One record of oak hook-tip *Drepana binaria*, a Section 41 species, was received from GMEU. The record was made in 2019, approximately 1,739m from the site.

3.3.5 Fish

No records of protected or notable fish species were received from GMEU.

3.3.6 Amphibians

No records of protected or notable amphibian species were received from GMEU.

3.3.7 Reptiles

No records of protected or notable reptile species were received from GMEU.

3.3.8 Birds

The following records were received from GMEU:

Table 2: Bird Records Received from GMEU.

Scientific name	Common name	Designation	Latest Date	Number of records	Distance from site (m)
<i>Acanthis cabaret</i>	Lesser redpoll	S41	2013	4	1536
<i>Alcedo atthis</i>	Kingfisher	WCA	2021	26	814
<i>Charadrius dubius</i>	Little Ringed Plover	WCA	2010	2	1994
<i>Cuculus canorus</i>	Cuckoo	S41	2017	1	1535
<i>Emberiza schoeniclus</i>	Reed bunting	S41	2020	5	1798
<i>Falco peregrinus</i>	Peregrine	WCA	2019	145	708
<i>Falco subbuteo</i>	Hobby	WCA	2008	2	375
<i>Larus argentatus</i>	Herring Gull	S41	2013	1	1935
<i>Linaria cannabina</i>	Linnet	S41	2013	1	1935
<i>Muscicapa striata</i>	Spotted flycatcher	S41	2014	3	1536
<i>Passer domesticus</i>	House sparrow	S41	2019	40	1124
<i>Phoenicurus ochruros</i>	Black redstart	LBAP	2020	130	375
<i>Prunella modularis</i>	Dunnock	S41	2020	19	1318



<i>Pyrrhula pyrrhula</i>	Bullfinch	S41	2019	19	762
<i>Sturnus vulgaris</i>	Starling	S41	2020	22	1319
<i>Turdus philomelos</i>	Song thrush	S41	2020	22	405
<i>Vanellus vanellus</i>	Lapwing	S41	2013	5	1536

Key:

WCA: Schedule 1 of the Wildlife & Countryside Act 1981 (as amended)

S41: Section 41 of the NERC Act 2006

LBAP: Local Biodiversity Action Plan

3.3.9 Bats

The following records were received from GMEU:

Table 3: Bat Records Received from GMEU.

Scientific Name	Common Name	Designation	Latest Date	Number of records	Distance from Site (m)
<i>Myotis daubentonii</i>	Daubenton's bat	EPS WCA Sch 5 LBAP	2012	1	1856
<i>Pipistrellus</i>	Pipistrelle bat	EPS WCA Sch 5 LBAP	2012	2	1809
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	EPS WCA Sch 5 LBAP	2018	39	114
<i>Plecotus auritus</i>	Brown long-eared bat	EPS WCA Sch 5 S41 LBAP	2013	1	1952

Key:

EPS: European Protected Species: Species listed under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

WCA: Wildlife & Countryside Act 1981 (as amended)

S41: Section 41 of the NERC Act 2006

LBAP: Local Biodiversity Action Plan

3.3.10 Bat Roosts

The following records were received from GMEU:

Table 4: Bat Records Received from GMEU.



Scientific Name	Common Name	Roost type	Date	Location and Distance from Site (m)
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2013	1269
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2014	1374
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2014	1457
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2013	1471
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2020	1503
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Day Roost	2008	1597
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2007	1637
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2015	1769
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2012	1778
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2012	1787
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2007	1794
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Hibernation	2018	1875
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2012	1908
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Hibernation	2012	1962
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2007	1987
<i>Pipistrellus pipistrellus</i>	Pipistrelle bat	Not recorded	2021	1329
<i>Pipistrellus pipistrellus</i>	Pipistrelle bat	Not recorded	2006	1452
<i>Vespertilionidae</i>	Unidentified bat	Not recorded	2011	1906

3.3.11 Badgers



Three records of badger setts were returned by GMEU. The closest sett is 990m from the site. The most recent record was made in 2011.

3.3.12 Otters

One record of otter was received from GMEU. The record was made in 2013, approximately 1,150m from the site.

3.3.13 Water Voles

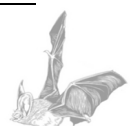
No records of water voles were received from GMEU.

3.3.14 Other Notable Species

Seven records of hedgehog, a Section 41 species, were received from GMEU. The closest record was approximately 900m from the site. The most recent record was from 2020.

3.3.15 Invasive Species

No records of invasive species were received from GMEU.



4. Field Survey Results

4.1 Habitats

4.1.1 Broadleaved woodland

The north-western portion of the site contains a large stand of self-seed young trees dominated by silver birch *Betula pendula* with willow *Salix* sp. also present. Juniper *Juniperus* sp. was noted in small numbers at the western edge of the woodland.

4.1.2 Broadleaved scattered trees

Broadleaved scattered trees are present around the boundary of the site. A line of Italian poplar *Populus nigra* var. *italica* is present within the site along the eastern boundary. A similar line of this species is present adjacent to the western boundary but lies just outside of the site. The scattered trees within the rest of the site are silver birch and beech *Fagus sylvatica*.

4.1.3 Coniferous scattered trees

A single conifer *Pinus* sp. tree is present in the northeast corner of the site.

4.1.4 Dense/continuous scrub

Dense continuous scrub is present in two areas of the site. The scrub along the northern border of the site contains Japanese knotweed *Reynoutria japonica*, willow, hazel *Corylus avellana*, dogwood *Cornus sanguinea*, bramble *Rubus fruticosus* and buddleia *Buddleia davidii* in approximately equal proportions with ash *Fraxinus excelsior* present in lower numbers.

The dense scrub in the south of the site is predominantly bramble with ash and willow also present. Japanese knotweed is present throughout. Other shrub species are present, but the dense bramble prevented the surveyor getting close enough to make a robust inventory of species present. Given the context of the site, it is considered likely that the species present are native pioneer species common to the area.

Isolated patches of dense scrub, predominantly containing bramble, are present in the north of the site.

4.1.5 Scattered scrub

The scattered scrub on site comprises buddleia.



4.1.6 Poor semi-improved grassland

The northwest of the site contains grasses which have colonised over the hardstanding which is still visible in places. The sward contains fescue *Festuca* sp., annual meadow grass *Poa annua* and common bent *Agrostis capillaris*. Bur clover *Medicago polymorpha*, white panicle aster *Symphyotrichum lanceolatum*, willowherb *Epilobium* sp., sorrel *Rumex acetosa*, ribwort plantain *Plantago lanceolata* and red clover *Trifolium pratense* were also present.

4.1.7 Ephemeral/short perennial

The centre of the site is dominated by ephemeral/short perennial vegetation. Species present include large-flowered evening primrose *Oenothera glazioviana*, hawksbeard *Crepis capillaris*, red clover, ribwort plantain, dock *Rumex* sp., mugwort *Artemisia vulgaris*, sow thistle *Sonchus oleraceus* and red clover.

4.1.8 Buildings

There is one building present on site. This building is a single storey, brick-built structure with a flat, felted roof. The building contains two warehouse units which appear to be currently disused.

4.2 Protected and Notable Species

4.2.1 Flora

Two records of yellow bird's nest were returned during the desk study. This species is associated with damp wooded areas, which the site does not contain. No evidence of rare or protected floral species was observed during the survey and the site is considered unlikely to support such species. Flora will, therefore, not be mentioned further in this report.

4.2.2 Invertebrates (including white-clawed crayfish)

Cinnabar and oak hook-tip moths have been recorded within 2km of the site, albeit over 1.5km away. The site does not contain any food species for the larvae of either species. The site is considered likely to support an assemblage of common invertebrate species only. There are no records of white-clawed crayfish within 2km, and the site does not contain suitable habitat for this species. Invertebrates will, therefore, not be mentioned further in this report.

4.2.3 Fish



There are no records of fish species within 2km, and the site does not contain suitable habitat for this species group. Fish will, therefore, not be mentioned further in this report.

4.2.4 Amphibians

There are no records of amphibians within 2km, and the site does not contain suitable habitat for this species group. Amphibians will, therefore, not be mentioned further in this report.

4.2.5 Reptiles

There are no records of reptiles within 2km, and the site contains little suitable habitat for this species group. Furthermore, the site has very poor ecological connectivity to the wider landscape, making colonisation by reptile species highly unlikely. Reptiles will, therefore, not be mentioned further in this report.

4.2.6 Birds

17 species of protected or notable bird species have been recorded within 2km of the site, three of these within 500m. The site offers some foraging potential for bird species and the trees and scrub at the edges of the site provide suitable nesting habitat.

4.2.7 Bats

Of the records returned during the desk study, three records of common pipistrelle were within 500m of the site. All other records were from over 1km away. The single building on site contained no features which bats could use to roost. Similarly, the trees on site were found to contain no features suitable for roosting bats. The site holds low foraging potential for bat species.

4.2.8 Badgers

Three records of badger setts were returned by GMEU. All three setts are at significant distance from the site and separated from the site by significant barriers to dispersal. Furthermore, there is no suitable commuting habitat between the known setts and the site. The site itself holds little potential to support badger setts or foraging badgers. Badgers will, therefore, not be mentioned further in this report.

4.2.9 Otters



One record of otter was received from GMEU. The record is over 1km from the site with no connectivity to the site. Otters will, therefore, not be mentioned further in this report.

4.2.10 Water Voles

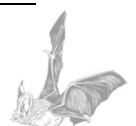
There are no records of water voles within 2km, and the site contains no suitable habitat for this species. Water voles will, therefore, not be mentioned further in this report.

4.2.11 Other Notable Species

Hedgehog have been recorded within 1km of the site. The dense scrub, particularly in the south of the site holds the potential to support nesting hedgehogs.

4.2.12 Invasive Species

GMEU returned no records of invasive species within 2km of the site. Japanese knotweed, however, was found in several locations across the site.



5. Assessment

5.1 Designated Sites

5.1.1 Statutory designated sites

The only designated site identified during the desk study is The Cliff/Kesal Dale LNR, which is located 1.9km from the site. Due to the distance from the site and the fragmented nature of the habitats in between, no impacts to this LNR are anticipated.

5.1.2 Non-statutory designated sites

GMEU identified four non-statutory designated sites within 2km, as recorded in Table 2 above. Due to the distances from the site and the fragmented nature of the habitats in between, no impacts to these non-statutory designated sites are anticipated.

5.2 Habitats

5.2.1 The most valuable habitats for biodiversity within the development site boundary are the dense scrub and scattered trees. The proposed works will impact the dense scrub by its removal. The development plans will retain a number of the scattered trees on the eastern and northern boundary, but some will be removed.

5.2.2 The other habitats described in Chapter 4, Section 4.1 have lower biodiversity and provide less opportunity to support protected or notable species. The flora recorded in these habitats is considered to be locally common and widespread and they do not fall into any of the NERC S41 or Local BAP Priority Habitat descriptions.

5.3 Protected and Notable Species

5.1.1 Birds

The dense scrub vegetation on site and mature trees are likely to support nesting birds during the nesting bird season (February - August). Ample foraging habitat is also present on site. If the proposed development were to remove and impact the trees and scrub vegetation, it would have negative impacts to birds on site due to the removal of foraging and nesting sites. Following guidance from the Wildlife & Countryside Act (1981), any of these



potential impacts must be considered and reduced, which will be discussed in section 6.1.

5.1.2 Bats

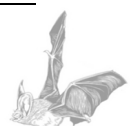
The site holds negligible potential for roosting bats and low potential for foraging bats. The desk study suggests that the site is in an area not favoured by bats. The proposed development will, therefore, have a negligible impact on bats.

5.1.3 Other Notable Species

The proposed development has the potential to kill or injure hedgehogs during vegetation clearance. The proposed development will also result in reducing the free movement of hedgehogs locally through boundary features acting as a barrier to commuting hedgehogs.

5.1.4 Invasive Species

Japanese knotweed occurs in a number of locations across the site (see Appendix 1, Target Notes 1 - 6). Causing or allowing this species to spread would constitute a criminal offence under the Wildlife and Countryside Act 1981 (as amended). Furthermore, this species is known to cause structural damage which carries implications for the newly built units.



6 Recommendations

6.1 Habitats

- 6.1.1 On completion of works, the number of felled trees removed must be replaced with native species of local provenance on a three-for one-basis.

6.2 Protected and Notable Species

- 6.2.1 The mature trees and dense and scattered scrub provide excellent nesting opportunities for breeding bird species. In the UK, the key breeding period for birds is from 1st February until 31st August (depending on species and behaviour). If tree removal occurs within this period, a preconstruction site walkover is required prior to vegetation removal commencing. Outside of this period, if birds are found to be nesting during tree removal, then the removal must cease immediately, and a suitably competent ecologist contacted.
- 6.2.2 The vegetation on the site provides ideal nesting habitat for hedgehogs, which are legally protected during hibernation and while raising their young. Any vegetation to be removed should be hand searched immediately prior to removal to ensure no hedgehogs are currently nesting in the vegetation.
- 6.2.3 The construction of any walls or fences included within the proposed development will reduce the movements of hedgehogs locally. This through creating localised habitat fragmentation for the species. Hedgehog holes measuring 13 by 13cm must be installed within any newly created walls or fences.
- 6.2.4 Owing to the presence of Japanese knotweed on site, an invasive weed method statement will be required to provide details on the safe removal of this species. In addition to this, to prevent any invasive species being planted within the newly developed site, all soft planting should be of native provenance.



7 References

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The RSPB (2016). Available at: <http://www.rspb.org.uk/>

Surveys and mitigation plans: protected species - Detailed guidance (2015) *Gov.uk*. Available at:
<https://www.gov.uk/guidance/surveys-and-mitigation-plans-protected-species>

Within this detailed guidance on surveys and mitigation information is available on the following protected species:

- Bats
- Natterjack toads
- Otters
- Reptiles
- Water voles
- White-clawed crayfish
- Wild birds
- Hazel dormice
- Great crested newts
- Badgers

Wildlife licences: when you need to apply - Detailed guidance (2014) *Gov.uk*. Available at:
<https://www.gov.uk/guidance/wildlife-licences>

Within this detailed guidance on licensing information is available on licences for the following protected species:

- Bats
- Natterjack toads
- Otters
- Reptiles
- Water voles
- White-clawed crayfish
- Wild birds
- Hazel dormice
- Great crested newts
- Badgers

As well as:

- Non-native Bumblebee species
- Deer
- Freshwater fish
- Invertebrates
- Mink, coypu, muskrat and grey squirrel
- Plants



Species Specific Information:

Badgers:

Natural England, (2007) Badgers and Development: A Guide to Best Practice and Licensing.

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White-clawed Crayfish:

Peay, S. (2002) *Guidance on Habitat for White-clawed Crayfish and its Restoration.* Kendal: English Nature

Relevant Legislation:

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Countryside and Rights of Way Act 2000 (c.37). Available at:
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The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Available at:
<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>

Conservation of natural habitats and of wild fauna and flora Council Directive (92/43/EEC) (The Habitats Directive) (as amended) Available at: <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043>

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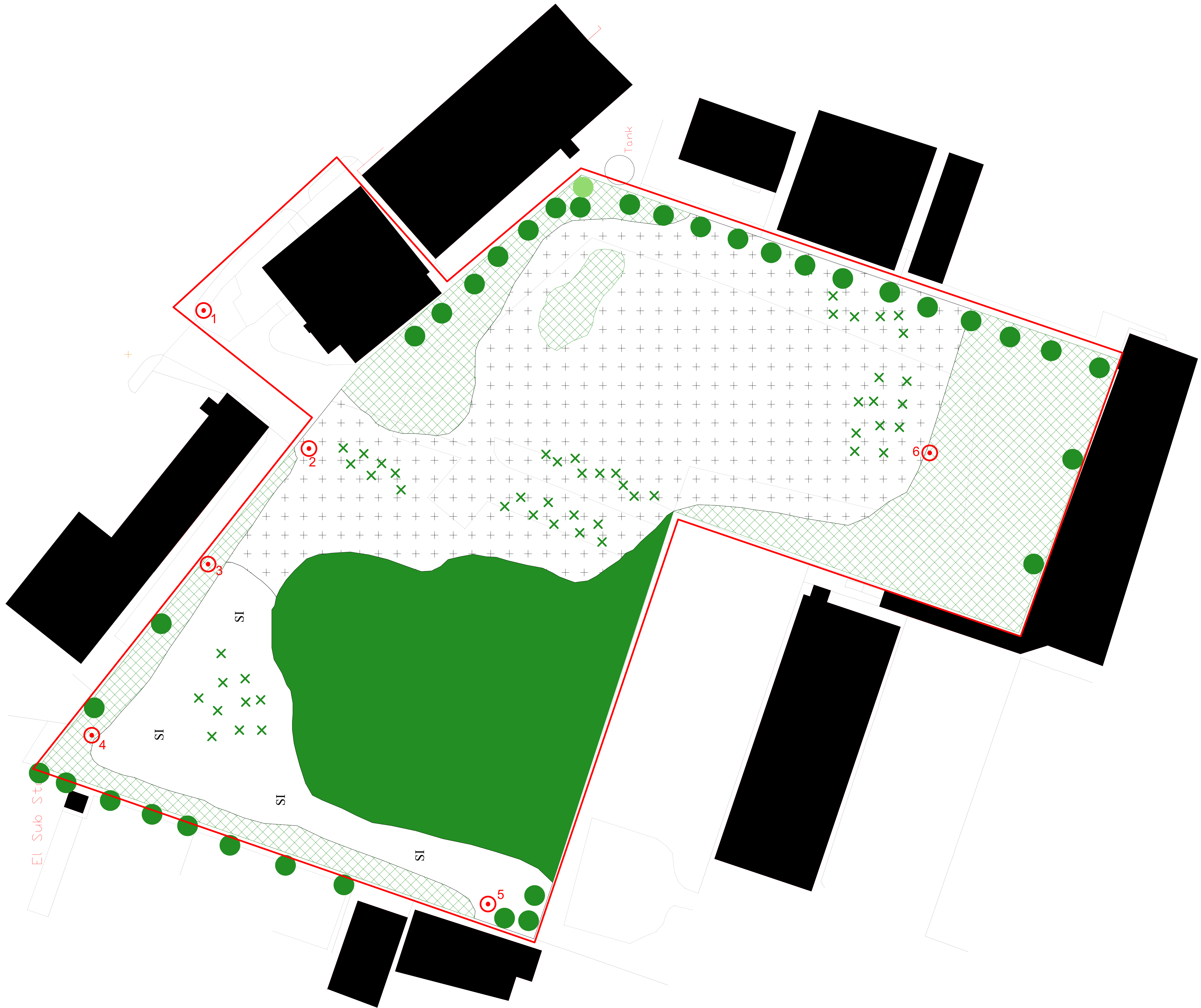
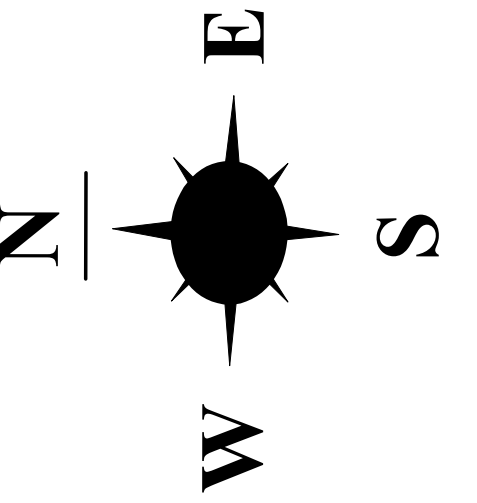


Appendices



Appendix 1: Phase 1 Habitat Map





**Appendix 1:
Phase 1 Habitat Map**

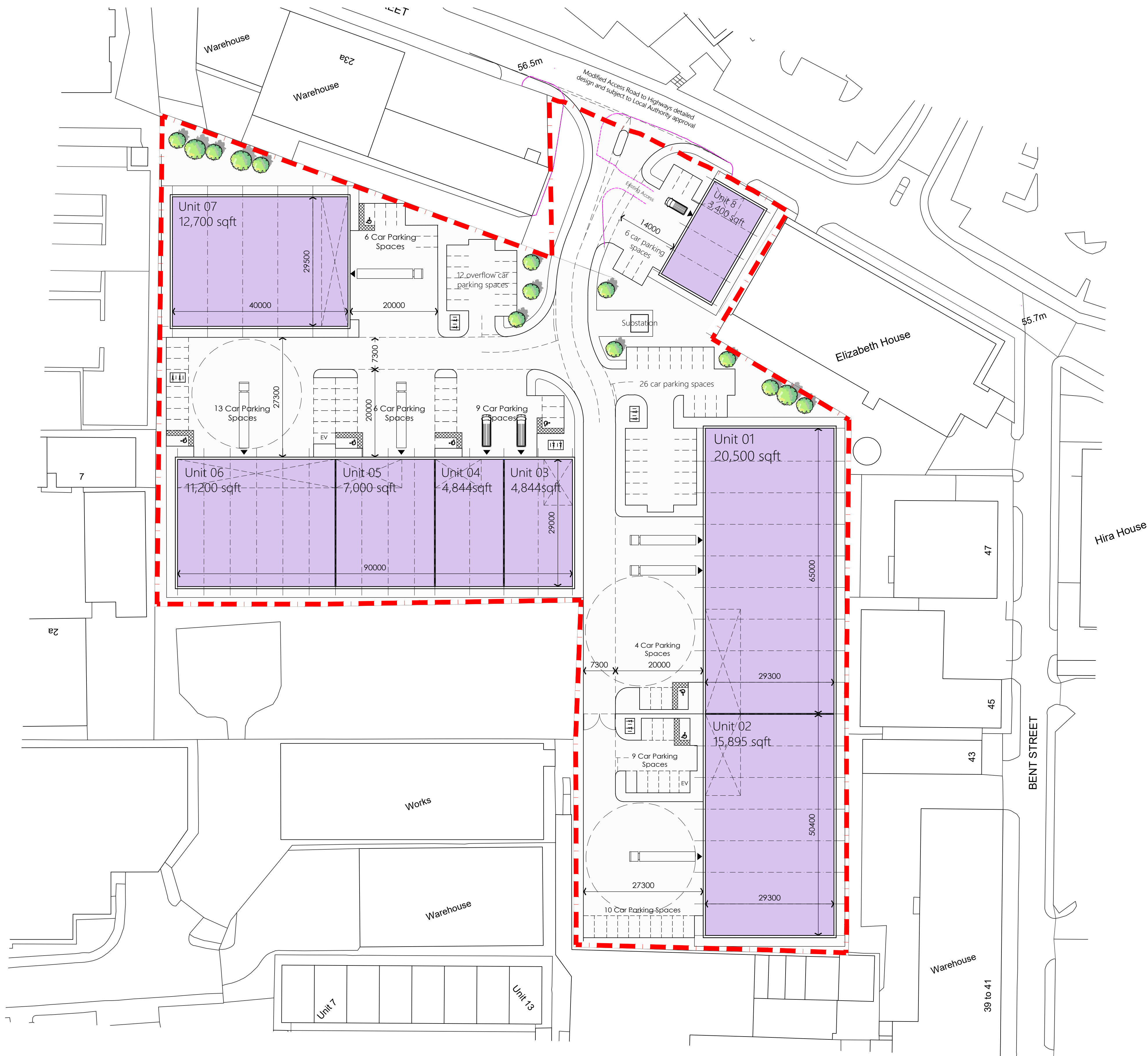
Address: Land off Elizabeth Street,
Cheetham Hill, Manchester,
Greater Manchester
JCA Ref: 17664/AWe

NOT TO SCALE

KEY	
	Broad-leaved woodland (Semi-natural)
	Scattered broad-leaved trees
	Scattered coniferous trees
	Dense/continuous scrub
	Dense/continuous scrub
	Poor semi-improved grassland
	Ephemeral/short perennial
	Buildings
	Target note
	Study area

Appendix 2: Proposed Development Plan





General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Do not scale from this drawing.

Only work to written dimensions.

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--- Development Boundary
(Site Area: 4.68 Acres)

SCHEDULE OF AREAS	GIA	
UNIT 1	20,500 sqft	1,904 sqm
FF Office @10%	2,050 sqft	190 sqm
Total	22,550 sqft	2,095 sqm
UNIT 2	15,895 sqft	1,477 sqm
FF Office @ 10%	1,590 sqft	148 sqm
Total	17,485 sqft	1,624 sqm
UNIT 3	4,844 sqft	450 sqm
Mezzanine	727 sqft	68 sqm
Total	5,571 sqft	518 sqm
UNIT 4	4,844 sqft	450 sqm
Mezzanine	727 sqft	68 sqm
Total	5,571 sqft	518 sqm
UNIT 5	7,000 sqft	650 sqm
Mezzanine	1,050 sqft	98 sqm
Total	8,050 sqft	748 sqm
UNIT 6	11,200 sqft	1,041 sqm
Mezzanine	1,680 sqft	156 sqm
Total	12,880 sqft	1,197 sqm
UNIT 7	12,700 sqft	1,180 sqm
Mezzanine	1,905 sqft	177 sqm
Total	14,605 sqft	1,357 sqm
UNIT 8	3,400 sqft	316 sqm
Mezzanine	510 sqft	47 sqm
Total	3,910 sqft	363 sqm
TOTAL	90,621 SQFT	8,419 SQM
SITE AREA	4.7 ACRES	19,028 SQM
DENSITY		44.2 %

Revision

Scale 1:500@A1
Status SK
Drawn by NP
Date 21.09.21
Client

Kier Property

Project
Elizabeth Street, Cheetham Hill

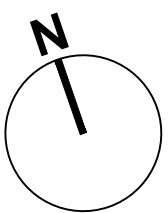
Drawing Description
Proposed Site Plan Option 7

Drawing No. PR1398_SK10 Rev. /

fletcher-rae
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Appendix 3: Photographic Evidence



Photo 1: View into the site from the entrance off Elizabeth Street.



Photo 2: Poor semi-improved grassland in the west of the site.



Photo 3: Broadleaved woodland in the west of the site.



Photo 4: Broadleaved woodland in the west of the site.



Photo 5: The line of poplars outside of the site's western boundary.



Photo 6: The line of poplars on the site's eastern boundary.





Photo 7: Dense scrub in the south of the site.



Photo 8: The building on site.



Photo 9: Target Note 1, Japanese knotweed.



Photo 10: Target Note 2, Japanese knotweed.



Photo 11: Target Note 3, Japanese knotweed.



Photo 12: Target Note 4, Japanese knotweed.





Photo 13: Target Note 5, Japanese knotweed.

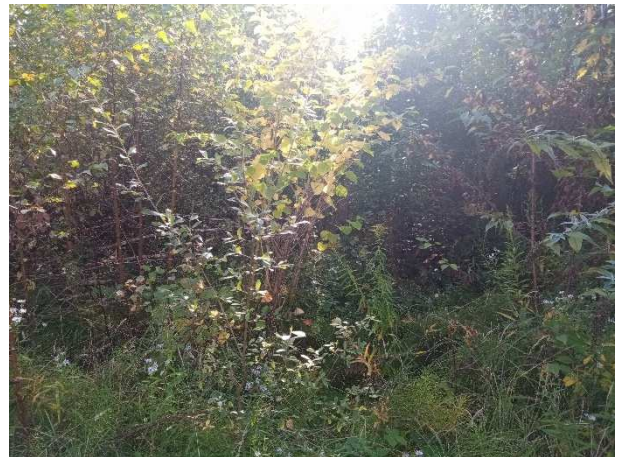


Photo 14: Target Note 6, Japanese knotweed.



Appendix 4: Species List

To be submitted to the appropriate Local Records Centre

Site Name: Land off Elizabeth Street, Cheetham Hill

Provided by: JCA Limited

Grid Ref: SD841001

Verified by: Adam West

Table 5: Complete list of species encountered during survey.

Common Name	Scientific Name	Number	Comment
Fescue	<i>Festuca</i> sp	N/A	N/A
Annual meadow grass	<i>Poa annua</i>	N/A	N/A
Common bent	<i>Agrostis capillaris</i>	N/A	N/A
Bur clover	<i>Medicago polymorpha</i>	N/A	N/A
White panicle aster	<i>Symphyotrichum lanceolatum</i>	N/A	N/A
Willowherb	<i>Epilobium</i> sp.	N/A	N/A
Sorrel	<i>Rumex acetosa</i>	N/A	N/A
Ribwort plantain	<i>Plantago lanceolata</i>	N/A	N/A
Red clover	<i>Trifolium pratense</i>	N/A	N/A
Italian poplar	<i>Populus nigra</i> var. <i>italica</i>	N/A	N/A
Beech	<i>Fagus sylvatica</i>	N/A	N/A
Conifer	<i>Pinus</i> sp	N/A	N/A
Japanese knotweed	<i>Reynoutria japonica</i>	N/A	N/A
Hazel	<i>Corylus avellana</i>	N/A	N/A



Dogwood	<i>Cornus sanguinea</i>	N/A	N/A
Bramble	<i>Rubus fruticosus</i>	N/A	N/A
Buddleia	<i>Buddleia davidii</i>	N/A	N/A
Ash	<i>Fraxinus excelsior</i>	N/A	N/A
Large-flowered evening primrose	<i>Oenothera glazioviana</i>	N/A	N/A
Hawksbeard	<i>Crepis capillaris</i>	N/A	N/A
Dock	<i>Rumex</i> sp.	N/A	N/A
Sugwort	<i>Artemisia vulgaris</i>	N/A	N/A
Sow thistle	<i>Sonchus oleraceus</i>	N/A	N/A
Silver birch	<i>Betula pendula</i>	N/A	N/A
Willow	<i>Salix</i> sp.	N/A	N/A
Juniper	<i>Juniperus</i> sp.	N/A	N/A



Appendix 5: Bat Survey Calendar

Figure 1: Survey timings calendar (taken from BCT: Bat surveys for professional Ecologists, Good Practice Guidelines; 3rd Edition).

Survey type	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Preliminary ecological appraisal - fieldwork												
Preliminary roost assessment - structures ^a												
Emergence/re-entry survey for maternity or summer roosts ^b												
Emergence/re-entry survey for transitional roosts ^b												
Emergence survey for mating roosts ^b												
Hibernation survey - structures ^a												
Preliminary ground level roost assessment - trees ^d												
Potential roost feature (PRF) inspection survey - trees												
Ground level bat activity survey - transects and automated/static												
Pre-, during and post-hibernation - automated/static bat activity survey												
Swarming survey												
Back-tracking survey												
Trapping survey ^e												
Radio tagging and tracking survey ^e												

= optimal period
 = sub-optimal period

= weather or location dependent (i.e. may not be suitable due to spring and autumn conditions in any one year or in more northerly latitudes). Note that October surveys are not acceptable in Scotland.

^a Not including trees



Appendix 6: Glossary

Activity surveys - are used to assess the level of bat activity at a site. This can be done either by using equipment such as an AnaBat device, or manually walking around a site with a heterodyne detector, documenting the number of bat passes and interceptions.

Dawn surveys - begin around 2 hours before and up to sunrise when bats are returning to their roosts from foraging, and swarming behaviour can be seen close to roost entrances.

Dusk surveys - begin around 30 minutes before sunset and up to 2 hours afterwards. These are done in order to see bats emerging from their roost sites at night.

Echolocation – is a system similar to sonar that allows bats to travel and forage even in total darkness. Bats make a call and then listen to the returning echoes in order to build up a map of their surrounding area. This allows bats to gauge the identity and distance of an object by how long the echo takes to return to them.

Habitat - the ecological or environmental area that is inhabited by a particular species of animal, plant or other type of organism.

Hibernation - is a state of inactivity and metabolic depression characterized by lower body temperature, slower breathing, and lower metabolic rate. Hibernating animals conserve energy, especially during winter when food is short, tapping energy reserves, i.e. body fat, at a slow rate.

Hibernacula - typically consist of underground sites, such as caves and cellars, which remain relatively cold and humid. Bats will hibernate to conserve energy over the winter months when falling temperatures cause a drop in the abundance of insects. These will typically be colonised around November to around March.

Insectivorous – is when an organism feeds exclusively on insects.

Nocturnal - a behaviour characterized by being active during the night and sleeping during the day.

Maternity roosts – colonised around late May early June and consist of mature females and their young. These roosts need to be warm and quiet, and are used up until around August, with females typically leaving first and then the young.

Mating roosts – mating begins around late October to November. Males of most species use special mating calls to attract females. These can include purrs, clicks and buzzing.

Roost – a site where bats live during the day, rear young and hibernate. These can be in man made structures, such as buildings, bridges, tunnels, cellars and mines, or natural features such as mature trees and caves.

Roosts in buildings – many types of buildings will be used by bats. The most likely sites are agricultural buildings (e.g. farmhouses and barns), buildings with exposed wooden beams (greater than 20cm thick), buildings with weather boarding and/or hanging tiles, and buildings close to woodland and/or water.

Roosts in trees – these are typically in mature trees with deep sheltered cracks, under loose sections of bark, or in woodpecker holes.

Species – a group of organisms in which all members can interbreed and produce viable offspring.

Summer roosts (non-breeding) - these are generally occupied by groups of males and immature females during the summer, and are usually only occupied for a short period before the group moves to another location.

Swarming – a behaviour exhibited by bats returning to their roost sites at dawn. Bats can be seen repeatedly flying to and from the roost entrance, making it much easier for consultants to identify where roosts are on a building or structure.



Temporary/Transitory roosts – These are used after hibernation (March – April) before mature females disperse to maternity roosts and male/immature females colonise summer (non-breeding) roosts. Similarly, temporary roosts form before hibernation (August -October).

Underground Roosts – these are typically used during the winter and can be mines, caves, tunnels or cellars.



Appendix 7: Protected Species Information

The following species are fully protected in UK law, under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019:

- All UK bat species
- Dormouse
- Great Crested Newt and Natterjack Toad
- Large Blue Butterfly
- Otter
- Pine Marten
- Polecat
- Scottish Wild Cat
- Smooth Snake and Sand Lizard
- Various aquatic and plant species

These species are afforded the highest protection in the UK. Under this protection it is an offence to; deliberately capture, injure or kill any wild animal of a European protected species; deliberately disturb wild animal of any such species; deliberately take or destroy the eggs of such an animal, or damage or destroy a breeding site or resting place of such an animal.

In addition to this it is an offence to be in possession of, or to control, transport, sell or exchange, or to offer for sale or exchange, a European Protected species.

The following species are protected under UK law, such as the Wildlife and Countryside Act 1981 (as amended):

- Badger
- Nesting birds
- Red Squirrel
- Reptiles (Adder, Common lizard, Grass snake, Slow worm)
- Water Vole
- White Clawed Crayfish
- Various bird species i.e. Barn Owl
- Various plant species

Therefore under this protection it is an offence to; kill, injure or take any of the above species.

Nesting birds are only protected during the breeding season whilst on their nest. In addition to the adults being protected, the eggs, young and nest itself whilst in use are protected.

The Wildlife and Countryside Act 1981 also contains measures to prevent the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9 in England and Wales (e.g. Japanese Knotweed and Himalayan Balsam).



Badgers are protected under The Protection of Badgers Act 1992. Under this legislation it is an offence to; take, injure, kill, or cruelly ill-treat a badger; interfere with a badger sett; sell or possess a live badger; or mark or ring a badger.

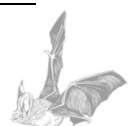
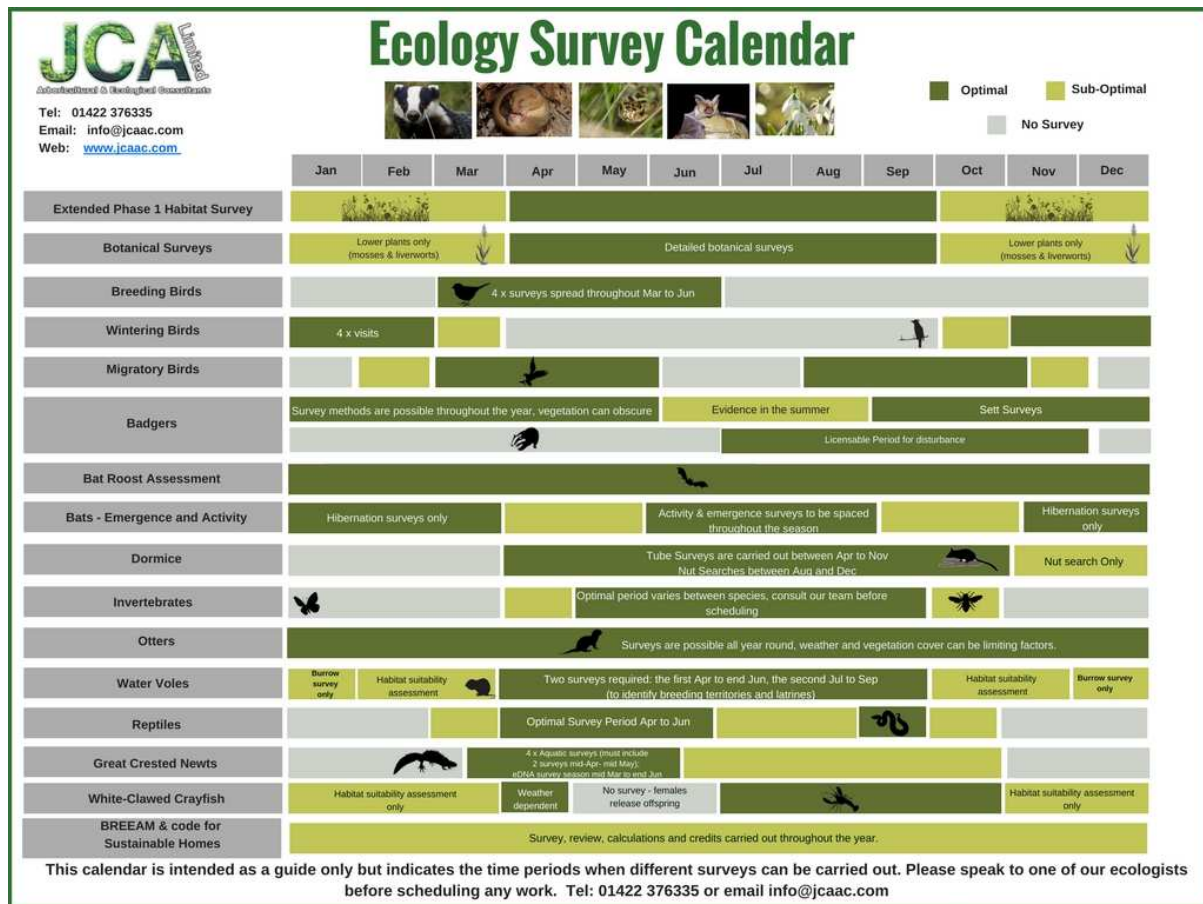
The following habitat types are protected under UK Law:

- Habitats that are used by protected species
- Habitats that fall within designated sites
- Hedgerows
- Individual trees/woods can be protected under Tree Preservation Orders



Appendix 8: Survey Calendar

Figure 2: Survey calendar for protected species and habitat surveys.



Appendix 7: Author Qualifications

Adam West, Principal Ecologist

BSc (Hons) Animal and Wildlife Management.

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Bachelor's degree, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence, a Natural England Level 2 bat survey class licence (and the Scottish and Welsh equivalents) and a CSCS card.

Poppy McDermott, Graduate Ecologist

BSc (Hons) Ecology and Conservation

Poppy joined JCA after completing her degree for three years at Nottingham Trent University in Ecology and Conservation. She has gained practical experience in protected species surveying and report writing whilst at university and is hoping to further develop these skills and consultancy experience whilst at JCA.



The Information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Signed



.....
Adam West

25/10/2021

Reviewed by



.....
Poppy McDermott

25/10/2021



For and on behalf of **JCA Ltd**

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ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

ARBORICULTURAL SERVICES

Guidance for Architects & Developers

- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control



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