



Preliminary Ecological Appraisal Report

New Smithfield Market, Manchester

Reference: 80-261-R3-3

Date: February 2022



PRELIMINARY ECOLOGICAL APPRAISAL REPORT

New Smithfield Market
Manchester

Prepared for:

Russell WBHO

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E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
<https://e3p.co.uk/>

Registered in England
CRN: 08725262

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PREPARED BY	H. Morgan	H. Morgan	H. Morgan
QUALIFICATIONS	BSc (Hons), ACIEEM, Senior Ecologist	BSc (Hons), ACIEEM, Senior Ecologist	BSc (Hons), ACIEEM, Senior Ecologist
CHECKED BY	C. Barlow	C. Barlow	C. Barlow
QUALIFICATIONS	BSc (Hons), MSc, MIEnvSc, CEnv, MCIEEM, Principal Ecologist	BSc (Hons), MSc, MIEnvSc, CEnv, MCIEEM, Principal Ecologist	BSc (Hons), MSc, MIEnvSc, CEnv, MCIEEM, Principal Ecologist
AUTHORISED BY	L. Faulkner	L. Faulkner	L. Faulkner
QUALIFICATIONS	BSc (Hons), MIOA, AIEMA, Associate Director	BSc (Hons), MIOA, AIEMA, Associate Director	BSc (Hons), MIOA, AIEMA, Associate Director



EXECUTIVE SUMMARY

Site Address	New Smithfield Market, Whitworth St E, Manchester, M11 2WJ
Coordinates	E 388500 N 397170
Site Area	Approximately 3.1 ha
Current Site Use and Adjacent Site Use	The site comprised a section of New Smithfield Market, made up of wholesale market warehouse buildings, hardstanding and small amenity areas. The site is located in Openshaw and is surrounded by industrial developments on all aspects.
Designated Sites	No impacts on designated sites are anticipated as a result of development – based on their distance from the site, and the nature of the development.
Survey Results	The site was found to comprise five buildings, hardstanding, a wall, scattered scrub, scattered trees and amenity grassland. The site was found to have the following potential ecological constraints: ✿ Opportunities for nesting birds within the scattered scrub, scattered trees and buildings. ✿ Sett building opportunities for badgers within the scattered scrub. ✿ Suitable foraging habitat for hedgehogs within the scattered scrub.
Conclusions	No further surveys are required for the development to proceed. The following mitigation is recommended: ✿ If any vegetation requires removal, it should be removed outside of the breeding bird season (March to September inclusive). If this is not possible, a nesting bird check should be undertaken by a suitably qualified ecologist up to 24 hours before works commence. If a nest, or nest in construction, is located, then a stand-off distance should be maintained until the young have fledged. The buildings should also be checked during the time period, prior to demolition for any nesting birds within or on the buildings. ✿ Precautionary Working Methods for badger. ✿ During site clearance, any scrub and debris piles, that require removal, should be demolished ecological supervision to ensure no sheltering hedgehogs are impacted by the works. In line with the NPPF, the development should strive to achieve no net loss in biodiversity.



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1. INTRODUCTION

1.1. BACKGROUND

E3P were commissioned by Russell WBHO to undertake a Preliminary Ecological Appraisal at New Smithfield Market, Manchester, hereafter referred to as “the site”.

This report has been prepared by Huw Morgan, BSc (Hons), ACIEEM, Senior Ecologist at E3P, who has seven years professional experience as an ecological consultant. Huw has undertaken multiple Preliminary Ecological Appraisals for various projects across the UK. Huw holds a class 2 great crested newt Natural England licence, a Natural England barn owl survey class licence and has key experience with birds and plants.

1.2. PROPOSED DEVELOPMENT

The proposed development includes the demolition of the current on-site buildings to make way for two industrial units with associated car parking.

1.3. PREVIOUS SURVEYS

1.3.1. PRELIMINARY ECOLOGICAL APPRAISAL, E3P, 2020

E3P completed a Preliminary Ecological Appraisal on 30th April 2020 (report reference: 80-261-R1). The site was found to comprise hardstanding, buildings and amenity areas which were found to have low value for local wildlife. All on-site buildings were assessed for their suitability for roosting bats, following guidance set out in Collins (2016). Building 1 (B1), Building 2 (B2) and Building 4 (B4) were assessed as having Low bat roosting potential. Building 3 (B3) was assessed as having Negligible bat roosting potential. B1 and B2 had areas of missing mortar which could facilitate day roosts for crevice dwelling bat species. In the roof of B4 a large hole was identified in the soffit board offering roosting opportunities for crevice dwelling bats, such as pipistrelle species (*Pipistrellus sp.*).

1.3.2. NOCTURNAL BAT SURVEYS E3P 2020

In June 2020 E3P conducted nocturnal bat surveys (report reference: 80-261-R2) to identify if any existing roosts were present within the site. Three dusk emergence surveys were completed on the 18th, 28th and 29th May 2020 on B1, B2 and B4. During the surveys a common pipistrelle (*Pipistrellus pipistrellus*) was recorded foraging within the site on one occasion. Bat activity within the site was low and no bat emergences were recorded.

1.4. SITE LOCATION

The site is located within Openshaw, to the east of Manchester City Centre. Press Street defines the eastern boundary of the site and Lawton Street to the south. Industrial units surround the site, with the larger extent of New Smithfield Market to the west. Please refer to Figure 1.1 for the approximate site location.



FIGURE 1.1 APPROXIMATE SITE LOCATION



1.5. OBJECTIVES

The objectives of the Preliminary Ecological Appraisal are as follows:

- ✦ Identify the major habitats present.
- ✦ Ascertain the presence or potential presence of any legally protected species and habitats.
- ✦ Recommend any further surveys or mitigation that may be required.

The Preliminary Ecological Appraisal comprises a desk study and site walkover. This survey has been completed as a baseline assessment of the site, and as such please see the end of the report for further surveys and mitigation proposed.



2. METHODOLOGY

2.1. DESKTOP STUDY

The following sources of information and ecological records were consulted:

- ✦ MAGIC – A web-based interactive mapping system, on which geographic information regarding key environmental schemes and designations are collated, including details of statutory conservation sites, consulted in December 2021.
- ✦ Aerial mapping and ordinance survey maps.
- ✦ Local data records, including The Greater Manchester Ecology Unit (GMEU) – the biodiversity information system for Greater Manchester, received on 28th December 2021.

A 1 km search area was utilised for the data search, with this being deemed an appropriate distance for the zone of influence of the site, due to the size of the site and the surrounding habitat.

The data search included a request for details of protected and notable species of flora and fauna within 1 km of the central grid reference of the site. In addition, a request was made for any non-statutory designated sites within 1 km of the site boundary.

Please note that a lack of up-to-date records does not confirm absence of a species from the area. Lack of records may simply be a result of a lack of protected species surveys being undertaken within the local area.

2.2. VEGETATION AND HABITATS

A Preliminary Ecological Appraisal of the proposed development site was undertaken by Huw Morgan on 21st December 2021. The weather was overcast with light precipitation.

The walkover survey was undertaken to the standard methodology as detailed by the JNCC Handbook for Phase 1 Habitat Survey, 2010. The assessment follows the methodology as per “Guidelines for Preliminary Ecological Appraisal” (CIEEM, 2017).

A vegetation and habitat plan has been produced for the proposed development site and the immediate surrounding area (please refer to Appendix I). The mapping is based on the Joint Nature Conservation Committee Phase I Habitat Survey Methodology (JNCC, 2010).

Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and uncommon plant communities. All plant nomenclature follows Stace (2019).

Searches were carried out for the presence of invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) including but not limited to, Japanese knotweed (*Fallopia japonica*), Himalayan balsam (*Impatiens glandulifera*) and giant hogweed (*Heracleum mantegazzianum*).



2.3. FAUNA

A thorough search of the site for signs of protected species of fauna was undertaken during the site walkover. These searches considered the following:

- ✿ Suitability of any ponds to support notable amphibians, and the suitability of the site's terrestrial habitats to support amphibians.
- ✿ Suitability of the site to support reptiles by way of habitat structure and refuge piles, as well as links to the wider landscape.
- ✿ Signs of badgers, by way of setts, mammal paths, foraging signs or latrines to indicate usage of the site by the species.
- ✿ Search of any watercourses for signs or suitability for water vole and otter by way of burrows, resting places, holts and foraging signs.
- ✿ Suitability of the site to support roosting, foraging and commuting bats.
- ✿ Suitability of the site to support notable bird species.
- ✿ Suitability of the site to support notable invertebrates.
- ✿ Search of the site for any invasive species.

2.4. PRELIMINARY ROOST ASSESSMENT

The Preliminary Roost Assessment (PRA) was undertaken by Huw Morgan on 21st December 2021. Huw holds a valid Natural England Class 1 Survey Licence (2020-44631-CLS-CLS).

The survey involved undertaking a systematic search of the trees and buildings, searching for signs of bats, or spaces where bats would be able to access. The methodology followed that described in Bat Surveys for Professional Ecologists, 3rd Edition (Collins, 2016).

The trees and structures were categorised for their bat roosting potential as described in Table 2.1 in accordance with Collins (2016).

TABLE 2.1 BAT ROOSTING POTENTIAL CLASSIFICATION OF TREES AND STRUCTURES

CATEGORY	DESCRIPTION
NEGLECTIBLE	A tree or structure with no roosting features present or of an age/species that would not support roosting bats.
LOW	A tree or structure with one or more potential roost site. However, the potential roost sites do not provide suitability for large numbers of bats (i.e. for maternity or hibernation) and would only be used on an occasional basis.
MODERATE	A tree or structure with one or more potential roosting feature which could support bats but is of a suitability meaning that it would be unlikely to support a roost of high conservation status.



CATEGORY	DESCRIPTION
HIGH	A tree or structure with several potential roosting features which could support large number of bats on a regular basis and for longer periods of time. The tree or structure would have suitability to support maternity or hibernation roosts.

The survey was undertaken utilising suitable binoculars and ladders to access all areas where safe to do so.

2.5. SURVEY LIMITATIONS

A Preliminary Ecological Appraisal does not constitute a full botanical survey. Instead, key species are identified to give a representative description of each habitat type.

This survey was undertaken in December, which is an appropriate time of year to undertake ecological surveys. However, due to vegetation die back and lack of flowering, it is possible that some species of flora may have been missed or misidentified. It is possible that some invasive/non-native species could have been missed during the survey. Due to the habitats present on-site, this is not considered to be a major constraint.

A survey within 30 m of the site for evidence of badger (*Meles meles*) was unable to be carried out as commercial units surrounded the site and access to these areas was not possible. However, due to the developed nature of the surrounding habitat this is not considered to be a major constraint.

Internal access to the entirety of all the buildings was not possible due to being active and used by businesses (B1, B2 and B5) or closed off for health and safety reasons (B4). However, due to the busy nature of the buildings and full external surveys of the buildings being undertaken, this is not considered to be a major constraint.



3. SURVEY RESULTS

3.1. SITE CONTEXT

The site comprised a section of New Smithfield Market, made up of wholesale market warehouse buildings, hardstanding and small amenity areas. The site is expected to provide limited value to local wildlife, which is restricted to the boundary vegetation and scattered trees within the site, that may provide nesting habitats for passerine birds. Industrial units surround the site which are also anticipated to be of limited value for local wildlife.

A railway line with scattered trees lies approximately 130 m south of the site boundary. This may act as an important commuting feature for local wildlife, including bats, birds and terrestrial mammals. Gorton Lower Reservoir is located approximately 1.3 km south-east of the site, which is anticipated to provide valuable habitats for local wildlife within the local area.

A small parcel of broadleaved woodland is located adjacent to the south-east of the site which is expected to provide nesting and roosting opportunities for birds and bats. No waterbodies were identified within 250 m of the site boundary.

3.2. DESIGNATED SITES

No statutory designated sites were located within the 1 km search area, however, the site is located within the Impact Risk Zone of the following Sites of Special Scientific Interest (SSSI):

- ✿ Hollinwood Branch Canal SSSI and Local Nature Reserve (LNR) located approximately 3.4 km north-east of the site boundary. The site is designated for being the best example of mesotrophic standing water in Greater Manchester. Unimproved grassland is present within the SSSI and notable water plants are present within the canal.
- ✿ Rochdale Canal SSSI and Special Area of Conservation (SAC), located approximately 3.7 km north of the site boundary. This site is designated as the canal contains important habitats for submerged plants and emergent vegetation including colonies of nationally scarce SAC species floating water plantain (*Luronium natans*).
- ✿ Huddersfield Narrow Canal SSSI located approximately 5.1 km north-east of the site boundary. The canal is the best example of a flowing eutrophic water system in Greater Manchester, and the second best canal, differing from the mesotrophic Hollinwood Branch Canal SSSI, in being less acidic and faster flowing and in having a deeper profile which limits the extent of emergent species. The main habitats present are standing and running water, swamp, tall fen and fragmentary marginal vegetation.



The following Site of Biological Interest (SBI) was located within the 1 km search area:

- Ashton Canal (West) approximately 870 m north of the site. The site is designated for its population of floating water plantain, this species is protected under Schedule 4 of the Conservation (Natural Habitats etc.) Regulations 1994 and Schedule 8 of the Wildlife and Countryside Act 1981.

3.3. HABITATS

The main habitats encountered during the survey are described in the following subsections. Please refer to Appendix I for the Phase 1 Habitat Plan.

3.3.1. BUILDINGS, WALL AND HARDSTANDING

The majority of the site was made up of buildings and hardstanding. The hardstanding areas comprised car parks, roads, walkways, storage areas and loading bays.

Five buildings were located within the site boundary and a single wall was present along the north-eastern site boundary. A detailed assessment and further photographs of the buildings and wall are outlined within Appendix II.

PLATE 1 SHOWING HARDSTANDING



3.3.2. AMENITY GRASSLAND

Small areas of amenity grassland were present within the centre of the site associated with the edges of the car parks and along the road edges. All the areas of amenity grassland were short in length and are subject to regular mowing. Species present comprised perennial rye-grass (*Lolium perenne*), greater plantain (*Plantago major*), white clover (*Trifolium repens*), creeping buttercup (*Ranunculus repens*), cock's-foot (*Dactylis glomerata*), dandelion (*Taraxacum officinale* agg.) and Michaelmas-daisy (*Aster schreberi*).



PLATE 2 SHOWING AMENITY GRASSLAND



3.3.3. SCATTERED SCRUB

An area of scattered scrub was present in the south-eastern corner of the site, forming part of the site boundary in this area. The scrub was located around the edge of a car park and comprised holly (*Ilex aquifolium*), pendulous sedge (*Carex pendula*), bramble (*Rubus fruticosus agg.*), dog-rose (*Rosa canina*), garden privet (*Ligustrum ovalifolium*), ash (*Fraxinus excelsior*), Franchet's cotoneaster (*Cotoneaster franchetii*), butterfly-bush (*Buddleja davidii*) and common nettle (*Urtica dioica*).

PLATE 3 SHOWING SCATTERED SCRUB



3.3.4. SCATTERED TREES

Scattered trees were present within the site, associated with the amenity grassland and scattered scrub. The trees comprised common lime (*Tilia europaea*), Norway maple (*Acer platanoides*), sycamore (*Acer pseudoplatanus*), elder (*Sambucus nigra*) and cherry laurel (*Prunus laurocerasus*).

PLATE 4 SHOWING SCATTERED TREE



3.4. PROTECTED AND NOTABLE SPECIES

3.4.1. SPECIES DISCOUNTED FROM ASSESSMENT

White-clawed crayfish (*Austropotamobius pallipes*) has been discounted from assessment as no suitable aquatic habitats were located on-site or within proximity to the site.

Hazel dormice (*Muscardinus avellanarius*) mainly occur in southern counties, especially in Devon, Somerset, Sussex and Kent. There are few recorded localities north of the Midlands, though they are present in parts of the Lake District and in scattered Welsh localities (Matthews et al, 2018). The species are not generally known to be present within the Manchester area and as such, the species is reasonably discounted from assessment.

3.4.2. AMPHIBIANS

Consultation with GMEU did not identify any records of great crested newt within the 1 km search area.

Consultation with MAGIC did not identify any great crested newt European Protected Species Licences within the 1 km search area. The closest licence was located approximately 5.4 km north-east of the site, effective between 2011 and 2013 for the destruction of a great crested newt resting place. The closest Great Crested Newt Class Survey Licence Return was located approximately 1.7 km south-east, which confirmed the presence of great crested newts.



Great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist where habitat connectivity is of high quality) (English Nature, 2001). As such, the presence of great crested newts on-site is reasonably discounted as no waterbodies were located on-site or within 250 m of the site. Furthermore, as the site comprised a building, hardstanding and amenity grassland the site does not provide any suitable terrestrial habitat for great crested newts or other common amphibians. Their presence on-site is therefore reasonably discounted.

Consultation with GMEU did not identify any records of other common amphibians within the 1 km search area.

Due to the urban nature of the site and its surroundings being largely made up of hardstanding and industrial buildings, it is considered that there is no suitable habitat for amphibians present. Therefore, amphibians have been ruled out of further assessment.

3.4.3. BATS

Numerous records of bats were located within 1 km of the site boundary during the data search. Records included common pipistrelle (*Pipistrellus pipistrellus*), pipistrelle species (*Pipistrellus sp.*), Daubenton's bat (*Myotis daubentonii*), noctule (*Nyctalus noctula*) and one historic record of whiskered bat (*Myotis mystacinus*). Records included three roosts with the closest being for a possible common pipistrelle roost in Varna St. Primary School in 2000 approximately 300 m south-east. The closest observation record, a noctule, was recorded approximately 300 m south-east of the site, associated with Varna St. Primary School in 2000.

Consultation with MAGIC did not identify the presence of a Natural England Bat Mitigation Licence within the 1 km search area. The closest licence was located approximately 2.1 km south-west of the site boundary, active between 2016 and 2021 for the destruction of a common pipistrelle breeding and non-breeding roost.

Five buildings were located within the site boundary which were assessed for their suitability to support roosting bats, as detailed in Collins (2016). Table 3.1 summarises the results of the inspection. A detailed description of each building and wall with accompanying photographs can be found within Appendix II.

TABLE 3.1 BAT ROOSTING POTENTIAL CLASSIFICATION OF ON-SITE BUILDINGS

BUILDING / WALL NUMBER	DESCRIPTION	SUITABILITY
B1	Large industrial warehouse containing a series of fruit and veg wholesalers. Lower sections of the walls are made from brick, with the remaining walls covered in metal corrugated metal sheeting. The roof comprises a corrugated metal, pitched roof. A road runs inside the building. No features were observed that could support roosting bats.	Negligible
B2	Identical design and structure to B1. Also used by wholesalers. No features were observed that could support roosting bats.	Negligible
B3	A small former gatehouse located at the southern entrance of the site. The building is made up of brick walls with a flat square roof. No features were observed that could support roosting bats.	Negligible



BUILDING / WALL NUMBER	DESCRIPTION	SUITABILITY
B4	Rectangular warehouse made up of a series of storage areas. Brick walls make up the ends and back of the building with the front of the building comprising a series of warehouse shutter doors. Building not currently in use and closed for health and safety reasons. No features were observed that could support roosting bats.	Negligible
B5	Identical design and structure to B4. Building was in use by a recycling company. No features were observed that could support roosting bats.	Negligible
WALL	Large red brick wall running the length of the north-eastern site boundary behind B4 and B5. No features were observed that could support roosting bats.	Negligible

All trees within the site were assessed as having Negligible bat roosting potential.

The amenity grassland and hardstanding present on-site have negligible value for bats, whereas the scattered scrub and scattered trees may act as a foraging resource, due to the attraction of invertebrate prey. However, it is anticipated that bats within the local area will utilise the habitat of greater value in proximity to the site rather than that present on-site, i.e. the railway line located 130 m south of the site. Therefore, these areas of habitat are not anticipated to act as key commuting features for bats.

3.4.4. BADGERS

Three records of badger (*Meles meles*) were within the 1 km search. A search for signs of badger could not be completed within the 30 m buffer from site due to access constraints from the surrounding commercial developments. However, due to the urban nature of the site, this is not considered to be a major constraint.

The site is assessed as having suitability for badger as sett building opportunities are present within the scattered scrub. The amenity grassland areas are also anticipated to provide foraging opportunities for the species.

3.4.5. OTTER AND WATER VOLE

No records of otter (*Lutra lutra*) or water vole (*Arvicola amphibious*) were identified within the 1 km search area.

No watercourses are present within the site boundary or immediately adjacent to the site. Therefore, the presence of otter and water vole within the site has been reasonably discounted and no further assessment is required.



3.4.6. OTHER TERRESTRIAL MAMMALS

Three records of European hedgehog (*Erinaceus europaeus*) were located within 1 km of the site boundary. All were associated with residential gardens, two records were from the same area of Gardner Street in 2015 approximately 880 m south-west, with the additional record was associated with Cambert Lane in 2020 approximately 870 m south of the site boundary.

The site was assessed as having suitability for hedgehogs with the scattered scrub providing suitable shelter and foraging opportunities.

3.4.7. NESTING BIRDS

Consultation with GMEU identified numerous records of notable birds within the search area, including starling (*Sturnus vulgaris*) and house sparrow (*Passer domesticus*) which were recorded within a residential area approximately 320 m east of the site.

During the site walkover, herring gull (*Larus argentatus*), lesser black-backed gull (*Larus fuscus*), black-headed gull (*Chroicocephalus ridibundus*), magpie (*Pica pica*), carrion crow (*Corvus corone*), starling (*Sturnus vulgaris*), robin (*Erithacus rubecula*) and feral pigeon (*Columba livia domestica*) were recorded.

Common bird species are anticipated to be present within the scattered scrub and scattered trees. In addition, feral pigeons were noted inside the buildings and likely nest within them. The roof of the warehouses may provide suitable nesting opportunities for gull species.

The site is assessed as having negligible value for ground nesting birds due to the urban nature of the site.

3.4.8. REPTILES

Two records of slow worm (*Anguis fragilis*) were identified within the 1 km search area, both records were associated with Edge Lane Allotments approximately 590 m north-east of the site in 2008 and were observed under carpet tiles.

The site was found to provide limited value for reptiles, given the majority of the site comprised hardstanding and buildings, which lacks the structure and habitat quality to support the species group. As such, the presence of reptiles within the site is reasonably discounted.

3.4.9. INVERTEBRATES

The data search did not identify any notable invertebrates within 1 km of the site boundary. The site largely comprised buildings and hardstanding. Due to the lack of floristic diversity, notable invertebrates are not anticipated to be present on-site.

3.5. INVASIVE PLANT SPECIES

No records of invasive plant species were recorded within the 1 km search area. During the survey, no invasive plant species were identified within the site.



4. ECOLOGICAL CONSTRAINTS AND MITIGATION

4.1. DEVELOPMENT PROPOSALS

The proposed development includes the demolition of the current on-site buildings to make way for two industrial units with associated car parking.

4.2. DESIGNATED SITES

The site is located within the Impact Risk Zone of Hollinwood Branch Canal SSSI and LNR located approximately 3.4 km north-east, Rochdale Canal SSSI and SAC located approximately 3.7 km north and Huddersfield Narrow Canal SSSI located approximately 5.1 km north-east of the site boundary. The Ashton Canal (west) SBI is located 870 m north of the site.

Taking into account the reasons for the designations of the designated sites and the distance between them and the site, it is deemed highly unlikely that the development will have an impact on the designated habitats and species. Furthermore, consultation with MAGIC identified that the proposed development does not meet the requirements that would justify further consultation with Natural England for the development to proceed.

4.3. HABITATS

The site comprised habitats that were found to be widespread within the local area; however, they did contain some value, although limited, for wildlife such as birds and terrestrial mammals. The hardstanding is of lowest value for wildlife, with scattered scrub and scattered trees comprising the areas of highest value.

4.3.1. SCATTERED TREES

It is recommended that, where possible, trees are retained and protected through development. It is anticipated that some trees may require removal to facilitate development, and where this is needed, new landscape planting will be introduced to mitigate the loss.

It is recommended that the landscape planting comprises native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species. Species deemed suitable for this development could include berry-bearing native species such as:

- ✿ Hawthorn (*Crataegus monogyna*).
- ✿ Rowan (*Sorbus aucuparia*).
- ✿ Holly.
- ✿ Whitebeam (*Sorbus aria*).
- ✿ Spindle (*Euonymus europaea*).
- ✿ Dog rose.
- ✿ Guelder rose (*Viburnum opulus*).



 Elder.

All planting should be from a trusted pest-free source and, where possible, be of local provenance.

Any trees within the site or boundary, to be retained, are to be appropriately protected during the construction phase. Temporary protective demarcation fencing will be used to protect the trees. The fencing must extend outside the canopy of the retained trees and must remain in position until the end of development to ensure protection is provided throughout the construction phase.

The fencing will be in accordance with BS 5837:2012 *Trees in Relation to Design, Demolition and Construction: Recommendations*.

4.4. PROTECTED AND NOTABLE SPECIES

4.4.1. BREEDING BIRDS

The site was assessed as having value for bird species within scattered scrub, scattered trees and buildings.

If any vegetation requires removal, it should be removed outside of the breeding bird season (March to September inclusive). If this is not possible, a nesting bird check will be undertaken by a suitably qualified ecologist up to 24 hours before works commence. If a nest, or nest in construction, is located then a stand-off distance will be maintained until the young have fledged. The ecologist will advise on suitable stand off and provide a toolbox talk to all site contractors regarding their working limits and legal implications. In addition, a check of the buildings should be undertaken prior to demolition to check for nesting birds including feral pigeons and gull species.

Post-development, landscape planting, as detailed in Section 4.3.1, should be introduced to mitigate the loss of any trees removed to facilitate the development. Bird boxes could also be installed throughout the development to enhance the site's value for the species group.

4.4.2. BADGERS

No badger setts were identified on-site, and the site was assessed as providing sett building within the scattered scrub. Badgers are highly mobile and can create new setts in a short period of time. It is recommended that an updated site walkover prior to the development is carried out to identify any new badger setts.

If a badger sett is located, a stand-off distance may be required as well as precautionary working methods. If the sett requires closure, a Natural England Badger Licence would be required. Please note that badger licences can only be obtained between July and November each year to avoid potential impact on pregnant females.

The following precautionary working methods will be adhered to during construction phase to ensure that no badgers within the local area are impacted by the proposed development:

-  All site operatives will be inducted to the presence of the species and their working limits and legal responsibilities.
-  All site operatives will be inducted as to identifying potential badger setts, and should be vigilant if they suspect they locate a new sett during works and inform the project ecologist immediately.



- ✚ All site machinery and materials will be appropriately stored to avoid harm to the species, notably between July and November each year when extra care is needed to avoid potential impacts on pregnant females.

It is not anticipated that the development will have a significant negative impact on badgers within the local area.

4.4.3. HEDGEHOGS

During site clearance, the scrub should be demolished under ecological supervision to ensure no sheltering hedgehogs are impacted by the works. If hedgehogs are located, they should be carefully moved by hand to an area outside of construction workings.



5. FURTHER SURVEYS

No further surveys are required for the development to proceed.



6. OPPORTUNITIES FOR ECOLOGICAL ENHANCEMENT

The scheme should provide biodiversity enhancements within the site including bat and bird boxes, to be erected on the proposed buildings. Due to the current baseline and industrial nature of the site, it is unlikely that a biodiversity net gain calculation will be required to support a planning application.



7. REFERENCES

- ✿ Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal.
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- ✿ Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition. The Bat Conservation Trust, London.
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- ✿ E3P (2021). Bat Survey Report New Smithfield Market (80-261-R2).
- ✿ JNCC (2010). Handbook for Phase 1 habitat survey: A technique for environmental audit. English Field Unit, Nature Conservancy Council.
- ✿ Stace, C. A. (2019). New Flora of the British Isles. Fourth Edition. Cambridge University Press.
- ✿ Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981.

END OF REPORT



APPENDIX I

PHASE 1 HABITAT PLAN

Key:

- Site boundary
- Wall
- A Amenity grassland
- Buildings
- Hardstanding
- x Scattered scrub
- Scattered trees

Notes

Issue 1	Revision	Date 22/12/2021	Drawn RK	Authorised HM
Client: Russell Construction			Job No. 80-261	Date 22/12/2021
			Drawing No. 002	Scale 1:2000
Job title: New Smithfield Market			Drawing title: Phase 1 Habitat Plan	



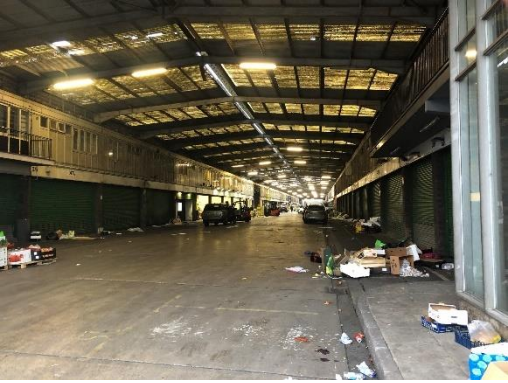
Environmental Engineering Partnership Ltd
Manchester Office
Taylor Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

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APPENDIX II

BUILDINGS AND WALL

DESCRIPTION

REF.	DESCRIPTION	PHOTOGRAPH
B1 & B2	B1 and B2 were large industrial warehouses containing a series of fruit and veg wholesalers. Both warehouses had the exact same design and structure and were used for the same purposes. The walls of the buildings were made up of brick, with the upper parts of the wall covered by corrugated metal sheeting. The brick walls around the entirety of both buildings were in good condition, with no gaps observed that could support roosting bats. The roof of both buildings comprised a series of pitched, corrugated metal roofs which provide no suitable roosting opportunities for bats. A road runs through the centre both buildings which were used by customers of the wholesalers and delivery vehicles. In addition, machinery such as fork lift trucks were also using the roads. Due to the large levels of human activity, the noise levels were high and are likely to be off-putting for any bat species that may use the buildings. In addition, the interior of the buildings were largely made up of corrugated metal with steel roof supports which do not provide any roosting opportunities for bats. B1 and B2 were assessed as having Negligible bat roosting potential.	   



REF.	DESCRIPTION	PHOTOGRAPH
B3	B3 was a former gatehouse, located at the southern entrance to the site. The building comprised brick walls with windows making up two of the aspects of the building. The roof comprised a large, flat, square, overhanging roof. All aspects of the building were in good condition, with no gaps observed in the brick work or within the roof which could be used by roosting bats. B3 was assessed as having Negligible bat roosting potential.	
B4	B4 comprised a rectangular warehouse made up of a series of storage areas. Brick walls made up the rear of the building and separated each of the storage areas. The front the building comprised a series of shutter doors and corrugated metal sheeting. The building contained a corrugated metal saw-tooth roof. The building was fenced off due to health and safety reasons, however, the storage area shutter doors were open. The walls of the building were all in good condition, with no gaps or crevices observed that could support roosting bats. B4 was assessed as having Negligible bat roosting potential.	



REF.	DESCRIPTION	PHOTOGRAPH
B5	B5 was a rectangular warehouse, similar in size and design as B4. B5 was in good condition and is currently being used by a series of businesses including a recycling company. The front of the building was made up of corrugated metal sheeting, with a series of shutter doors allowing access into the storage areas. The rear wall both ends of the building were made from brick which were in good condition with no gaps or crevices observed. The roof of the building comprised a corrugated metal, saw-tooth roof which provides no foraging opportunities for bats. The building was noisy, with large machinery operating inside which would not be suitable for any roosting bat species. In addition, due to the lack of roosting opportunities, the building was assessed as having Negligible bat roosting potential.	 
WALL	A large brick wall ran the length of the north-eastern site boundary, to the rear of B4 and B5. The wall forms the boundary between the site and Press Street. Occasional bricks were missing along the length of the wall, however, the gaps created by these bricks were not suitable for crevice dwelling bat species, due to being too open and exposed. No other gaps or crevices were observed, therefore, the wall as assessed as having Negligible bat roosting potential.	

