

LAND AT MOSS LANE EAST MANCHESTER

PRELIMINARY ECOLOGICAL APPRAISAL REPORT

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Report Control Sheet

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1 INTRODUCTION

1.0 SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by MAI Construction to undertake a Preliminary Ecological Appraisal of the site at Land at Moss Lane East, Manchester. This report has been produced to inform a planning application at the site for new build residential houses.

1.1.2. The author of this report is Olivia Collington BSc (Hons), MEnvSc, CEnv, Director and Principal Ecologist at Collington Winter Environmental Ltd. Olivia is highly experienced managing schemes and has produced many ecological reports to inform planning permission. Olivia holds a Class 1 Natural England Bat Licence and is experienced assessing sites for bat roosting potential.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. 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 or notable species or habitats
- Identify any mitigation or further survey required and opportunities for strategic wildlife enhancements.

2 METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Review of aerial and OS maps for habitat information.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.

2.1.2. A full data search including obtaining records from the local biological records centre was not deemed necessary for this site, based on its small size, urban location and isolated nature.

2.2. VEGETATION AND HABITAT ASSESSMENT

2.2.1. An Ecological Appraisal of the site was undertaken by Olivia Collington BSc (Hons), MEnvSc, CEnv, Director and Principal Consultant Ecologist at Collington Winter Environmental. The survey was undertaken on 25th August 2021. Weather conditions were dry and clear.

2.2.2. The walkover survey was undertaken broadly in line with standard methodology as detailed in “JNCC Handbook for Phase 1 Habitat Survey” (2010). The assessment is undertaken with consideration of methodology as per “Preliminary Ecological Appraisal” (CIEEM, 2018).

2.2.3. A Phase 1 Habitat Plan has been produced and is presented in the Appendix of this report. The mapping is based on the “JNCC Handbook for Phase 1 Habitat Survey” (2010), though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site.

2.3. PROTECTED AND NOTABLE SPECIES ASSESSMENT

2.3.1. A search for signs of protected and notable species of fauna was undertaken during the site walkover. This included both field signs of species, as well as potential for species to be present based on habitat availability.

2.3.2. The searches broadly included the following:

- Assessment of waterbodies and terrestrial habitats for suitability to support notable amphibians.
- Searches for field signs of, and habitat suitability for bats.
- Suitability of habitats to support reptiles, and searches for incidental field signs.
- Searches for field signs of badger, including setts, mammal paths, snuffle holes, badger hair and latrines to indicate activity.
- Searches of watercourses for signs of water vole and otter, and assessment of habitat availability for the species.
- Assessment of the suitability of the site to support notable bird species and recording any field sightings of birds during the walkover.
- Assessment of the sites ability to support notable invertebrates.
- Searches for non-native invasive species.

2.4. SURVEY LIMITATIONS

2.4.1. This survey does not constitute a full botanical survey. Key species for each habitat type have been identified to give a broad representation of habitats present within the site.

2.4.2. It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the natural environment. This survey does not constitute a full botanical survey. Plant species may have been under-recorded, unidentifiable or not visible due to a number of factors including the time of year the survey was carried out.

- 2.4.3. The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site. This is based on the suitability of the habitat, known distribution of the species in the local area (provided by data searches) and any direct evidence within the survey area.

3 SURVEY RESULTS

3.1. SITE CONTEXT

- 3.1.1. The site is located within the urban built up areas of Moss Side in Manchester. The site is located at the junction of Moss Lane East and Broadfield Road. Small pockets of green space are present along Moss Lane East, the largest of which being Whitworth Park located approximately 520 m east of the site and comprising grassland and scattered trees.
- 3.1.2. Consultation with Magic.gov.uk identified no European Protected Species Licences within 1 km of the site.

3.2. DESIGNATED SITES

- 3.2.1. The site is located within the Impact Risk Zone for Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) located approximately 7 km northeast of the site, as well as the Impact Risk Zone for Hollinwood Branch Canal SSSI and Local Nature Reserve (LNR)

3.3. ON SITE HABITATS

- 3.3.1. The site comprised an area of unmanaged land which hosted a wooden fence with billboard, as well as a portacabin.
- 3.3.2. To the north and west of the wooden fencing, the site comprised unmanaged rank grassland which is assumed to have previously been managed as amenity grassland. Species identified within this area included broad leaved dock (*Rumex obtusifolius*), ragwort (*Jacobaea vulgaris*), common dandelion (*Taraxacum officinale*), horsetail (*Equisetum arvense*), cocks foot (*Dactylis glomerata*), perennial rye grass (*Lolium perenne*), white clover (*Trifolium repens*), ash saplings (*Fraxinus excelsior*), ribwort plantain (*Plantago lanceolata*) and herb Robert (*Geranium robertianum*). A small area of hardstanding ran adjacent to the wooden fencing and billboard.
- 3.3.3. To the south of the wooden fencing, the area was dominated by butterfly bush (*Buddleja davidii*), with bramble (*Rubus fruticosus*) birch saplings (*Betula pendula*), common dandelion, oat grass, perennial rye grass and white clover also present. To the immediate north of the portacabin, a small pile of logs/ brash was present.

Table 3.1 Building Descriptions

Feature	Photograph
Unmanaged grassland which made up most of the site.	

Dense butterfly bush and portacabin.



Wooden fencing and billboard.



3.4. SPECIES

- 3.4.1. The site was found to provide value for breeding birds by way of the butterfly bushes to the rear of the site. It is anticipated that passerine species may utilise these features. In addition, feral pigeon were observed using the billboard for perching.
- 3.4.2. The unmanaged habitats on site provide some value for common invertebrates, and therefore become a foraging resource for birds and bats. However, based on the small size of the site, the value of this is not anticipated to be significant.

4 RECOMMENDATIONS AND MITIGATION

BATS

- 4.1.1. It is recommended that post development, multipurpose bat boxes be installed within the site to enhance the site for roosting bats. In built bat bricks could be installed within the remodelled building as an enhancement measure.
- 4.1.2. It is recommended a Sensitive Lighting Strategy be provided. Lighting should be limited and sensitive wavelengths for bats used if possible:
- Warm white tones are preferable to blue toned lights (3000k)
 - LED light will be used where applicable as they produce less UV.
 - Lights will be downward facing and positioned to avoid light spill skywards.
- 4.1.3. Proposed construction lighting is to follow the protocols outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and BCT’s “Bats and Artificial Lighting in the UK” (2018) to minimise disturbance and sky-glow off site.

BIRDS

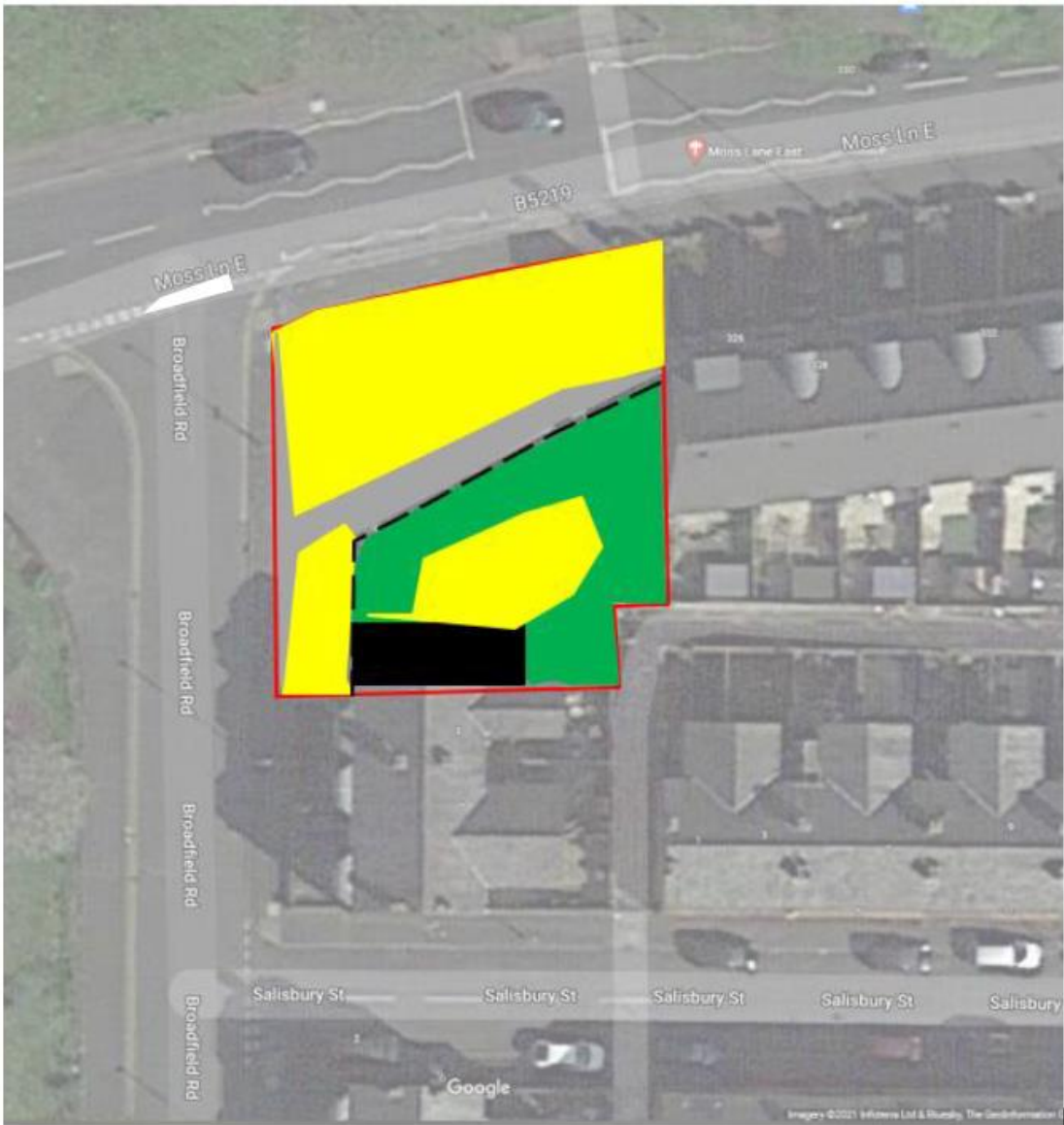
- 4.1.4. The site provides some value for nesting birds, along with the boundary treeline. If the buildings are to be demolished, or vegetation removed within the breeding bird season (March – September inclusive), a nesting bird check should first be undertaken by a suitably experienced ecologist. If any nests, or nests in construction are located, a suitable buffer zone should be maintained until the young have fledged. The vegetation/ building should be removed within 48 hours of the nesting bird check.
- 4.1.5. Bird boxes could be installed within the site post development to enhance the site for the species.

HABITATS

- 4.1.6. The development provides the opportunity for additional landscaping within the site, and it is recommended that any new planting be native and of local provenance. Introduction of flowering and fruiting species will attract additional invertebrates to the site which in turn creates additional invertebrate prey for birds and bats.

5 BIBLIOGRAPHY

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Drawing Title: Land at Moss Lane East, Manchester Phase 1 Habitat Plan	
Key: Unmanaged grassland Dense scrub Wooden Fencing Redline Boundary	
Notes:	
Drawn by	OC
Checked by	OC
Approved by	OC
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