



www.osecology.co.uk

Preliminary Ecological Appraisal

Land off Bury New Road, Manchester

March 2020

BOI Trading Company Ltd



Client	BOI Trading Company Ltd
Project Name	Land at Bury New Road, Manchester
Project Number	20021
Report Type	Preliminary Ecological Appraisal
Version	V1 (DRAFT)

	Name	Position	Date
Report Originator	Mark Osborne	Director	10 th March 2020
Reviewed	James Streets	Director	11 th March 2020

This report is issued to the Client for the purpose stated in the Agreement between the Client and OS Ecology Ltd, under which this work was undertaken. The report may only be used for this aforementioned purpose and copyright remains with OS Ecology Ltd. The report is only intended for the Client and must not be relied upon or reproduced by anyone other than the Client without the express written agreement of OS Ecology Ltd. The use of this report by unauthorised persons is at their own risk. OS Ecology Ltd accepts no duty of care to any such party.

OS Ecology Ltd has exercised due care and attention in the preparation of this report. Unless specifically stated, there has been no independent verification of information provided by others. No other warranty, express or implied, is made in relation to the content of this report and OS Ecology Ltd accepts no liability for any loss or damage resulting from errors, omissions or misrepresentations of others.

The findings of the report and subsequent assessment and opinions of OS Ecology Ltd are based entirely on the facts and circumstances at the time the work was undertaken. OS Ecology Ltd have produced this report in line with best practice guidance and following the principles and requirements of British Standard BS42020. The report has been provided taking due regard of the provisions of the CIEEM Code of Professional Conduct.

It must be noted that the none of the information provided within this report constitutes legal opinion. Where required to do so by law or regulatory authority, OS Ecology Ltd may disclose any information obtained from the Client to a third party. Should OS Ecology Ltd become aware that the Client has breached or is likely to breach legislation relating to wildlife or the environment, OS Ecology Ltd will be entitled to disclose such information to the relevant authority, including the relevant governmental body or the police.

Contents

Summary	5
Further Survey.....	6
1. Introduction	8
Site Location.....	8
Site Description	8
Objectives of the Study	8
Development Proposals	8
2. Methodology	9
Scope of Study.....	9
Desk Study	9
Field Survey	9
Habitats/Protected Species	9
Limitations to survey.....	10
Assessment Methodology	10
3. Results	12
Desk Study	12
Designated Sites.....	12
Priority Habitats.....	12
European Protected Species Licensing.....	12
Data Search.....	13
Local Records Centre.....	13
General Land use	13
Field Survey	15
Habitats	15
Protected Species	17
4. Site Assessment	19
Assessment of survey findings.....	19
Habitats	19
Bats	19
Nesting Birds.....	19
Other protected species.....	19
Designated sites.....	19
5. Impacts	20
6. Recommendations	21
Further Survey.....	21
Avoidance Measures.....	21
Compensation Scheme.....	21
Appendix 1 – Bat Suitability and Survey Effort.....	22
Appendix 2 – Policy and Legislation	24
Planning Policy	24
National Planning Policy Framework (NPPF).....	24
Government Circular ODPM 06/2005 Biodiversity and Geological Conservation (England only).....	26
Natural Environment and Rural Communities (NERC) Act 2006	26

Appendix 3 – Figures 30

Tables

Table 1: Summary Table	5
Table 2: PEA Survey Conditions.....	10
Table 3: Records from LRC Data Search.....	13
Table 4: Habitats on site	15
Table 5: Target Notes	17
Table 5: Bird Species Recorded During Survey.....	18
Table 7: Guidelines for assessing the potential suitability of proposed development sites for bats	22
Table 8: Survey effort and timing depending on suitability of the structure or tree (Tables 7.1-7.3 in the BCT Guidelines).....	23
Table 9: Ecologically Relevant Paragraphs of the NPPF	24
Table 10: UK Priority Habitats (excl. marine habitats)	27
Table 11: European Protected Species relevant to the UK.....	28
Table 12: Other Protected Species.....	29

Summary

OS Ecology Ltd were commissioned by BOI Trading Company Ltd in March 2020 to undertake a Preliminary Ecological Appraisal of land at Bury New Road, Manchester.

The site is proposed mixed use development, comprising ground floor retail/commercial units with several storeys of one-bed and two-bed apartments.

Table 1: Summary Table	
Designated Sites	A search of the Multi Agency Geographic Information for the Countryside Website indicated that there are no sites designated for nature conservation at a national (Site of Special Scientific Interest (SSSI)) or international (Special Protection Area (SPA) / Special Area of Conservation (SAC)) within the 2km search area. A single Local Nature Reserve is present within 2km, The Cliff/Kersal Dale ~1.3km to the north west, though no impacts are predicted as a result of the proposals.
Survey Findings	The site is a small (0.65ha) area of previously developed land, found adjacent to the Bury New Road, having formerly supported terraced housing. The site is dominated by a mosaic of coarse neutral grassland and scattered bramble scrub. Denser sections of scrub are present at the site's western boundary. The eastern boundary of the site supports dense, likely self-seeded, broadleaf woodland. The woodland has developed on a steep slope, with a retaining wall present. An area of hardstanding associated with a former access track is present. A large patch of the Schedule 9 invasive species¹, Japanese knotweed, is present just out with the north eastern boundary. Chain link fencing is present at the site boundaries. The site is identified as an open mosaic habitat on previously developed land. Habitats within the main body of the site are considered likely to be of parish value, though should be confirmed during the key botanical season. The habitats are illustrated within the appendices.
Bats	The site provides a small area of foraging and commuting habitat, likely utilised by locally roosting pipistrelle species bats. The site provides potential opportunities for roosting bats, associated with the trees present on the eastern boundary.

¹ Schedule 9 of The Wildlife and Countryside Act 1981 (as amended) identifies several invasive non-native plant species that can seriously impact native British species. As such it is an offence to plant or otherwise cause to grow in the wild any such species.

	Though found within an urban area, due to the size of the site, it is considered unlikely to be of more than local value to bats.
Birds	The site provides an area of nesting habitat, predominantly associated with the woodland and scrub, though will likely provide a small area of habitat to foraging birds nesting locally. The site is relatively small and considered likely to be of local ornithological value.
Other protected species	Due to the nature of the site, other protected species are considered likely absent. The site may be utilised by hedgehog on occasion, though is unlikely to be of greater than low value to these species, with adjacent gardens likely to provide more suitable habitat.
Potential Impacts as a result of the proposals	• Loss of habitats of up to parish value, comprising a mosaic of grassland and scrub, previously assessed as meeting the criteria for the priority habitat "open mosaic on previously developed land". • Potential loss of mature trees/woodland on the eastern section of the site. • Potential harm to mature trees/woodland on the eastern section of the site. • Potential spread of Japanese knotweed, present adjacent to the north eastern boundary. • Potential harm/disturbance to the roosting bats, should they be present within trees within the eastern section of the site. • The loss of habitats used by foraging mammals and nesting and foraging birds, through direct loss, disturbance and increased lighting. • Potential harm and/or disturbance to nesting birds, should works be undertaken in the breeding bird season (March to August inclusive). • Low risk of harm to mammals such as hedgehog that may utilise the site on occasion. Including through becoming trapped in any excavations that remain open overnight. • Potential impacts on retained and adjacent habitats and associated species as a result of increased predation associated with an increase in pets and disturbance.
Further Survey	Based on the nature of the site the following further survey is recommended: • Botanical checking survey (late May to July). Bat risk assessment, potentially including activity survey, of any trees to be lost to the development within the eastern section of the site.
Recommendations	• Works will be undertaken to a Japanese knotweed method statement to prevent its spread. • Trees will be retained where possible. • All retained trees and their root protection areas will be protected from damage, in accordance with BS 5837 (2012).

	• External lighting that may affect the site's suitability for bats will be avoided. If required this will be limited to low level, avoiding use of high intensity security lighting and will be directed away from the eastern tree line. • Works will not be undertaken during the nesting bird season (March to August inclusive) unless the site is checked by an appropriately experienced ecologist and nests are confirmed to be absent. • Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°. • All boundary fences and or walls will include a 13cm x 13cm gap at the base to allow hedgehogs access to the wooded area. • Landscape planting shall include native berry and fruit bearing species to provide increased foraging opportunities where possible. • Consideration to green walls will be given. • Provision of permanent bird nesting and bat roosting opportunities within the woodland to the east.
--	---

1. Introduction

Site Location

- 1.1 The site is located off the Bury New Road, in Manchester. The site is adjacent to existing residential and commercial development.
- 1.2 The site can be found at an approximate central grid reference of SD 83334 00054. The site location is illustrated within figure 1 in the appendices.

Site Description

- 1.3 The site is approximately 0.65ha, and comprises an area of previously developed land, with mature vegetation present on the eastern boundary, with the remainder comprising a mosaic of scrub and grassland.
- 1.4 The A56 (Bury New Road) road is found on the western boundary, with a range of built development surrounding the site.

Objectives of the Study

- 1.5 The objectives of this report are:
 - To identify and describe any potential ecological receptors that may be present on site or within an identified zone of influence.
 - To identify and assess whether proposals may impact on the identified receptors.
 - To identify potential mitigation, compensation or enhancement measures if required.
 - To identify and detail further surveys if required.

Development Proposals

- 1.6 The site is proposed mixed use development, comprising ground floor retail/commercial units with several storeys of one-bed and two-bed apartments.

2. Methodology

Scope of Study

- 2.1 The site was surveyed to identify whether the following were present for legislative and planning purposes:
- Habitats of conservation value
 - Priority Habitats
 - Protected and Priority Species
- 2.2 The ecological characteristics of the site were reviewed to identify the scope of the assessment, with the zone of influence determined through professional judgement.
- 2.3 The survey area comprised the "site" defined within figure 1 (Appendix 3) and where access was available an approximate 50m buffer².
- 2.4 Access permitting, all potential bat roosting sites within the survey area were assessed.

Desk Study

- 2.5 Desk study was undertaken to assess the nature of the surrounding habitats and included:
- Assessment of aerial imagery and Ordnance Survey mapping.
 - A search of the MAGIC website³ for designated sites and European protected species within 2km of the survey area.
 - Data search submitted to the Local Record Centre (Greater Manchester Local Record Centre (GMLRC)).

Field Survey

Habitats/Protected Species

- 2.6 The site was subject to a preliminary walk over, during which habitats were assessed in line with the Joint Nature Conservation Committee's Phase 1 Habitat Survey methodology⁴.
- 2.7 During the preliminary survey the site was checked for evidence of protected species and habitats were assessed for their potential to support such species.

² The survey buffer may be increased depending on the species present and their identified core sustenance zones.

³ Multi Agency Geographic Information for the Countryside (www.magic.gov.uk)

⁴ Handbook for Phase 1 Habitat Survey, A Technique for Environmental Audit, JNCC, 2010

2.8 Survey was undertaken by Mark Osborne CEcol MCIEEM, an experienced surveyor who holds protected species licences for a range of species including barn owl, bats and great crested newts.

2.9 The following equipment was utilised during survey:

- Zeiss 8x30 binoculars.
- Digital camera.

2.10 The survey was undertaken on the 6th March 2020 in the following weather conditions:

Table 2: PEA Survey Conditions				
Date	Temperature	Cloud Cover	Precipitation	Wind Conditions
6 th March 2020	6°C	70%	None	SW1

Limitations to survey

2.11 Survey was completed in early March, outwith the optimal survey period (April to September).

Assessment Methodology

2.12 Guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM) is utilised to provide habitat valuations.

2.13 The level of value of specific ecological receptors is assigned using a geographic frame of reference. For, example international value being most important (SACs, SPAs and pSPAs), then national (SSSIs), regional, county (LWS), district (LNR), local and lastly, within the immediate zone of influence of the site only (low).

2.14 In terms of species, for example breeding birds, should the population within the site constitute greater than 1% of the geographic population, it would be considered significant at that level. In addition, presence of designated sites, scarce species and or quality⁵/diversity of habitats are used to guide that valuation

2.15 Assessment methods for bats have been undertaken with reference to Wray et al. (2007)⁶, which correlates with the geographic frame of reference. Within which they define the relative rarity of each species based on the known distribution⁷ at the time

⁵ Quality can be subjective and vary in different geographic areas. Reasoned professional judgement is therefore used to inform the assessment.

⁶ Wray et al (2007) Valuing Bats in Ecological Impact Assessment. In Practice. Based on a presentation at the Mammal Society – Specific Issues with Bats

⁷ It should be noted that there are regular changes to our understanding of distribution as further studies are undertaken.

and the value of the roost type, assuming that roosts such as feeding perches are of lower value than maternity roosts or sites that have a high level of fidelity.

3. Results

Desk Study

Designated Sites

- 3.1 A search of the Multi Agency Geographic Information for the Countryside Website⁸ indicated that there are no sites designated for nature conservation at a national (Site of Special Scientific Interest (SSSI)) or international (Special Protection Area (SPA) / special Area of Conservation (SAC)) within the 2km search area.
- 3.2 The search identified the presence of a single Local Nature Reserve (LNR) within 2km:
- The Cliff/Kersal Dale (approximately 1.3km to the north west).
- 3.3 The site is also noted to lie within an identified SSSI impact risk zone for designated sites, in the wider area, however the proposals do not meet the criteria for impacts.

Priority Habitats

- 3.4 A search of the MAGIC website identified the following priority habitats present within 2km:
- Good quality semi-improved grassland (Non-Priority).
 - Lowland fens
 - Deciduous woodland
 - Wood-pasture and Parkland
 - Open Mosaic Habitats on Previously Developed Land.
- 3.5 Of the above the site itself is identified to support Open Mosaic Habitats on Previously Developed Land.

European Protected Species Licensing

- 3.6 The MAGIC website identified 10 granted European Protected Species licences⁹ within 2km (all greater than 500m distant) for the destruction/disturbance of:
- A non-breeding common and soprano pipistrelle roost to the east (EPSM 2010-1888).
 - An unidentified roost to the north west.
 - A non-breeding common pipistrelle roost to the south west (2014-3569-EPS-MIT).
 - A non-breeding common pipistrelle roost to the south west (2015-16009-EPS-MIT).
 - A non-breeding common pipistrelle roost to the south (2017-31569-EPS-MIT).

⁸ Multi Agency Geographic Information for the Countryside (MAGIC) www.magic.gov.uk (Accessed February 2020)

⁹ It should be borne in mind that the MAGIC website may not be up to date, and further granted licences may be present.

- A non-breeding common pipistrelle roost to the south (2014-4219-EPS-MIT).
- A breeding brown-long eared bat roost to the south (EPSM2012-5061).
- A non-breeding common pipistrelle roost to the south (2014-6380-EPS-MIT).
- A non-breeding common pipistrelle roost to the west (EPSM2013-5644).
- A non-breeding common pipistrelle roost to the west (2016-24504-EPS-MIT).

Data Search

Local Records Centre

- 3.7 The local records centre (Greater Manchester Local Records Centre) highlighted that there are no Sites of Biological Importance (SBIs) or Local Nature Reserves (LNRs) within 1km of the site.
- 3.8 The table below summarises the records of protected or otherwise notable species within 1km provided by the local records centre (LRC). The full data search results can be provided on request.

Table 3: Records from LRC Data Search			
Taxon	Species	No. of Records within Search Area	Records of Particular Note
Bats (Roosts)	Common Pipistrelle	1	From 2012
	Pipistrelle <i>sp.</i>	4	Max roost size 25, most recent record 2013
Bats (other signs)	Common Pipistrelle	1	4 recorded from 2017
	Pipistrelle <i>sp.</i>	5	Records from between 1996 and 2013
Birds	Bullfinch	1	-
	Dunnock	4	-
	Hobby	1	-
	House Sparrow	14	-
	Kingfisher	2	-
	Lapwing	1	-
	Song Thrush	3	-
	Starling	4	

- 3.9 Locations of the above records are illustrated within Appendix 3.

General Land use

- 3.10 A review of aerial imagery and Ordnance Survey mapping highlighted that the general land use in the surrounding area is dominated by built development, with both commercial and residential properties present adjacent to the site.
- 3.11 The A56 (Bury New Road) is found on the western boundary of the site, whilst minor roads/access routes are present on the northern and southern boundaries. The western boundary of the site comprises scrub and broadleaf trees, with residential housing

adjacent. Further trees and open greenspace are present to the east and west of the site, associated with gardens and landscaped areas.

- 3.12 The River Irwell flows approximately 1.2km to the south of the site.
- 3.13 The site previously supported terraced housing, though from review of aerial imagery has been cleared of buildings since at least 2001. Vegetation on site appears to have been cleared as well in this period.
- 3.14 The habitats present in the local area are displayed in the figures within the appendices.

Field Survey

Habitats

Table 4: Habitats on site

Overview of habitats

The site is a small (0.65ha) area of previously developed land, found adjacent to the Bury New Road, having formerly supported terraced housing. The site is dominated by a mosaic of coarse neutral grassland and scattered bramble scrub. Denser sections of scrub are present at the site's western boundary. The eastern boundary of the site supports dense, likely self-seeded, broadleaf woodland. The woodland has developed on a steep slope, with a retaining wall present.

An area of hardstanding associated with a former access track is present.

A large patch of the Schedule 9 invasive species¹⁰, Japanese knotweed, is present just out with the north eastern boundary. Chain link fencing is present at the site boundaries.

The site is identified as an open mosaic habitat on previously developed land.

Habitats within the main body of the site are considered likely to be of parish value, though should be confirmed during the key botanical season. The locations and extent of habitats are illustrated within the appendices.

Grassland

The site comprises coarse tussocky neutral grassland. The sward height at the time of survey was approximately 40cm in length, with longer areas present. The sward is approximately 80% grasses and 20% forbs.

A narrow strip of more improved grassland is present between the site and the road on the western boundary. The verge appears to be mown

Species present include: perennial ryegrass (*Lolium perenne*), false oat grass (*Arrhenatherum elatius*), cocks foot (*Dactylis glomerata*), red fescue (*Festuca rubra*), creeping bent (*Agrostis stolonifera*), colts foot (*Tussilago farfara*), dandelion (*Taraxacum* agg.), creeping buttercup (*Ranunculus repens*), nettle (*Urtica dioica*), broad-leaved dock (*Rumex obtusifolius*), creeping cinquefoil (*Potentilla reptans*), cleavers (*Galium aparine*), nipplewort (*Lapsana communis*), ribwort plantain (*Plantago lanceolata*), herb Robert (*Geranium robertianum*).



¹⁰ Schedule 9 of The Wildlife and Countryside Act 1981 (as amended) identifies several invasive non-native plant species that can seriously impact native British species. As such it is an offence to plant or otherwise cause to grow in the wild any such species.

A very small patch of bird's foot trefoil (<i>Lotus corniculatus</i>) was recorded on where vegetation is developing on the hard standing within the site.	
Broadleaved Trees Broadleaf trees/woodland is present on the steeply sloping eastern boundary of the site. Trees appear to be self-seeded and to a height of approximately 18m. Several have been partially felled. The woodland is dominated by alder (<i>Alnus glutinosa</i>), with cracked willow (<i>Salix fragilis</i>) also present. Further immature trees and seedlings are present within the scrub at the margins of the site. Species present include ash (<i>Fraxinus excelsior</i>), sycamore (<i>Acer pseudoplatanus</i>), silver birch (<i>Betula pendula</i>) and oak (<i>Quercus sp.</i>) Much of the woodland is covered in dense ivy (<i>Hedera helix</i>).	
Scrub Areas of dense bramble (<i>Rubus fruticosus</i>) scrub are present at the margins of the site, as well as developing through the grassland. Occasional tree seedlings and scrub specimens are present at throughout the site. Species present include broom (<i>Cytisus scoparius</i>), crack willow, dog rose (<i>Rosa canina</i>), blackthorn (<i>Prunus spinosa</i>), <i>Buddleia sp.</i>	 
Hard Standing Hard standing associated with a former access road crosses the site. Vegetation is beginning to cover the tarmac surface. Several areas of fly tipping are evident within this area.	

Fencing

The site is bound by chain link fencing.



Table 5: Target Notes

Target Note 1 – Japanese Knotweed

A large patch of Japanese knotweed (*Fallopia japonica*) is present on the north eastern boundary of the site.



Protected Species

Bats

- 3.15 There are no man-made roosting opportunities within the site.
- 3.16 A number of mature trees are present on the eastern boundary, with several potentially suitable to support roosting bats, with many covered in ivy, potentially concealing roosting features.
- 3.17 The site provides a small area of open foraging habitat, with the woodland edge providing good quality foraging in the predominantly urban area. The woodland is connected to the north and south and will likely providing a commuting route to bats roosting locally.

3.18 Due to the urban nature of the local area, pipistrelle species are likely to be the most prevalent, with this corroborated by the Local Records Centre data.

Birds

3.19 The site provides limited nesting habitat, largely limited to the woodland and scrub.

3.20 The grassland will provide foraging habitat to species breeding locally.

3.21 A total of 10 species were recorded during the survey, these are listed in the following table:

Table 6: Bird Species Recorded During Survey		
Species	Priority species¹¹	Comment
Blackbird		Calling and foraging in woodland
Blue Tit		Calling and foraging in woodland
Carrion Crow		Overflying
Herring Gull	✓	Overflying
House Sparrow	✓	Calling from the north east.
Jackdaw		Overflying
Long tailed Tit		Flushed from the northern site boundary
Magpie	✓	Overflying and present on boundary
Pied Wagtail		Overflying
Robin		Calling and foraging in woodland
Notes:		
- Red list species are of high conservation concern - Amber list species are of medium conservation concern¹²		

Other protected species

3.22 Due to the urban location of the site, no other protected species are anticipated to be present.

3.23 The “priority species” hedgehog may be present on site on occasion, particularly within the wooded section.

¹¹ National Priority Species are species of principal importance listed in Section 41 of the NERC Act (2006),

¹² Eaton MA, Aebischer NJ, Brown AF, Hearn RD, Lock L, Musgrove AJ, Noble DG, Stroud DA and Gregory RD (2015) Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. British Birds 108, 708-746.

4. Site Assessment

Assessment of survey findings

Habitats

- 4.1 Grassland and scrub habitats on site are considered likely to be of up to parish value and have been identified as the priority habitat "open mosaic on previously developed land". Due to the time of survey, outwith the optimal botanical period, it is recommended that further survey is undertaken to confirm the value.
- 4.2 The wooded area on the eastern boundary is a scarcer habitat in the predominantly urban area and provides connectivity to the further similar habitats.

Bats

- 4.3 The site provides a small area of foraging and commuting habitat, likely utilised by locally roosting pipistrelle species bats.
- 4.4 The site provides potential opportunities for roosting bats, associated with the trees present on the eastern boundary.
- 4.5 Though found within an urban area, due to the size of the site, it is considered unlikely to be of more than local value to bats.

Nesting Birds

- 4.6 The site provides an area of nesting habitat, predominantly associated with the woodland and scrub, though will likely provide a small area of habitat to foraging birds nesting locally.
- 4.7 The site is relatively small and considered likely to be of local ornithological value.

Other protected species

- 4.8 Due to the nature of the site, other protected species are considered likely absent.
- 4.9 The site may be utilised by hedgehog on occasion, though is unlikely to be of greater than low value to these species, with adjacent gardens likely to provide more suitable habitat.

Designated sites

- 4.10 There are no designated sites within 1km of the site.
- 4.11 A single Local Nature Reserve is present within 2km, The Cliff/Kersal Dale ~1.3km to the north west, though no impacts are predicted as a result of the proposals.

5. Impacts

- 5.1 The following impacts are based on the survey work to date and the understanding that the Client wishes to develop the site with a mixed use development, comprising ground floor retail/commercial units with several storeys of one-bed and two-bed apartments and associated landscaping.
- 5.2 As a result of the assessment completed and the nature of the proposed works, the likely impacts, without appropriate avoidance measures, mitigation and/or compensation scheme, are:
- Loss of habitats of up to parish value, comprising a mosaic of grassland and scrub, previously assessed as meeting the criteria for the priority habitat "open mosaic on previously developed land".
 - Potential loss of mature trees/woodland on the eastern section of the site.
 - Potential harm to mature trees/woodland on the eastern section of the site.
 - Potential spread of Japanese knotweed, present adjacent to the north eastern boundary.
 - Potential harm/disturbance to the roosting bats, should they be present within trees within the eastern section of the site.
 - The loss of habitats used by foraging mammals and nesting and foraging birds, through direct loss, disturbance and increased lighting.
 - Potential harm and/or disturbance to nesting birds, should works be undertaken in the breeding bird season (March to August inclusive).
 - Low risk of harm to mammals such as hedgehog that may utilise the site on occasion. Including through becoming trapped in any excavations that remain open overnight.
 - Potential impacts on retained and adjacent habitats and associated species as a result of increased predation associated with an increase in pets and disturbance.

6. Recommendations

Further Survey

- 6.1 Based on the nature of the site the following further survey is recommended:
- Botanical checking survey (late May to July).
- 6.2 Bat risk assessment, potentially including activity survey, of any trees to be lost to the development within the eastern section of the site.
- 6.3 Should no works be undertaken within the next 12 months, an updating survey should be completed.

Avoidance Measures

- 6.4 The following measures should be incorporated into the design of the scheme to avoid impacts on wildlife:
- Works will be undertaken to a Japanese knotweed method statement to prevent its spread.
 - Trees will be retained where possible.
 - All retained trees and their root protection areas will be protected from damage, in accordance with BS 5837 (2012).
 - External lighting that may affect the site's suitability for bats will be avoided. If required this will be limited to low level, avoiding use of high intensity security lighting and will be directed away from the eastern tree line.
 - Works will not be undertaken during the nesting bird season (March to August inclusive) unless the site is checked by an appropriately experienced ecologist and nests are confirmed to be absent.
 - Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.
 - All boundary fences and or walls will include a 13cm x 13cm gap at the base to allow hedgehogs access to the wooded area.

Compensation Scheme

- Landscape planting shall include native berry and fruit bearing species to provide increased foraging opportunities where possible.
- Consideration to green walls will be given.
- Provision of permanent bird nesting and bat roosting opportunities within the woodland to the east.

Appendix 1 – Bat Suitability and Survey Effort

Classifications of suitability are based on those provided within the Bat Conservation Trust Good Practice Survey Guidelines¹³, with the table below taken from page 35 of the guidelines (table 4.1).

Table 7: Guidelines for assessing the potential suitability of proposed development sites for bats (based on the presence of habitat features within the landscape, to be applied using professional judgement)		
Suitability	Description	
	Roosting Habitats	Commuting and foraging habitats
Negligible	Negligible habitat features on site, likely to be used by roosting bats	Negligible habitat features on site, likely to be used by commuting and foraging bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions^a and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation^b). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential^c.	Habitat that could be used by small numbers of commuting bats such as gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^a and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^a and surrounding habitat	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.

¹³ Collins, J. (ed) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition). Bat Conservation Trust

		High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree lined watercourse and grazed parkland. Site is close to and connected to known roosts.
a. For example in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. b. Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2015). This phenomenon requires some research in the UK but ecologists should be aware of potential for larger numbers of this species to be present during the autumn and winter in larger buildings in highly urbanised environments. c. The system of categorisation aligns with BS 8596:2015 Surveying for bats in trees and woodland (BSI, 2015)		

The classification of the suitability relates to the level of further survey recommended.

Table 8: Survey effort and timing depending on suitability of the structure or tree (Tables 7.1-7.3 in the BCT Guidelines)			
	Low roost suitability	Moderate roost suitability	High roost suitability
Survey Effort	One survey visit One dusk emergence or dawn re-entry survey	Two separate visits One dusk emergence and a separate dawn re-entry survey	Three separate visits At least one dusk emergence and a separate dawn re-entry survey. The third can be either dusk or dawn.
Timings	May-August (structures) No further survey (trees)	May to September. At least one must be in the optimum period (May to August)	May to September. two must be in the optimum period (May to August)
If bats are recorded	If bats emerge during surveys, the survey schedule will be adjusted to increase the survey effort so that enough information can be collected to characterise the roost and provide data should a Natural England Licence be required.		

Appendix 2 – Policy and Legislation

Planning Policy

National Planning Policy Framework (NPPF)¹⁴

The revised National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan. The key paragraphs from the relating to the natural environment are detailed below:

Table 9: Ecologically Relevant Paragraphs of the NPPF	
Paragraph	Statement
170	Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
171	Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework ¹⁵ ; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
172	Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads ¹⁶ . The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development ¹⁷ other

¹⁴ NPPF February 2019 (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)

¹⁵ Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

¹⁶ English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management and other matters.

¹⁷ For the purposes of paragraphs 172 and 173, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

Table 9: Ecologically Relevant Paragraphs of the NPPF

Paragraph	Statement
	than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
173	Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.
174	To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity¹⁸; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation¹⁹; and promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
175	When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), b) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; c) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; d) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons²⁰ and a suitable compensation strategy exists; and development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
176	The following should be given the same protection as habitats sites: a) potential Special Protection Areas and possible Special Areas of Conservation;

¹⁸ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

¹⁹ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

²⁰ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

Table 9: Ecologically Relevant Paragraphs of the NPPF	
Paragraph	Statement
	b) listed or proposed Ramsar sites ²¹ ; and sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.
177	The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Government Circular ODPM 06/2005 Biodiversity and Geological Conservation²² (England only)

This Circular provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England.

Part IV - Conservation of Species protected by Law details that the presence of a protected species is a material consideration when considering a development proposal that may result in harm to the species or its habitat and that planning authorities must have regard to species protected under the Habitat Regulations.

It goes on to say that: *it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.*

Natural Environment and Rural Communities (NERC) Act 2006^{23 24}

Section 40 – To conserve biodiversity

Section 40 puts a duty on public authorities to conserve biodiversity when undertaking its duties and functions,

Section 41 – Biodiversity list and Action

Section 41 – Requires the Secretary of State *to publish a list of the living organisms and types of habitat which in the Secretary of State's opinion are of principal importance for the purpose*

²¹ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.

²² ODPM Circular 06/2005 Office of the Deputy Prime Minister Eland House, Bressenden Place, London SW1E 5DU
Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System

²³ <https://www.legislation.gov.uk/ukpga/2006/16/section/40>

²⁴ <https://www.legislation.gov.uk/ukpga/2006/16/section/41>

of conserving biodiversity. They must also take such steps as appear to the Secretary of State to be reasonably practicable to further the conservation of the living organisms and types of habitat included in any list published under this section or promote the taking by others of such steps.

The 2007 lists were superseded by the UK Post-2010 Biodiversity Framework.

Table 10: UK Priority Habitats (excl. marine habitats)²⁵	
UK BAP broad habitat	UK BAP priority habitat
Rivers and Streams	Rivers
Standing Open Waters and Canals	Oligotrophic and Dystrophic Lakes
	Ponds
	Mesotrophic Lakes
	Eutrophic Standing Waters
	Aquifer Fed Naturally Fluctuating Water Bodies
Arable and Horticultural	Arable Field Margins
Boundary and Linear Features	Hedgerows
Broadleaved, Mixed and Yew Woodland	Traditional Orchards
	Wood-Pasture and Parkland
	Upland Oakwood
	Lowland Beech and Yew Woodland
	Upland Mixed Ashwoods
	Wet Woodland
	Lowland Mixed Deciduous Woodland
	Upland Birchwoods
Coniferous Woodland	Native Pine Woodlands
Acid Grassland	Lowland Dry Acid Grassland
Calcareous Grassland	Lowland Calcareous Grassland
	Upland Calcareous Grassland
Neutral Grassland	Lowland Meadows
	Upland Hay Meadows
Improved Grassland	Coastal and Floodplain Grazing Marsh
Dwarf Shrub Heath	Lowland Heathland
	Upland Heathland
Fen, Marsh and Swamp	Upland Flushes, Fens and Swamps
	Purple Moor Grass and Rush Pastures
	Lowland Fens
	Reedbeds
Bogs	Lowland Raised Bog

²⁵ <http://jncc.defra.gov.uk/page-5706>

	Blanket Bog
Montane Habitats	Mountain Heaths and Willow Scrub
Inland Rock	Inland Rock Outcrop and Scree Habitats
	Calaminarian Grasslands
	Open Mosaic Habitats on Previously Developed Land
	Limestone Pavements
Supralittoral Rock	Maritime Cliff and Slopes
Supralittoral Sediment	Coastal Vegetated Shingle
	Machair
	Coastal Sand Dunes

Protected Species Legislation

European Protected Species

European Protected Species (EPS) are species of plants and animals (other than birds) protected by law throughout the European Union. They are listed in Annexes II and IV of the European Habitats Directive and receive full protection under The Conservation of Species and Habitats Regulations 2017 (as amended). This makes it an offence to:

- deliberately capture, injure or kill any European Protected Species (EPS)
- deliberately disturb any European Protected Species (EPS);
- damage or destroy a breeding site or place of rest or shelter used by any European Protected Species (EPS).

The Wildlife and Countryside Act 1981 (as amended) adds further protection by making it an offence to intentionally or recklessly²⁶ disturb an EPS while it is occupying a structure or place which it uses for shelter or protection, or to obstruct access to any structure or place the species uses for shelter or protection.

Table 11: European Protected Species relevant to the UK

Animals	Plants
----------------	---------------

²⁶ Under the Countryside and Rights of Way Act 2000 (CROW Act) extended the protection to cover reckless damage or disturbance

All bat species	Great Crested Newt	Yellow marsh saxifrage	Creeping marshwort
Large blue butterfly	Otter	Shore dock	Slender naiad
Wild cat	Smooth snake	Killarney fern	Fen Orchid
Dolphins, porpoises and whales (all species)	Sturgeon fish	Early gentian	Floating-leaved water plantain
Dormouse	Natterjack toad	Lady's slipper	
Sand lizard	Pool Frog		
Fisher's Estuarine Moth	Snail, Lesser Whirlpool Ram's-horn		
Marine turtles			

Other Protected Species

Table 12: Other Protected Species		
Species	Legislation	Level of Protection
Birds	Wildlife and Countryside Act 1981 (as amended)	Under the Wildlife and Countryside Act (1981) it is an offence if any person: - intentionally kills, injures or takes any wild bird - intentionally takes, damages or destroys the nest of any wild bird whilst that nest is in use or being built; - intentionally takes, damages or destroys eggs of any wild bird; Wild birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) are protected from: - intentional or reckless disturbance whilst it is building a nest or is in, on or near a nest containing eggs or young; - disturbance of dependent young

Appendix 3 – Figures



Key

 Site Boundary

North 

Figure No: 1
Project Name: Land at Bury
New Road
Project Ref. No: 20021
Date: March 2020
Author: MO

0 250 500 m




Key

-  Site Boundary
-  Habitats within 500m

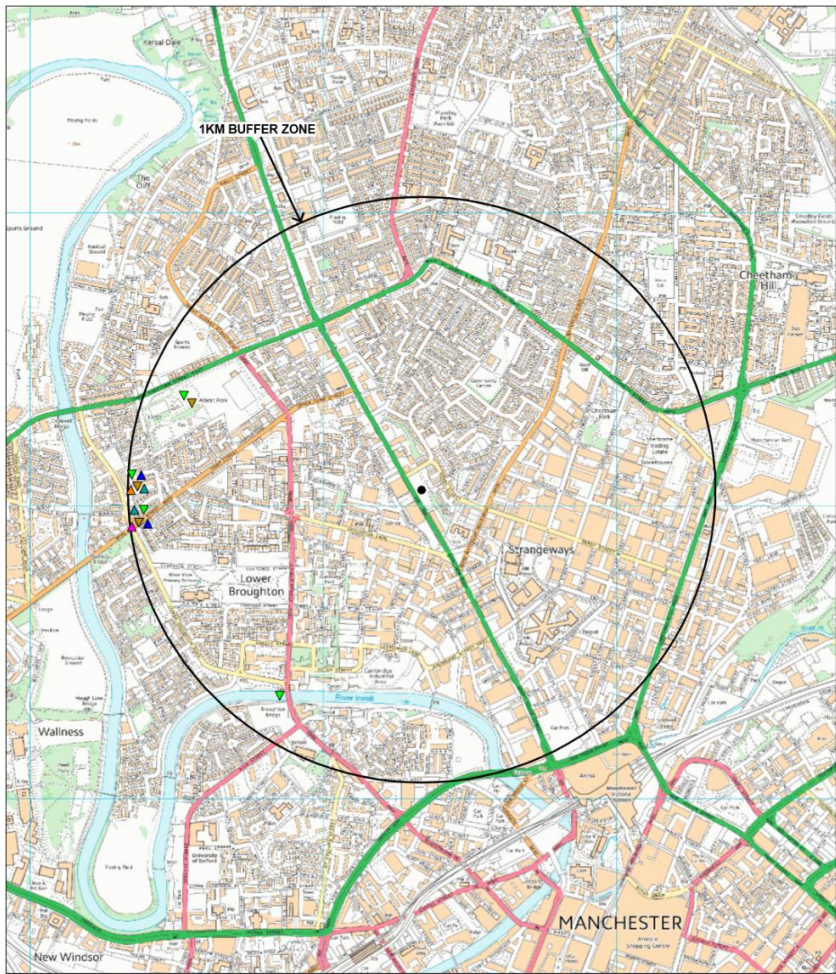
North ↑

Figure No: 2
Project Name: Land at Bury
New Road
Project Ref. No: 20021
Date: March 2020
Author: MO

0 100 200 m







KEY
SECTION 41 SPECIES
▲ BULLFINCH
▲ DUNNOCK
▲ HOUSE SPARROW
▲ LAPWING
▲ SONG THRUSH
▼ STARLING

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SD 83334 00054
LAND OFF BURY NEW ROAD - MAP 3

SCALE 1:10,000

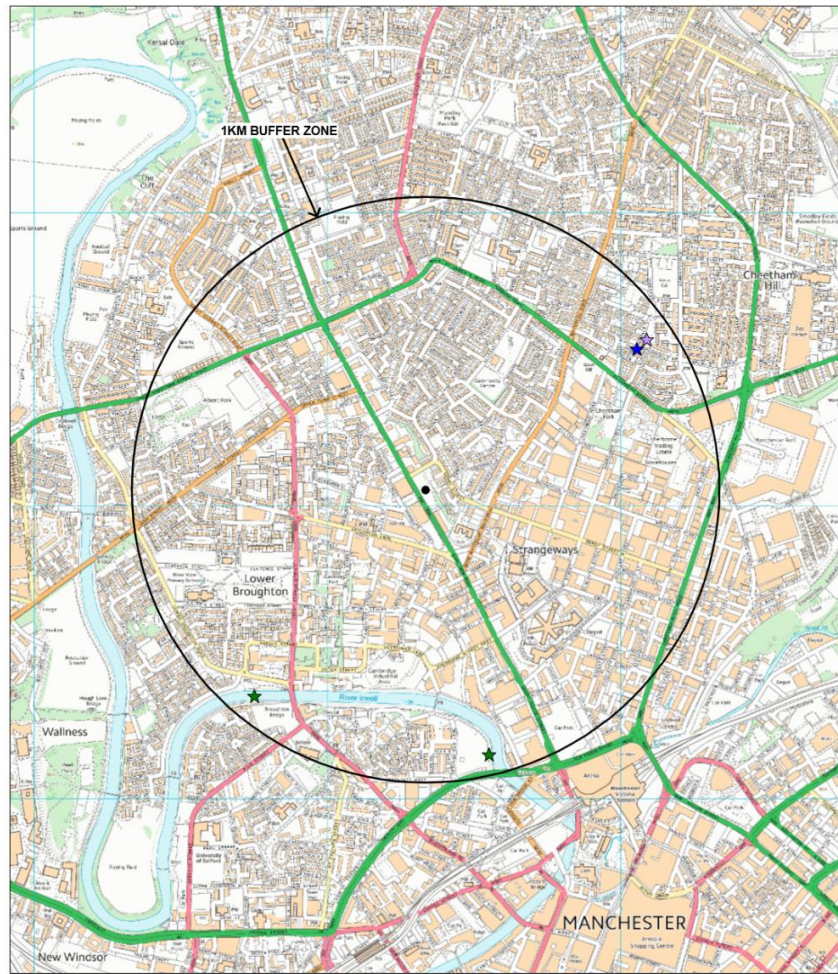
THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH
THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE
CONTROLLER OF HMSO ©CROWN COPYRIGHT
UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT
AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS

TAMESIDE MBC LICENCE NO LA100022697, 2020



Greater Manchester
Ecology Unit

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk
Date Produced: 09/03/2020



KEY
PROTECTED SPECIES
★ BLACK REDSTART
★ HOBBY
★ KINGFISHER

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SD 83334 00054
LAND OFF BURY NEW ROAD - MAP 1

SCALE 1:10,000

THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH
THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE
CONTROLLER OF HMSO ©CROWN COPYRIGHT
UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT
AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS

TAMESIDE MBC LICENCE NO LA100022697, 2020



Greater Manchester
Ecology Unit

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk
Date Produced: 09/03/2020

