



THE
ENVIRONMENT
PARTNERSHIP



RED LION PUB WITHINGTON ECOLOGICAL ASSESSMENT

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CONTENTS	PAGE
Executive Summary	1
1.0 Introduction	2
2.0 Methods	4
3.0 Results	7
4.0 Conclusions.....	18
5.0 Recommendations	21

TABLES	PAGE
Table 1: Sources of ecological information.....	4
Table 2: Roost assessment criteria (from Table 4.1 of BCT Guidelines 2016).....	5
Table 3: Details of Statutory Internationally Designated Wildlife Sites within 10km of the site	7

FIGURES	PAGE
Figure 1: Site location in wider landscape	3
Figure 2: Amenity grassland beer garden.....	11
Figure 3: Amenity grassland and planted border edge.	11
Figure 4: Hard-standing area to the south of the beer garden	12

APPENDICES

- APPENDIX A: Ecology Desk Study
APPENDIX B: Habitat Survey Target Notes

DRAWINGS

Phase 1 Habitat Survey G8399.007

Executive Summary

1. TEP was commissioned in May 2020 by Turley (on behalf of JW Lees), to carry out an ecological assessment of land at the site of The Red Lion Pub, Withington. This assessment has been requested to inform planning for a suite of internal and external refurbishment works.
2. The ecological assessment included a desk study, Phase 1 habitat survey and ground based assessment of trees and buildings for bat roost potential. Surveys were completed on 27th May 2021, by TEP Ecologist Emma Hickson and experienced bat surveyor and TEP Ecologist Annabel Walker-Evans. The site is situated in the centre of a residential and commercial area. It predominantly comprises of hard-standing areas, buildings and a large amenity grassland 'beer garden' to the rear of the site.
3. An invasive species method statement should be produced and implemented, which will address the presence of both the Schedule 9 invasive species rhododendron and cotoneaster.
4. A Reasonable Avoidance Measures Method Statement (RAMMS) should be produced and implemented under the supervision of a bat licensed ecologist during works on Building B1 (main pub building). The removal and repair of specific areas of the building façade for B1, will require these RAMMS to be followed in order to avoid any potential impacts on roosting bats.
5. No other buildings within the site offer any bat roosting potential and no trees due to be impacted by proposals offer bat roosting potential.
6. A bat sensitive lighting strategy should be produced which looks to reduce the impact of both construction and operational lighting on the features suitable for bat commuting and foraging.
7. The scattered trees, hedgerows and tall ruderal vegetation within the site offer suitable habitat for nesting birds. Any vegetation clearance should be conducted outside of the nesting bird season (March-August inclusive), in order to avoid potential damage or destruction of an active nest. Where clearance is unavoidable during this period, a pre-clearance check must be made by an ecologist 24 hours in advance. If an active nest is identified, works will need to be postponed within a designated buffer zone until the chicks have fledged.
8. National Planning Policy Framework (NPPF) and local planning policies aim to minimise impacts of developments on biodiversity and provide net gains. Additional appropriate enhancements at the site includes provision of bat and bird boxes.

1.0 Introduction

- 1.1 The Environment Partnership (TEP) Ltd was commissioned in May 2021 by Turley (on behalf of JW Lees) to carry out an ecological assessment of the site of The Red Lion Public House in Withington, Manchester. This assessment has been requested to support a planning application for a suite of internal and external refurbishment works including:
- a new replacement rear single storey extension;
 - new replacement rear entrance with gable end roof;
 - creation of access formed from front car park to rear external beer garden;
 - removal and repositioning of existing garage/store structure in rear car park;
 - repairs to building façade which is to be repainted;
 - external paint decorations to windows and doors
 - two pergola structures to be erected in rear beer garden area;
 - replacement of existing signage.
- 1.2 This ecological assessment includes the following surveys:
- Desk based study;
 - Extended Phase 1 habitat survey; and
 - Ground based assessment of trees and buildings for bat potential.
- 1.3 The objectives of the report are to:
- Describe the existing vegetation and give an overview of the habitats present on the site;
 - Describe the faunal species of conservation value present on site;
 - Identify whether there are any features of conservation value such as legally protected species or habitats of biodiversity importance;
 - Advise of further surveys or mitigation requirements that may be needed prior to development of the site; and
 - Outline opportunities to provide biodiversity enhancement within site proposals.
- 1.4 The site approximately 0.4ha in size is located adjacent to Tatton Grove and Wilmslow Road and is centred on grid reference SJ 84879 92748. The survey area and site context are shown in Figure 1 below.
- 1.5 Existing residential development lies west of the site along Palatine Road. Marriott Street borders the site to the North, and more commercial units sit opposite to the east of Wilmslow Road, as well as to the south off Tatton Grove.

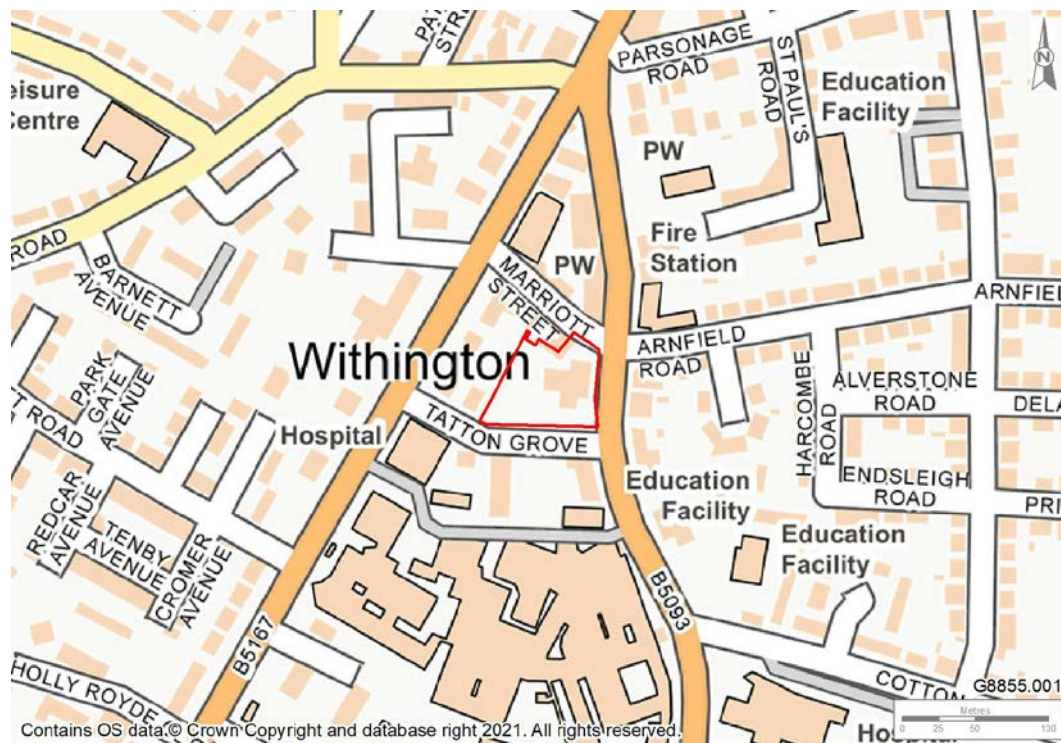


Figure 1: Site location in wider landscape

2.0 Methods

Desk Study

- 2.1 Records of internationally protected sites were obtained from within a 10km radius, nationally designated sites within 5km radius and locally protected sites within a 2km radius of the site. Information regarding historic species records were obtained from within a 1km radius of the site from Greater Manchester Ecology Unit (GMEU). This collated data gives a useful indication of the distribution and abundance of ecological receptors at a given locale. It should, however, be noted that an absence of records does not indicate the absence of protected species from the search area. Our survey work has sought to identify the potential for any protected species on site or within influencing distance of the site.

Table 1: Sources of ecological information

Source of Information	Nature of Information
Where's the Path	Satellite & OS imagery
Multi-Agency Geographic Information for the Countryside (MAGIC) Map	Statutory protected sites and habitat inventory
GMEU	Protected species records and designated sites
Manchester City Council	Land allocations and relevant policies

Habitats and Flora

Extended Phase 1 Habitat Survey

- 2.2 The Phase 1 habitat survey was carried out by TEP ecologists Annabel Walker-Evans (FISC Level 3¹) and Emma Hickson on 27th May 2021. The survey was carried out in accordance with the Phase 1 habitat assessment methods (JNCC 2010²) and the Guidelines for Preliminary Ecological Appraisal (CIEEM 2017³).
- 2.3 The Phase 1 habitat survey mapped the habitat types present and recorded flora species lists with any incidental evidence of protected or invasive species as Target Notes.

Limitations

- 2.4 The survey was undertaken during the recommended season to undertake Phase 1 habitat surveys (from mid-April to early October) and full access was available to the site. Therefore no limitations were encountered during the Phase 1 habitat survey.

Survey. ¹ Field Identification Skills Certificate Level 3: widely accepted as the industry standard level for Phase 1 Habitat

² JNCC 2010. Handbook for Phase 1 Habitat Survey: A technique for environmental audit.

³ CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

Fauna

- 2.5 The Phase 1 survey method was extended through the additional recording of specific features indicating the presence, or likely presence, of protected species or other species of nature conservation significance, including invasive species, broadly in accordance with Guidelines for Preliminary Baseline Ecological Appraisal (CIEEM, 2017⁴).

Bats

Preliminary Daytime Bat Roost Assessment & Assessment of Foraging and Commuting Potential

- 2.6 The ecological appraisal included a ground-based assessment of the trees and buildings within and adjacent to the site boundary for bat roosting potential. This assessment was carried out with the aid of binoculars to search for any field signs of bats or features with bat roosting potential. The preliminary daytime bat roost assessment was carried out by experienced bat licenced surveyor, Annabel Walker-Evans, at the same time as the Phase 1 habitat survey, on the 27th May 2021. The habitats on site and surrounding the site were also assessed for potential to support roosting, foraging and commuting bats.
- 2.7 The criteria for preliminary roost assessment are based upon the Bat Conservation Trust (BCT) Guidelines (2016⁵) as shown in Table 2.

Table 2: Roost assessment criteria (from Table 4.1 of BCT Guidelines 2016)

Roost Suitability	Description of roosting habitat	Commuting and foraging habitats
Negligible	Negligible habitat features on site to be used by roosting bats.	Negligible habitat features on site to be used by commuting and foraging bats.
Low	A tree of sufficient size and age to contain potential roost features (PRFs) but with none seen from the ground or features seen with only very limited roosting potential. A structure with one or more potential roost features that could be used by individual bats opportunistically, but which do not offer sufficient space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.	Habitat that could be used by small numbers of commuting bats (e.g. a gappy hedgerow or an un-vegetated stream) or foraging bats (e.g. a lone tree or small patch of scrub) but which is isolated from the surrounding countryside by other habitat.

⁴ CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

⁵ BCT 2016. Bat Surveys for Professional Ecologists: Good Practice Guidelines. Bat Conservation Trust 3rd Ed.

Roost Suitability	Description of roosting habitat	Commuting and foraging habitats
Moderate	A tree with one or more potential roost features that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat, but which is unlikely to support a roost of high conservation status (maternity or hibernation). A structure with one or more potential roost features that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat, but which is unlikely to support a roost of high conservation status (maternity or hibernation).	Continuous habitat connected to the wider landscape that could be used by bats for commuting (e.g. lines of trees or scrub or linked back gardens), or foraging bats (e.g. trees, scrub, water, grassland).
High Potential	A tree with one or more potential roost features that are suitable for use by larger numbers of bats on a regular basis and potentially for longer periods of time, due to their size, shelter, protection, conditions and surrounding habitat. A structure possessing one or more potential roost features that are suitable for use by larger numbers of bats on a regular basis and potentially for longer periods of time, due to their size, shelter, protection, conditions and surrounding habitat.	Continuous high quality habitat that is strongly connected with the wider landscape that is likely to be used regularly by commuting bats (e.g. river valley, vegetated stream, woodland edge, hedgerows with trees) or foraging bats (e.g. broadleaved woodland, grazed parkland, tree-lined watercourses or ponds).

Limitations

- 2.8 There are no seasonal constraints for undertaking preliminary bat roost assessments of structures or trees. However, the optimal period to undertake this survey of trees is between December and March when trees are out of leaf. This survey was undertaken in May when there was significant leaf cover. In cases where visibility was limited due to leaf cover, a precautionary assessment was made.
- 2.9 A full internal inspection of the buildings was not undertaken due to restrictions imposed as a result of the COVID-19 pandemic, however due to the nature of the refurbishment works (mostly external and cosmetic) a precautionary assessment was able to be made.

3.0 Results

Desk Study

- 3.1 A summary of the results of the ecology desk study are set out below. Further details, including maps, are provided in Appendix A.

Relevant Planning Policies and Guidance

- 3.2 Neither the site nor adjacent land is allocated for biodiversity purposes.
- 3.3 The following policies from the Manchester's Local Development Framework Core strategy Development Plan (adopted 11th July 2012) are most relevant to this assessment:

- Policy EN9 Green infrastructure
- Policy EN15 Biodiversity and Geological Conservation

- 3.4 These policies aim to strengthen and support Manchester's habitats and species by protecting and enhancing key habitats and facilitating opportunities to appreciate wildlife. These policies aim to produce a net enhancement in biodiversity resources by improving connections between habitats and enhancing management of existing habitats. Development will be expected to follow the mitigation hierarchy with regard to biodiversity.

Designated Sites

- 3.5 There is one internationally designated wildlife site within 10km of the development boundary. Table 3 summarises this internationally designated site.

Table 3: Details of Statutory Internationally Designated Wildlife Sites within 10km of the site

Name of Designation	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
Rochdale Canal	Special Area of Conservation (SAC)	6.5km west	Important populations of aquatic flora including floating water plantain <i>Luronium natans</i>

- 3.6 There are no nationally designated sites within 5km of the site.
- 3.7 The site is located within the Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) for Hollinwood Branch Canal SSSI. IRZ cover the interest features and sensitivities of European sites, which are underpinned by the SSSI designation. Whilst the site is located within the IRZ for the SSSI's, the proposed development is not listed under a risk criteria for this SSSI and so the Local Authority are not required to consult with Natural England with regards to potential impacts on the Hollinwood Branch Canal SSSI.

- 3.8 There are no statutory designated site of local importance within 2km of the site and there are no non-statutory locally designated sites within 1km of the proposed development site.

Section 41 Habitats

- 3.9 There are no notable Section 41 (S41) Natural Environment and Rural Communities Act 2006 (NERC) habitats of principal importance immediately adjacent to the site.
- 3.10 The closest habitat of principle importance is a section of deciduous woodland that lies 700m south west of the site.

Protected Species Records

- 3.11 A number of species spread over a 1km search radius were identified through the Greater Manchester Ecology Unit desktop search. Species include those listed under any of the following:

- European Protected Species (EPS);
- Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Species of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006 (S41);
- Manchester City Council Local Biodiversity Action Plan species (LBAP);
- Red Listed Birds of Conservation concern (BRd);
- Protection of Badgers Act 1992 (PBA).

Bats

- 3.12 There are a number of records of bats within 1km of the site:
- Pipistrelle bat species *Pipistrellus sp.* (EPS, WCA5, LBAP);
 - Common pipistrelle *Pipistrellus pipistrellus* (EPS, WCA5, LBAP);
 - Whiskered bat *Myotis mystacinus* (EPS, WCA5);
 - Noctule bat *Nyctalus noctula* (EPS, WCA5, S41);
 - Soprano pipistrelle *Pipistrellus pygmaeus* (EPS, WCA5, S41, LBAP).

Amphibians

- 3.13 There are records of common toad *Bufo Bufo* (S41) within 1km of the site.

Badger

- 3.14 There are records of badger *Meles meles* (PBA) within 1km of the site

Birds

- 3.15 There is are several desktop records of birds within 1km of the site:
- Bullfinch *Pyrrhula pyrrhula* (S41, BAm, LBAP);
 - Dunnock *Prunella modularis* (S41, BAm);
 - House sparrow *Passer domesticus* (S41, BRd);
 - Kingfisher *Alcedo atthis* (WCA1, BAm);

- Song thrush *Turdus philomelos* (S41, BRd, LBAP);
- Starling *Sturnus vulgaris* (S41, BRd);

Invertebrates

- 3.16 There are records of S41 moth sp with 1km of the site.

Reptiles

- 3.17 There are records of Grass Snake *Natrix natrix* (S41, WCA5) within 1km of the site.

Other species

- 3.18 There are desktop records of European Hedgehog *Erinaceus europaeus* (S41) within 1km of the site.
- 3.19 There are no desktop records for otter or water vole within 1km of the site.
- 3.20 There are no desktop records for any invasive plant species within 1km of the site.

Extended Phase 1 Habitat Survey

- 3.21 The results of the Phase 1 habitat survey are illustrated in Drawing G8855.007 and detailed Target Notes (TN) are presented in Appendix B. The habitats present within the development site or adjacent to the site are listed below, along with brief descriptions:
- Amenity Grassland;
 - Hard-standing;
 - Buildings;
 - Tall ruderal;
 - Scattered broad-leaved trees;
 - Dense/continuous scrub;
 - Wall;
 - Species poor hedgerow.

Amenity Grassland

- 3.22 The west of the site mainly comprises amenity grassland. There is a large 'beer garden' in the west which comprises of hard-standing and grassland. There is a large lawn area with surrounding hard-standing paths and patio areas. This grassland area is surrounded by a low-level wooden fence and a planted border. This habitat is made up of grass species, young scattered broadleaved trees and scrub including species such as perennial ryegrass *Lolium perenne*, dandelion sp *Taraxacum officinale* agg, forget-me-not *Myosotis* sp. and rosebay willowherb *Chamaenerion angustifolium*. (TN1; Figures 2 & 3).

Hard-standing

- 3.23 The site is currently in use as a public house and much of the land is made up of hard-standing areas. These are used for car parking, walkways and patio seating areas. (Figures 4, 5, 6 & 7).

Buildings

- 3.24 On site there are four buildings. The 'pub' building is a series of interlinked buildings with extensions/old areas and newer areas. This comprises of a mixture of a slate tiled roof, two storey brick building rendered with pebbledash and including wooden window frames as well as a conservatory glass roofed area with an iron and wooden pitched frame roof (B1). An annex of this building (B4) is in use as a 'smoking area' and is a small roofed lean to with slate flooring and open sides. (Figures 8, 9 & 10).
- 3.25 There is also a small wooden shed/lean to in the south west corner of the site (B3) which has a bitumen and corrugated metal roof. It stands against the external brick wall of the site and the front of the building is made up of a wall of glass windows. (Figure 11).
- 3.26 In the north west car park there is a store/garage building (B2) adjacent to the site. This is a brick/concrete building with a wooden finish of chipboards and wooden barge boards. It has a corrugated metal roof and a pebbledash finish on the south facing wall. One side of the building has a metal garage door fitted. (Figure 12).

Tall ruderal

- 3.27 A strip of tall ruderal vegetation runs along the western boundary of the site behind the external brick wall. This habitat is made up of a swathe of nettle *Urtica dioica*, cleavers *Galium aparine*, bramble *Rubus fruticosus agg* and one sycamore tree *Acer pseudoplatanus*. (Figure 13).

Scattered Broad-leaved trees

- 3.28 There are four scattered trees within the species poor hedgerow to the west of the amenity grassland areas in the west of the site.
- 3.29 To the south of the amenity grassland, along Tatton Grove, there are two established trees T1 & T2. (Figures 14 & 15).
- 3.30 At the front of the property to the south of the front car park there is another established tree T3. (Figure 16).

Dense/continuous scrub

- 3.31 There are areas of overgrown, scattered scrub which run parallel to the amenity grassland 'garden' area and the external brick wall to the south of the site. Species include bramble *Rubus fruticosus agg*, sycamore *Acer pseudoplatanus*, herb robert *Geranium robertianum* and bluebells sp *Hyacinthoides sp* and other opportunistic species such as nettle *Urtica dioica* and holly *Ilex aquifolium* (Figure 17).
- 3.32 To the front of the property, near to T3, there are small areas of dense scrub with species such as *Cotoneaster sp.*, ivy *Hedera helix*, nettle *Urtica dioica* and rosebay willowherb *Chamaenerion angustifolium* (Figure 18).

Wall & Species Poor Hedgerow

- 3.33 A brick wall runs around the exterior of the site. This wall is closely followed by a species poor hedgerow to the east of the property, around the front/east car park; to the west of the property at the back of the beer garden and to the north west near to the garage/store building (B2). This hedgerow mainly comprises of common garden hedge species such as laurel, privet, and *senecio sunshine*. (Figure 19).



Figure 2: Amenity grassland beer garden

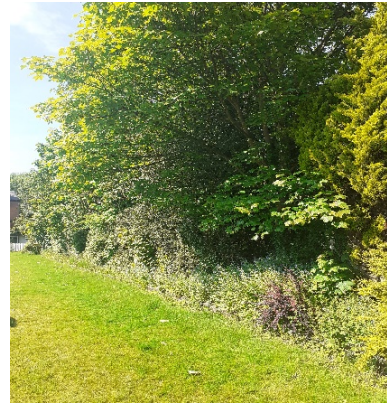


Figure 3: Amenity grassland and planted border edge.



Figure 4: Hard-standing area to the east of the beer garden



Figure 5: Hard-standing path to the rear of building 1. Linking the beer garden and the rear entrance



Figure 6: Hard-standing car park at the entrance to the pub, adjacent with Wilmslow Road,



Figure 7: Large areas of hard-standing at the front of B1.



Figure 8: B1 - The Red Lion pub



Figure 9: B1 - Rear entrance



Figure 10: B4 - smoking area lean to internal



Figure 11: B3 - small shed/greenhouse in the south west corner of the site



Figure 12: B4 - Garage/shed in rear car park



Figure 13: Tall ruderal habitat to the west of the site



Figure 14: T1 - Hornbeam tree on the south edge of the beer garden



Figure 15: T2 - Cherry tree on the south edge of the beer garden.



Figure 16: T3 - Sycamore tree on the south eastern edge, in the front car park.

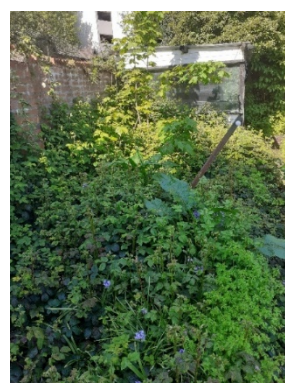


Figure 17: Scrub area to the south of the site.



Figure 18: Scrub area to the south east of site, in the front car park



Figure 19: Hedgerow surrounding the site.

Protected and Invasive Plant Species

- 3.34 Bluebell species *Hyacinthoides sp* (WCA8) were identified during the extended Phase 1 habitat survey.
- 3.35 Invasive plant species (WCA9) *Cotoneaster sp* and *Rhododendron ponticum*, were detected on site along the southern boundary, adjacent to T3 and along the western boundary, adjacent to the amenity grassland beer garden, respectively.

Connectivity with the Wider Landscape

- 3.36 The site is located in an urban area of Manchester, Withington. It is surrounded by residential and commercial areas to the north and west as well as roads adjacent to the south and east. The habitats in the wider landscape do not represent habitats of high biodiversity value and the fragmented habitat and interspersed roads offer no immediate connectivity to areas of higher biodiversity value in the wider landscape to this site.

Fauna

Bats

Preliminary Daytime Bat Roost Assessments & Assessment of Foraging and Commuting Potential

- 3.37 There are four buildings on site. The first, (B1) is a large, old, public house that has had numerous extensions and refurbishments over the years, this is where the main proposed works will take place. It has a small annex 'smoking area' (B4) attached to the southwest aspect. B3 is a small shed/greenhouse on site and B2 is a small storage/garage space located adjacent to the site.
- 3.38 B1 was assessed as having low suitability for roosting bats due to one potential roost feature (Figure 20). The highlighted potential roost feature on B1 is a small gap in the rotting barge boards on the western side of the building. This potential roost feature was inspected by experienced bat ecologist Annabel Walker-Evans, for presence of bats and no bats nor were signs of bats detected on the day of the survey.
- 3.39 The remaining buildings on site (B2, B3 & B4) were assessed as having negligible suitability for roosting bats (BCT, 2016) due to the lack of potential roosting features such as holes, gaps, slipped tiles and/or access to a roof cavity.



Figure 20: Small gap in the roof panels/barge boards under the eaves of the overhang at the rear/western wall of the main building B1. Low potential.

- 3.40 T1 and T2 on the site were assessed as having negligible suitability for roosting bats (BCT, 2016). These trees had no features present suitable for roosting. The lighting on site, including streetlamps, spotlights and lighting from the building make it an unlikely roosting site for bats.
- 3.41 All other trees on site were considered too immature to offer suitable features for roosting bats.

3.42 T3 was assessed as having low suitability for roosting bats (BCT, 2016). However, the lighting on site, including streetlamps, spotlights and lighting from the building make it an unlikely roosting site for bats.

3.43 The site offers negligible foraging potential for bats as well as negligible opportunities for commuting bats due to its locale and lack of connectivity to other, better suited, areas.

Amphibians

3.44 Ordinance Survey (OS) mapping shows that there are no water bodies present within 500m of the site. The closest suitable water body is 1.2km to the south east of the site, in Fog Lane recreational gardens. The site itself does not offer any suitable amphibian breeding habitat in the form of standing water. The site offers limited suitable terrestrial habitat, the hedgerows and grassland offer limited habitat for foraging, commuting and hibernating amphibians. The surrounding area of residential properties and series roads acts as a barrier for commuting amphibians.

Badger

3.45 The site comprises mainly amenity grassland and hard-standing surrounded by residential areas and roads. These habitats are not favourable for sett excavation, with very limited suitability for foraging. The site is not connected to other areas of suitable habitat for sett excavation. No evidence of badgers such as setts, latrines, hairs etc. was identified on or adjacent to the site during the survey.

Birds

3.46 The scattered trees, hedgerows and scrub on and adjacent to the site provide suitable nesting habitat and the tall ruderal areas on site provide suitable foraging opportunities, for a range of common and widespread bird species present in the area. The site is not suitable for ground nesting birds due to the close proximity of potential perches for predatory birds and the lack of cover and regular disturbance from use as car parking.

Otter

3.47 Otters require primarily riparian habitats for foraging and commuting with wetlands or woodland in close proximity for shelter. There are no suitable habitats within or adjacent to the site that would support otter at any of its life stages.

Water Vole

3.48 Water vole require primarily riparian habitats for foraging, commuting and shelter. There are no suitable habitats within or adjacent to the site that would support water vole at any of its life stages.

Reptiles

- 3.49 Reptiles favour a range of habitat types and varying topography to provide a combination of necessary conditions required for shelter, foraging and basking. No habitats on site are suitable for reptiles with a lack of connectivity to suitable habitats for reptiles in the wider landscape. The managed amenity grassland on site as well as the hard-standing provides no foraging habitat for reptiles.

Invertebrates

- 3.50 Invertebrates favour habitats that comprise a reasonable range of pollen and nectar-rich plant species. The habitats on site are limited and the hard-standing on site provides no food and shelter resource for invertebrates. There are some suitable habitats of value for invertebrates on site including scrub and hedgerows. The grassland habitats do not offer many opportunities as food sources. Due to the intensive management practises on site, the site lacks in nectar-rich species.

Hedgehogs

- 3.51 Hedgehogs favour habitats that offer optimal food and shelter resource for foraging and commuting. The tall ruderal habitat and scattered scrub and trees area offer moderate foraging and commuting opportunities, but the lack of connectivity to the site as well as the urban local make the site sub-optimal for foraging and commuting hedgehogs. There are no areas of the site that offer suitable hibernation potential for hedgehogs.

4.0 Conclusions

- 4.1 This section concludes the potential impacts on the ecological receptors in and around the application site.

Relevant Planning Policies and Guidance

- 4.2 Local policies within the Manchester City Council Manchester's Local Development Framework Core strategy Development Plan (adopted 11th July 2012) aim to strengthen and support Manchester's habitats and species by protecting and enhancing key habitats and facilitating opportunities to appreciate wildlife in the local area. These opportunities for enhancement are discussed further in Section 5.0.

Designated Sites

- 4.3 There is one internationally designated site within 10km of the proposed development site, Rochdale Canal SAC located 9.8km to the north east. This designated site facilitates important populations of internationally scarce aquatic flora species such as floating water plantain, however the development site does not provide suitable habitats for these species. Due to the distance away, the lack of habitat connectivity and the type of development proposed no adverse impacts, direct or indirect, upon the Rochdale Canal SAC are anticipated.
- 4.4 There is no nationally designated sites within 5km of the site. The site falls within IRZ for one other SSSI, Hollinwood Branch Canal, however, the proposed development does not fall within the risk criteria identified for the IRZ and so the Local Planning Authority would not need to contact Natural England.
- 4.5 There are no locally designated sites within 2km nor non-statutory locally designated sites within 1km of the proposed development site. Therefore there no direct impacts anticipated as a result of the proposals.

Notable Habitats & Plants

- 4.6 There are no notable habitats adjacent to site that qualify as a S41 habitat of principal importance. The hedgerows on site are made up of mainly non-native plant species such as privet and laurel and so therefore are not protected under S41 habitats of principal importance.
- 4.7 It is not anticipated that trees will require removal to facilitate the development proposals although a detailed arboricultural impact assessment (AIA) has not been reviewed. Appropriate tree protection measures will need to be put in place to ensure an adequate habitat buffer from retained trees is maintained from the proposed development during construction on the site.

Protected and Invasive plant species

- 4.8 Bluebell species *Hyacinthoides sp* (WCA8) were identified during the extended Phase 1 habitat survey. The proposed works do not involve any clearance in this area (TN4) and therefore there are no implications to the development with regard to protected plant species.

- 4.9 *Rhododendron ponticum* and *Cotoneaster sp* (WCA9) were identified on the site during the Phase 1 habitat survey. These invasive plant species may be affected by the development, including site clearance works. An invasive species method statement is therefore required to ensure the control of these invasive species and to ensure no spread across or off site is encountered.

Fauna

Bats

- 4.10 T1 and T2 on site have negligible roost potential for bats. The lighting around the site and close to the trees means that any potential roost features are well lit and therefore not appropriate. The proposed development works will not affect any of these trees.
- 4.11 T3 was assessed as having low suitability for roosting bats. This tree however will not be directly impacted by development proposals. Indirect impacts associated with external lighting these trees during and post construction should be considered.
- 4.12 Buildings B2, B3 & B4 were assessed as having negligible suitability for roosting bats. As such there are no further implications for the development with regard to roosting bats in these buildings.
- 4.13 Building B1 was assessed as having low bat roosting suitability. A PRF (Figure 20) on the western wall of the building was inspected for presence of bats during the Phase 1 survey. This confirmed that there were no bats nor signs present on the day of the survey.
- 4.14 However, the development proposals include 'repairs to building façade'. This may include areas where the potential roost feature is present - the small gap in the barge boards at the rear of the building (highlighted in Figure 20). A reasonable avoidance measures method statement (RAMMS) is therefore required to ensure the safe removal and repair of this area. On the day of these works a licensed bat ecologist should check the area for signs of roosting bats using an endoscope and then supervise the safe removal of barge boards and fascias in this area.
- 4.15 The habitats on site are limited and provide low suitability for commuting and foraging bats. The hedgerows, scrub and tall ruderal areas to the south of the site provide negligible suitability for commuting and foraging bats. Measures will need to be put in place to ensure that there is no accidental encroachment in this area and implementation of a sensitive lighting system for both construction phases and operational is needed to reduce the impact on commuting and foraging bats.

Amphibians

- 4.16 There are no ponds on site or within 500m of the site, without barriers to amphibian dispersal. Given the lack of available breeding habitat within the site and wider landscape there are no anticipated implications for the development with regard to amphibians.

Badger

- 4.17 No evidence of badger was noted during the survey. The site offers limited foraging suitability and limited potential for sett excavation. Badger records were returned within 1km of the site, however, the site is isolated from suitable badger habitats further afield. As such there are no implications for the development with regard to badger.

Birds

- 4.18 The habitats present on site have the potential to support bird species that utilise hedgerows and scrub/ trees for nesting as well as grassland for feeding. Species recorded locally that are associated with grassland for feeding are song thrush, bullfinch, house sparrow, dunnoek, and starling; these are species of Principal Importance under Section 41 of the NERC Act, 2006. They are also species included on the Red and Amber listed Birds of Conservation Concern (BoCC). However the amenity grassland within the site offers very little value to these and other bird species.
- 4.19 All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). There is no provision under the licensing system to allow disturbance or destruction of nests to facilitate development, so clearance of the hedgerow and scrub areas prior to development should be undertaken with this under consideration.

Otter

- 4.20 There are no suitable habitats within or adjacent to the site to support otter at any of its life stages. There are no implications for the development with regard to otter.

Water Vole

- 4.21 There are no suitable habitats within or adjacent to the site to support water vole at any of its life stages. There are no implications for the development with regard to water vole.

Reptiles

- 4.22 One record of a grass snake was identified within 1km from the site. The habitats on site are unsuitable to support grass snake due to the lack of cover and proximity to riparian habitats. The majority of habitats on site provide sub-optimal foraging or commuting potential for other reptiles. Given the lack of suitable habitat and urban locale there are no implications for the proposed development with regard to reptiles.

Invertebrates

- 4.23 Due to the low number of pollen rich herbs and local commonality of the species present, the site lacks any significant abundance of suitable food sources that could support an important invertebrate assemblage. There are no implications for the development with regard to invertebrates. Enhancement opportunities to improve the source of pollen rich plants can be considered within the landscape proposals.

Hedgehogs

- 4.24 Multiple records of hedgehog were identified within 1km from the site. However, the habitats on site are unsuitable to support hibernating hedgehog due to the lack of cover and connectivity to site. The majority of habitats on site provide sub-optimal foraging or commuting potential for hedgehogs. Given the lack of suitable habitat and urban locale there are no implications for the proposed development with regard to hedgehog.

5.0 Recommendations

- 5.1 It is considered that the ecological features present within the site do not preclude development of the site for the proposed refurbishment works. However, a number of potential ecological constraints require further consideration so as to ensure that development does not result in either an offence being committed in respect of protected species or in a net loss of biodiversity interest. A number of measures to protect, maintain and enhance ecological features within the site are recommended to comply with current legislation and policy.

Notable Habitats & Plants

- 5.2 An in detail arboricultural impact assessment (AIA) has not been reviewed, however, a Root Protection Zone (RPZ) should be implemented around retained trees on site and adjacent to the site if development is likely to affect the trees, their roots and overhanging canopies.
- 5.3 Although the hedgerows within the site do not qualify as S41, replacement hedgerows should be considered within the landscape proposals due to the ecological benefits they provide.
- 5.4 An invasive species method statement is required to ensure the control of the invasive species on site and to ensure no spread is encountered during site-clearance and refurbishment works.

Fauna

Bats

- 5.5 Works should be approached with caution. Prior to the works on the rear single storey extension, the replacement rear lobby and the repairs to the building facade, an endoscope should be used, to inspect the gap in the panelling under the barge boards of the roof (Figure 20). This can confirm the presence/absence of roosting bats. In the unlikely event that a roost is identified, a European Protected Species (EPS) mitigation licence from Natural England will be required to enable development to commence.
- 5.6 A RAMS document should be used when working at all times and removal and repair of potential roost features will need to be supervised by an experienced bat licenced ecologist.
- 5.7 If external lighting is proposed during and/or post construction, particularly to the west of the site close to the hedgerow and tall ruderal area, a sensitive lighting design should be implemented to the scheme to avoid indirect impacts of lighting on nocturnal and crepuscular species. There are four key lighting design principles:
- Use of unnecessary lighting will be avoided.
 - Spatial spread of lighting – the horizontal and vertical spread of artificial light will be minimised, and take into account both primary and reflected light sources. Directional lighting can be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.

- Timing and duration of lighting – timers and bespoke dimming regimes may be used to ensure that luminaires are reduced at times of predicted low use. These can be set to change with the seasons and therefore reflect the shifting time of dusk and dawn throughout the year. Motion sensors provide further control to ensure that areas are illuminated only when required.
- Intensity and colour of lighting – light intensity will be as low as possible whilst meeting the objectives of the intended function. The colour of lighting will need to take into account the sensitivity of the ecological receptors on site. Light sources selected should emit zero ultra-violet light wherever possible. Interim guidance from the Bat Conservation Trust (2014) recommends that white and blue spectrum light should be avoided or, where white lights are required, these should be of warm/neutral colour and have a peak wavelength above 550 nanometers. Narrow spectrum light sources should be used (to lower the range of species affected by lighting).

Birds

- 5.8 It is recommended that all vegetation clearance avoids the core breeding bird season, March to August inclusive; although, it should be noted that bird nesting can take place outside this period.
- 5.9 If clearance works, are necessary during the core breeding bird season, or at any time when bird nesting is suspected, a nesting bird check of the affected area by an experienced ecologist will be undertaken. The nesting bird check will take place no more than 24 hours prior to the clearance works. In the event that an active nest is found the ecologist will provide advice on setting up a suitable protection area around the nest until the young have fledged. The extent of the exclusion zone will depend upon the bird species concerned and its location within the development. Extensive clearance of potential bird nesting habitat is not always practical during the core breeding season and development programmes will take this constraint into account.

Opportunities for Biodiversity Enhancement

- 5.10 Under the National Planning Policy Framework (NPPF), developments should aim to minimise impacts on biodiversity and identify and pursue opportunities for securing measurable net gains for biodiversity. Local policies encourage developers to implement reasonable opportunities to enhance or create new biodiversity on site or adjacent to potential sites, to produce a net gain in biodiversity. To comply with the NPPF and local policies a number of opportunities for further habitat enhancements which will benefit biodiversity are recommended.
- 5.11 Installation of bat boxes would provide opportunities for roosting bats. A combination of boxes designed to support a range of bat species known to the area could be installed on exterior of the building or mounted on a pole. These boxes could be Schwegler 2F bat boxes or similar. These bat boxes should be sited at an appropriate height and aspect, close to retained and created habitats for bats.

- 5.12 Installation of bird boxes would enhance opportunities available to nesting birds. Nesting features should be targeted for those species known to occur in the surrounding area. A combination of boxes designed to support a range of bird species could be installed in discrete locations. These could be a Schwegler 1B bird boxes or similar on the exterior of the building or mounted on a pole. These should be sited at an appropriate height and aspect, close to retained and created habitats for birds.

APPENDIX A: Ecology Desk Study



THE
ENVIRONMENT
PARTNERSHIP



RED LION PUB WITHINGTON ECOLOGY DESK STUDY

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Document Title	Ecology Desk Study
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Prepared by	TEP - Warrington
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Date	June 2021
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Approved	

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CONTENTS	PAGE
1.0 Introduction	4
2.0 Method	5
3.0 Legislation and Planning Policy	7
4.0 Site Designations	12
5.0 Habitats	19
6.0 Species	20

TABLES	PAGE
Table 1: Sources of Ecological Information	5
Table 2: Details of Internationally Designated Wildlife Sites within 10km of the Site.....	12
Table 3: Likely Impacts of Development Proposals on Hollinwood Branch Canal SSSI.....	15
Table 4: Notable Species Records within 1km of the Site	20
Table 5: Natural England Mitigation Licences within 2km of the Site	25

FIGURES	PAGE
Figure 1: Site Location Plan	4
Figure 2: Internationally Designated Wildlife Sites within 10km of the Site	13
Figure 3: Nationally Designated Wildlife Sites within 5km of the Site.....	14
Figure 4: SSSI IRZ within the Site	16
Figure 5: Statutory Locally Designated Wildlife Sites within 2km of the Site	17
Figure 6: Notable Habitats within and adjacent to the Site	19
Figure 7: Notable Species Records within 1km of the Site	21
Figure 8: Notable Bat Species Records within 1km of the site.....	22
Figure 9: Badger Records within 1km of the site	23
Figure 10: Section 41 Protected Species within 1km of the site	24

APPENDICES

APPENDIX A: Citations for Statutory Designated Wildlife Sites of International Importance

1.0 Introduction

- 1.1 The Environment Partnership (TEP) were commissioned, by Turley (on behalf of JW Lees) in May 2021, to complete an ecology desk based assessment of land known as The Red Lion Pub in Withington, Manchester (hereafter referred to as 'the site'). This assessment is required to inform a planning application for a suite of internal and external refurbishment works.
- 1.2 The central grid reference of the site is SJ 84879 92748 and the location of the site is shown in Figure 1 below.



Figure 1: Site Location Plan

2.0 Method

2.1 Information regarding historic species records and protected sites was requested/gathered from the sources listed in Table 1. This collated data gives a useful indication of the distribution and abundance of ecological receptors at a given locale. An absence of records does not indicate the absence of protected species from the search area.

Table 1: Sources of Ecological Information

Source of Information	Nature of Information
Magic Map	Statutory designated wildlife sites of international importance within 10km Statutory designated wildlife sites of national importance within 5km Statutory designated wildlife sites of local importance within 2km Natural England licences within 2km of the site Habitats of value to biodiversity within and adjacent to the site Great crested newt survey pond records 2017 - 2019 within 2km of the site
Greater Manchester Ecology Unit (GMEU)	Protected species records within 2km Non-statutory designated wildlife sites of local importance within 1km
Manchester City Council	Land allocations and relevant policies
ArcMap10	Ordnance & Aerial survey mapping

2.2 Statutory designated wildlife sites of international importance may include:

- Ramsar sites;
- Special Areas of Conservation (SAC); and
- Special Protection Areas (SPA).

2.3 Statutory designated wildlife sites of national importance may include:

- Site of Special Scientific Interest (SSSI);
- National Nature Reserve (NNR);
- Marine Nature Reserve (MNR); and
- Area of Outstanding National Beauty (AONB).

2.4 Statutory designated wildlife sites of local importance refers to Local Nature Reserves (LNR).

2.5 Non-statutory designated wildlife sites of local importance may include:

- Local Wildlife Site (LWS);
- Site of Biological Importance (SBI); and
- Biological Heritage Site (BHS).

2.6 Habitats of value may include those listed under any of the following:

- Ancient woodland;
- Main rivers¹;
- Habitats of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (S41); and
- Local Biodiversity Action Plan Habitats (LBAP).

2.7 Protected species records may include those listed under any of the following:

- European Protected Species (EPS);
- Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Invasive non-native plant species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Invasive Alien Species (Enforcement and Permitting) Order 2019 (IAS);
- Protection of Badgers Act 1992 (PBA);
- Species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (S41);
- Red and Amber listed Birds of Conservation Concern (BRd/BAm); and
- Local Biodiversity Action Plan Species (LBAP).

¹ Main rivers are statutory watercourses designated by the Environment Agency (in England). 'Main rivers' are usually larger streams and rivers, but some of them are small watercourses of significance. Works within 8m of main rivers are generally prohibited or require permission as there could be flood risk implications.

3.0 Legislation and Planning Policy

- 3.1 This section details legislation and planning policy which may have relevance to the site. Only legislation and policy relevant to biodiversity are included.

International Planning Policy

Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

Protected Species

- 3.2 European Protected Species (EPS) and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 which makes it illegal to:
- Deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs;
 - Deliberately disturb such an animal; and
 - Damage or destroy a breeding site or resting place of such an animal.
- 3.3 European Protected Species (EPS) licenses can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed, namely:
- The development is for reasons of overriding public interest;
 - There is no satisfactory alternative; and
 - The favourable conservation status of the species concerned will be maintained and/or enhanced.
- 3.4 Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a duty to 'have regard to the requirements of the EC Habitats Directive' i.e. LPA's must consider the above 3 'tests' when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations.

Protected Sites

- 3.5 The Regulations also deal with the assessment of potential impacts on sites of European nature conservation importance. Requirements are set out within Regulations 63 and 64 of the Habitats Regulations, where a series of steps and tests are followed for plans or projects that could potentially affect a European site. The steps and tests set out within Regulations 63 and 64 are commonly referred to as the 'Habitats Regulations Assessment' process.

- 3.6 All plans and projects (including planning applications) which are not directly connected with, or necessary for, the conservation management of a habitat site, require consideration of whether the plan or project is likely to have significant effects on that site. This consideration should take into account the potential effects both of the plan/project itself and in combination with other plans or projects. Where an adverse effect on the site's integrity cannot be ruled out, and where there are no alternative solutions, the plan or project can only proceed if there are imperative reasons of over-riding public interest and if the necessary compensatory measures can be secured.

National Planning Policy

National Planning Policy Framework 2019

- 3.7 The National Planning Policy Framework (NPPF19) sets out the Government's planning policies for England and how these are expected to be applied at a local level in development plans and how developers should address them. The Framework places great emphasis on plans and developments contributing to sustainable development.
- 3.8 The NPPF19 states:
- 3.9 When determining planning applications, local planning authorities should apply the following principles:
- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - 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;
 - 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 reasons 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;
 - The following should be given the same protection as habitats sites:
 - a) potential Special Protection Areas and possible Special Areas of Conservation;
 - b) listed or proposed Ramsar sites; and

- c) 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.

Wildlife and Countryside Act 1981

- 3.10 Animal species listed under Schedule 5 of the Wildlife and Countryside Act 1981 (and as amended) receive full protection which makes it illegal (subject to certain exceptions) to:
- Intentionally kill, injure or take any such animal;
 - Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and
 - Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.
- 3.11 Some species receive partial protection under The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which provide protection against intentional killing or injury of any such animal.
- 3.12 All wild birds (as defined by the act) are protected under the Wildlife and Countryside Act 1981 (and as amended), which makes it illegal (subject to exceptions) to:
- Intentionally kill, injure or take any wild bird;
 - Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.
- 3.13 Additional protection is provided to birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (and as amended). In addition to the offences detailed above relating to all wild birds, it is illegal to:
- Intentionally or recklessly disturb any bird listed on Schedule 1, or their dependent young while nesting.
- 3.14 Plant species listed under Schedule 8 of the Wildlife and Countryside Act 1981 (and as amended) are protected from unauthorised intentional picking, uprooting and destruction.

Natural Environment and Rural Communities (NERC) Act 2006

- 3.15 Section 40 of the NERC Act places a duty to conserve biodiversity on public authorities in England. It requires local authorities and government departments to have regard to the purposes of conserving biodiversity in a manner that is consistent with the exercise of their normal functions such as policy and decision-making. 'Conserving biodiversity' may include enhancing, restoring or protecting a population or a habitat.

- 3.16 Section 41 requires the Secretary of State to publish and maintain lists of species and types of habitats which are regarded by Natural England to be of "principal importance" for the purposes of conserving biodiversity in England. These 56 priority habitats and 943 species are drawn from earlier lists of United Kingdom Biodiversity Action Plan Priority Species and Habitats. The Section 41 lists are needed by decision-makers in local and regional authorities when carrying out their duties under Section 40 of the Act.

Protection of Badgers Act 1992

- 3.17 The Protection of Badgers Act 1992 makes it an offence to kill, injure or take a badger from the wild. It is also an offence to disturb, damage or interfere with a sett unless a licence is obtained from a statutory authority.

Local Planning Policy

Manchester's Local Development Framework Core Strategy Development Plan (adopted 11th July 2012)

- 3.18 The Manchester Local Plan guides development within Manchester. It was previously known the Local Development Framework.
- 3.19 The interactive policies map for the Local Plan Core Strategy can be viewed by following the link:
<https://mcr council.maps.arcgis.com/apps/webappviewer/index.html?id=565a33eaba904b2dabf4c3dd8685db80>
- 3.20 Neither the site nor adjacent land is allocated for biodiversity purposes.
- 3.21 The Core Strategy document can be viewed by following the link:
https://www.manchester.gov.uk/downloads/download/4964/core_strategy_development_plan
- 3.22 The following policies relate to biodiversity and nature conservation:
- Policy EN9 Green infrastructure
 - Policy EN15 Biodiversity and Geological Conservation

Local Biodiversity Action Plans (LBAP)

- 3.23 The LBAP document for Greater Manchester can be viewed by following the link:
<http://www.wildaboutmanchester.info/www/images/stories/pdfs/mbs.pdf>
- 3.24 The following habitats are identified within LBAPs for Greater Manchester:
- Acid grassland;
 - Ancient and/or species-rich hedgerows;
 - Wet woodlands;
 - Lowland broadleaved woodland;
 - Lowland heathland;
 - Lowland meadows;
 - Unimproved neutral grassland;
 - Marshy grassland;
 - Managed greenspace;

- Rivers;
- Canals; and
- Ponds and lodges.

3.25 The following species are identified within LBAPs for Greater Manchester:

- Great crested newt;
- Water vole;
- Brown hare;
- Pipistrelle bat;
- Skylark;
- Linnet;
- Reed bunting;
- Spotted flycatcher;
- Tree sparrow;
- Grey partridge;
- Bullfinch;
- Song thrush;
- Floating water plantain;
- Grass-wrack pondweed; and
- Manchester poplar.

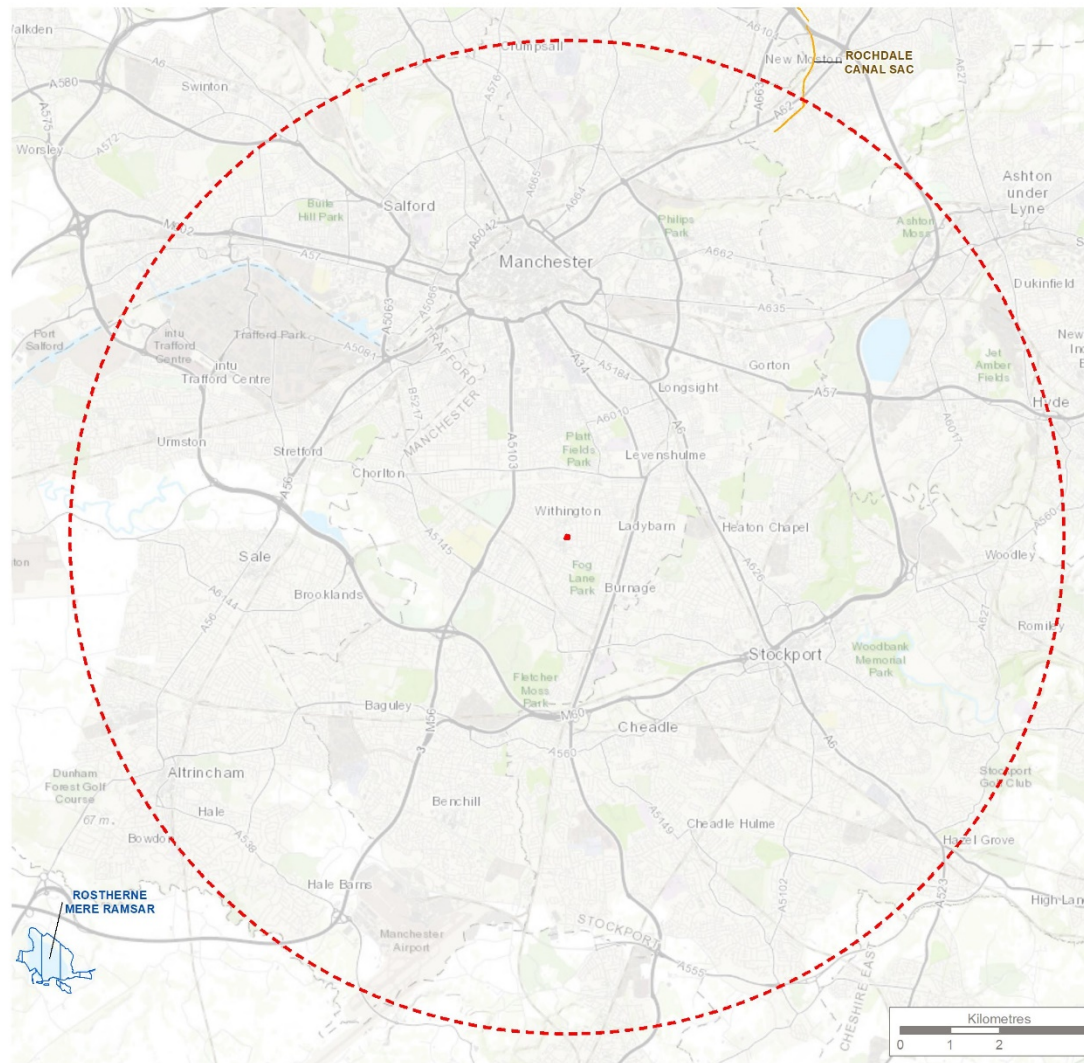
4.0 Site Designations

Statutory Designated Wildlife Sites of International Importance

- 4.1 There is one internationally designated site within 10km of the site (Figure 2). These are detailed in Table 2 below. Citations are provided in Appendix A.

Table 2: Details of Internationally Designated Wildlife Sites within 10km of the Site

Name of Designation	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
Rochdale Canal SAC	SAC	9.8km north east of the site	Rochdale Canal supports a significant population of floating water-plantain <i>Luronium natans</i> in a botanically diverse waterplant community.



- Key**
- Site boundary
 - Site boundary - 10km buffer
 - Ramsar
 - Special Areas of Conservation (SAC)

Sites searched for were as follows:

- Ramsar
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)

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Project
Red Lion, Withington

Title
Internationally Designated Sites Within 10km Buffer

Drawing Number
G8855.002

Scale
1:110,000 @ A4

Date
07/06/2021

Drawn SA	Checked CW	Approved EH
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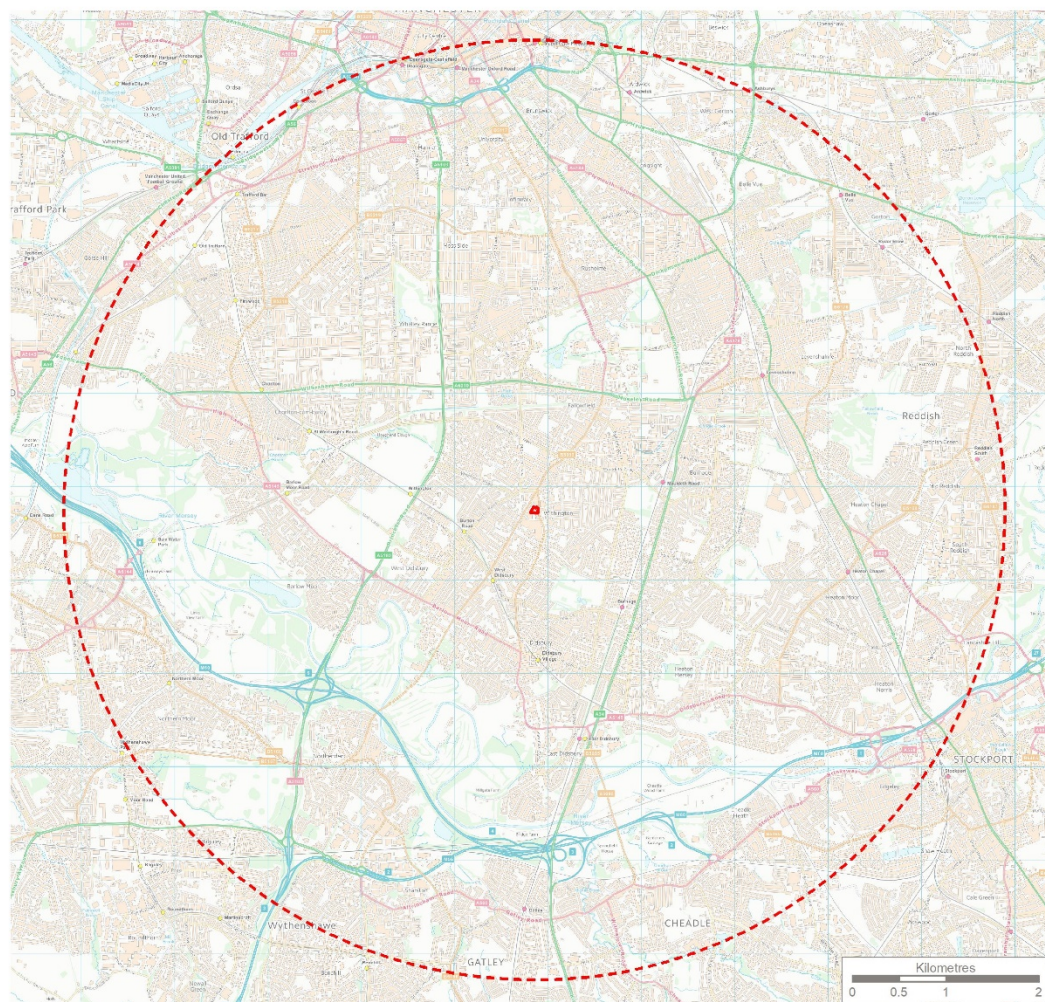
Natural England Data
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Figure 2: Internationally Designated Wildlife Sites within 10km of the Site

Statutory Designated Wildlife Sites of National Importance

4.2 There are no nationally designated sites within 5km of the site (Figure 3).



Key
 Site boundary
 Site boundary - 5km buffer

Sites searched for were as follows:
 - Sites of Special Scientific Interest (SSSI)
 - National Nature Reserve (NNR)
 - Area of Outstanding Natural Beauty (AONB)

No records found.

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Project
 Red Lion, Withington

Title
 Nationally Designated Sites Within 5km Buffer

Drawing Number
 G8855.003

Scale
 1:55,000 @ A4

Date
 07/06/2021

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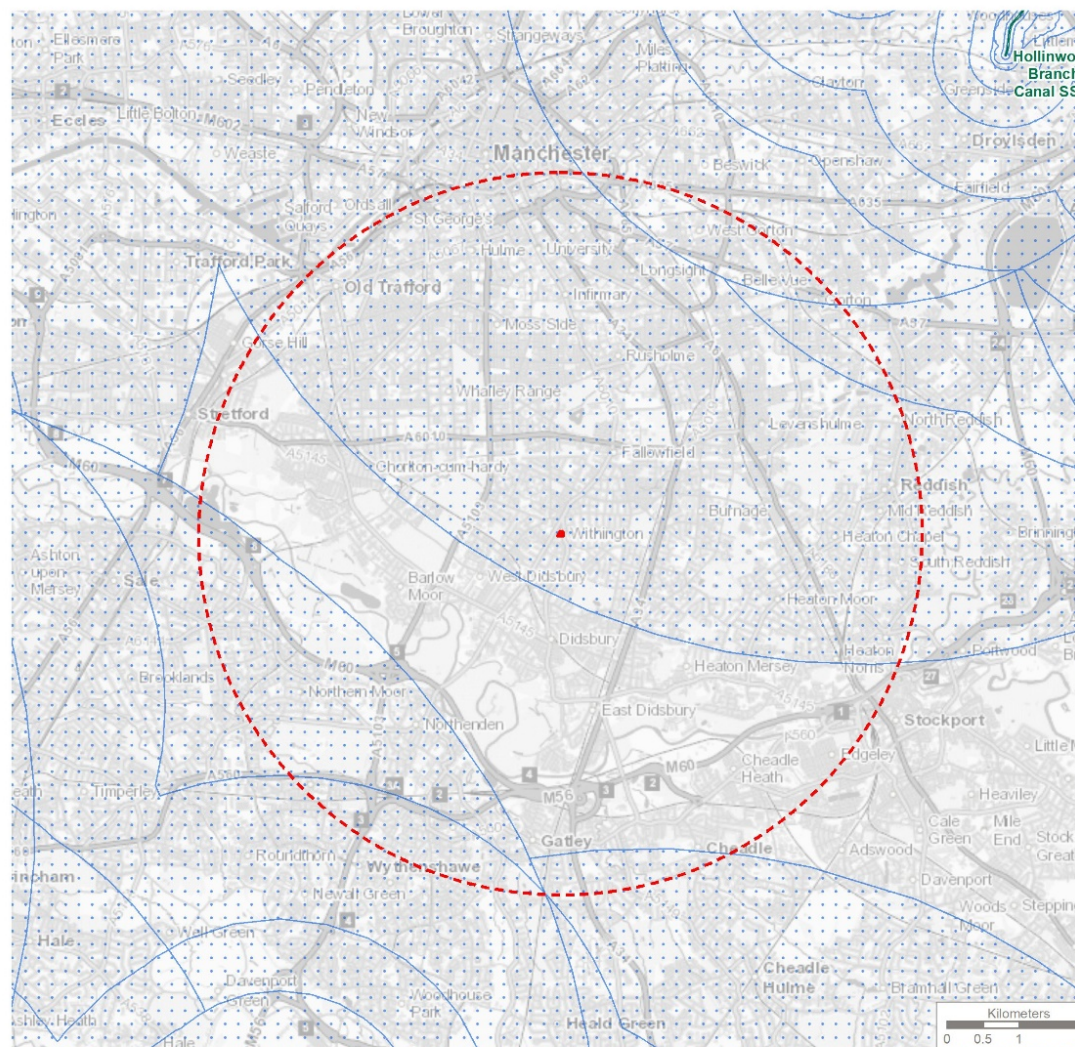


Figure 3: Nationally Designated Wildlife Sites within 5km of the Site

- 4.3 The site falls within the Impact Risk Zone (IRZ) for Hollinwood Branch Canal SSSI. This is shown in Figure 4.
- 4.4 Hollinwood Branch Canal SSSI lies 9.1km to the north east of the site and is designated due to its regionally rare population of floating water plantain *Luronium natans*. It has an extremely diverse flora network.
- 4.5 The refurbishment and development of this site is not listed as a risk category with regard to this SSSI. The Local Authority is not required to consult with Natural England with regard to potential impacts on the SSSI as a result of the refurbishment works. Table 3 provides information on the likely impacts of development proposals on the SSSI.

Table 3: Likely Impacts of Development Proposals on Hollinwood Branch Canal SSSI.

Planning Proposal Categories	LPA Should Consult Natural England on Likely Risks from the Following:
All planning applications	Assessed as unlikely to impact the SSSI.
Infrastructure	Airports, helipads and other aviation proposals.
Wind and solar energy	Assessed as unlikely to impact the SSSI.
Minerals, oil and gas	Oil & gas exploration/extraction.
Rural non-residential	Assessed as unlikely to impact the SSSI.
Residential	Assessed as unlikely to impact the SSSI.
Rural residential	Assessed as unlikely to impact the SSSI.
Air pollution	Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m ² , slurry lagoons > 750m ² & manure stores > 3500t).
Combustion	General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.
Waste	Assessed as unlikely to impact the SSSI.
Composting	Assessed as unlikely to impact the SSSI.
Discharges	Assessed as unlikely to impact the SSSI.
Water supply	Assessed as unlikely to impact the SSSI.



- Key**
- Site boundary
 - Site boundary - 5km buffer
 - Sites of Special Scientific Interest
 - Sites of Special Scientific Interest - Impact Risk Zone

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Project
Red Lion, Withington

Title
Sites of Special Scientific Interest - Impact Risk Zone

Drawing Number
G8855.006

Scale
1:75,000 @ A4

Date
07/06/2021

Drawn SA	Checked CW	Approved EH
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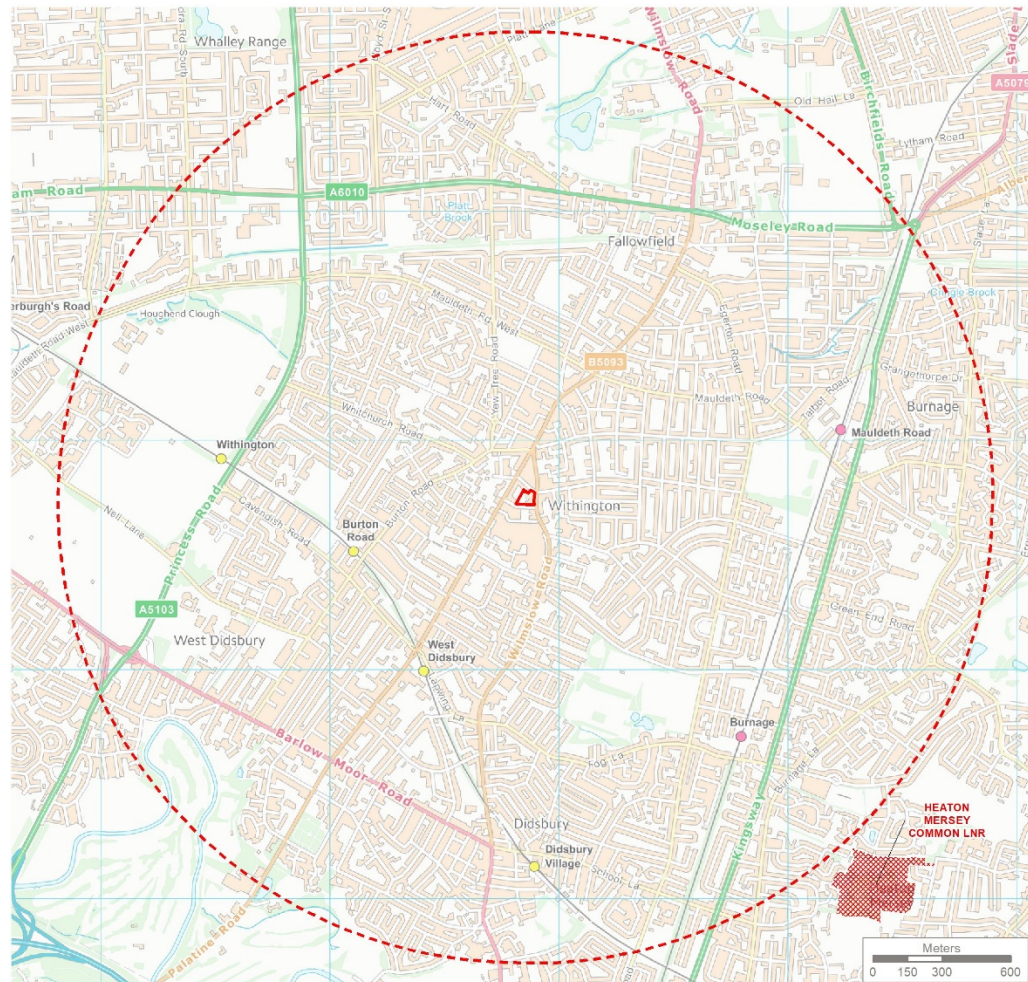
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Figure 4: SSSI IRZ within the Site

Statutory Designated Wildlife Sites of Local Importance

- 4.6 There are no statutory locally designated wildlife sites within 2km of the site (Figure 5).



Key
 Site boundary
 Site boundary - 2km buffer
 Local Nature Reserve

Sites searched for were as follows:
 - Local Nature Reserves

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Project
 Red Lion, Withington

Title
 Statutory Locally Designated Sites Within
 2km Buffer

Drawing Number
 G8855.004

Scale
 1:22,000 @ A4

Date
 07/06/2021

Drawn
 SA

Checked
 CW

Approved
 EH

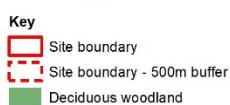
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Figure 5: Statutory Locally Designated Wildlife Sites within 2km of the Site

Non-statutory Designated Wildlife Sites of Local Importance

- 4.7 There are no non-statutory locally designated wildlife sites within 1km of the site. No records were returned from GMEU.

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Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project Red Lion, Withington

Title
Notable Habitats Within and Adjacent to the Site

Drawing Number
G8855.005

Scale	Date
1:6,000 @ A4	07/06/2021

Drawn SA	Checked CW	Approved EH
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6.0 Species

- 6.1 112 species records were returned from Greater Manchester Ecology Unit for within 1km of the site. These are shown in Table 4 and Figures 7 to 10.
- 6.2 A review of Magic Maps did not return any class licence returns or pond survey data for great crested newts between 2017 and 2019 within 2km of the site.

Table 4: Notable Species Records within 1km of the Site

Name of Species	Legislation	Number of Records Returned	Closest Record to Site
<i>Amphibians</i>			
Common Toad	S41	2	600m south east of site
<i>Birds</i>			
Bullfinch	S41, BAm, LBAP	5	800m north of the site
Dunnock	S41, BAm	6	100m east of the site
House Sparrow	S41, BRd	6	450m north east of the site
Kingfisher	WCA1, BAm	2	850km north west of the site
Song Thrush	S41, LBAP, BRd	10	600m south of the site
Starling	S41, BRd	2	950m south east of the site
<i>Invertebrates</i>			
S41 Moth	S41	1	800m west of the site
<i>Mammals</i>			
Bat sp	EPS, WCA5,	2	650m north of the site
Common Pipistrelle	EPS, WCA5, LBAP	33	450m south west of the site
Pipistrelle sp	EPS, WCA5, LBAP	4	1km north of the site
Soprano Pipistrelle	EPS, WCA5, S41, LBAP	9	1km west of the site
Noctule	EPS, WCA5, S41	3	700m north east of the site
Whiskered Bat	EPS, WCA5	1	200m east of the site
European Badger	PBA	12	750m south west of the site
European Hedgehog	S41	13	350m west of the site
<i>Reptiles</i>			
Grass Snake	WCA5, S41	1	900m east of the site

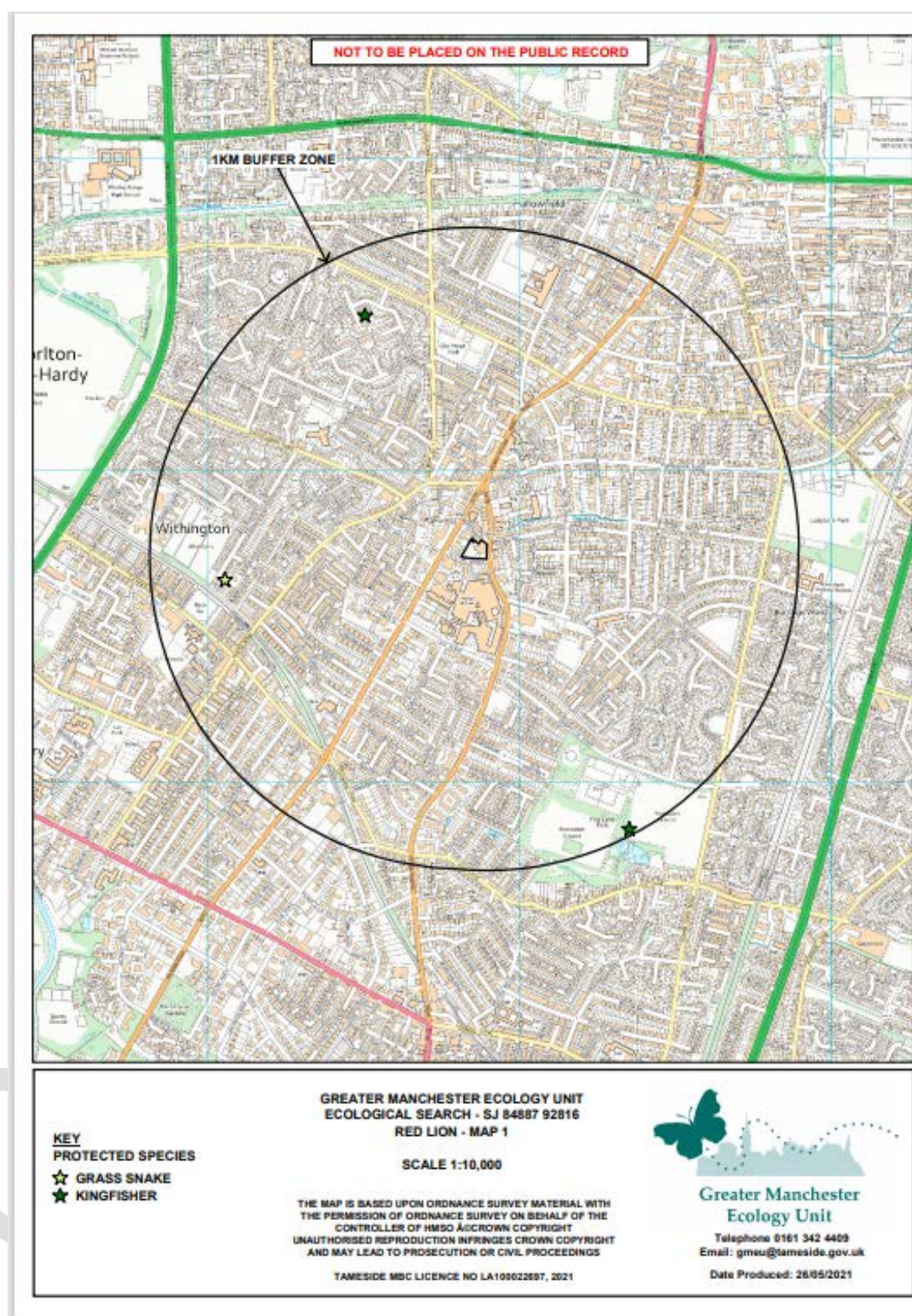


Figure 7: Notable Species Records within 1km of the Site

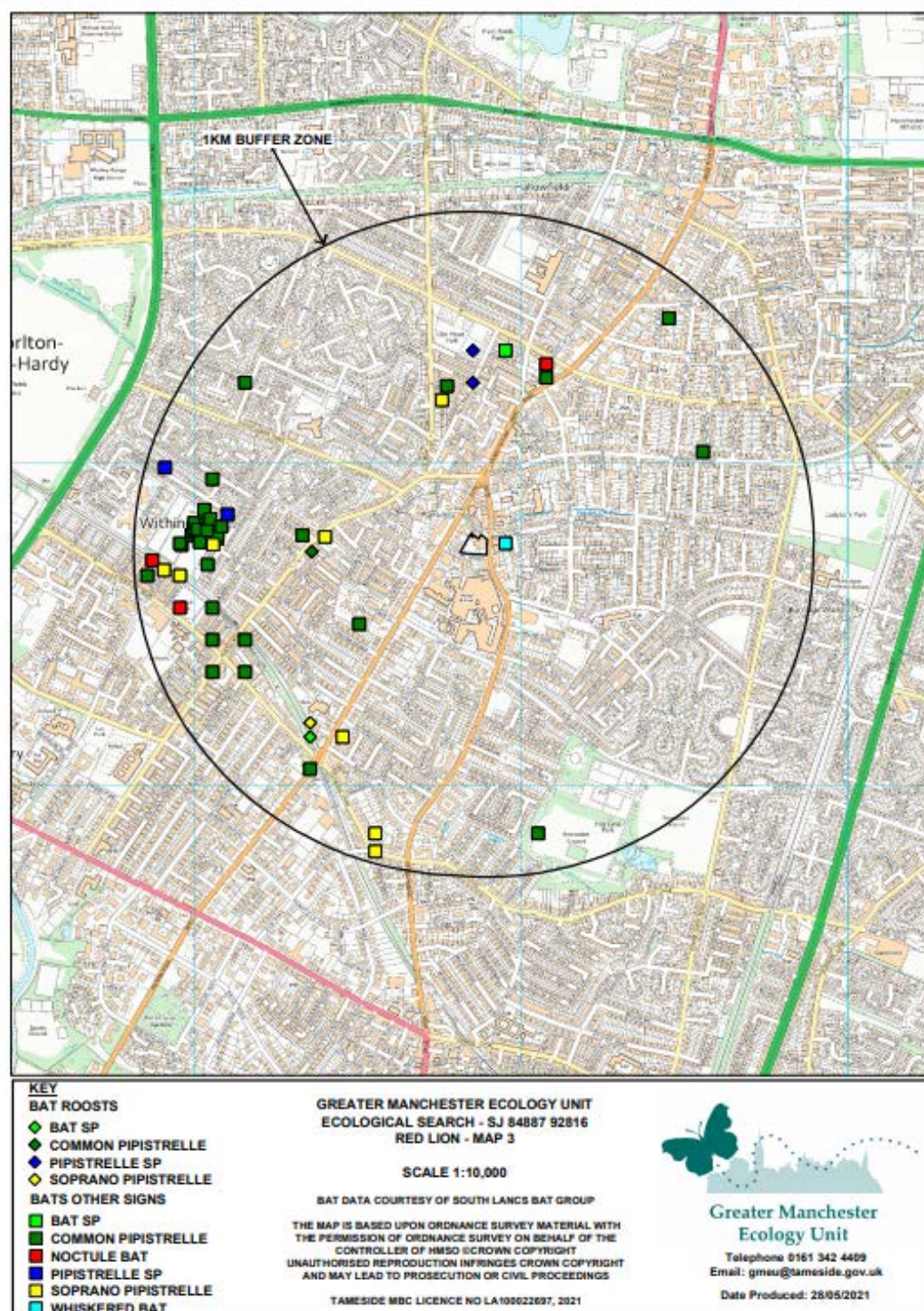


Figure 8: Notable Bat Species Records within 1km of the site.

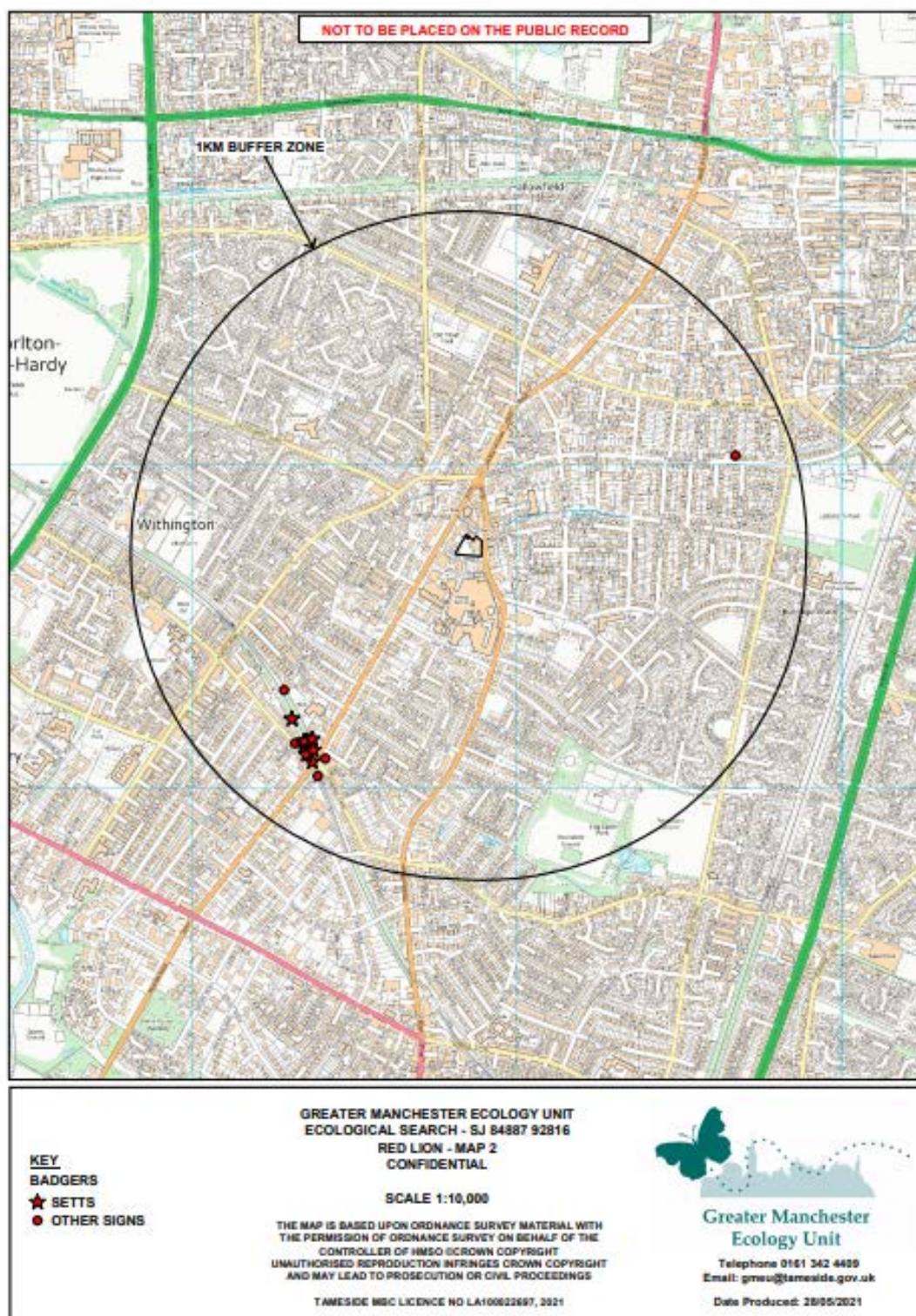


Figure 9: Badger Records within 1km of the site

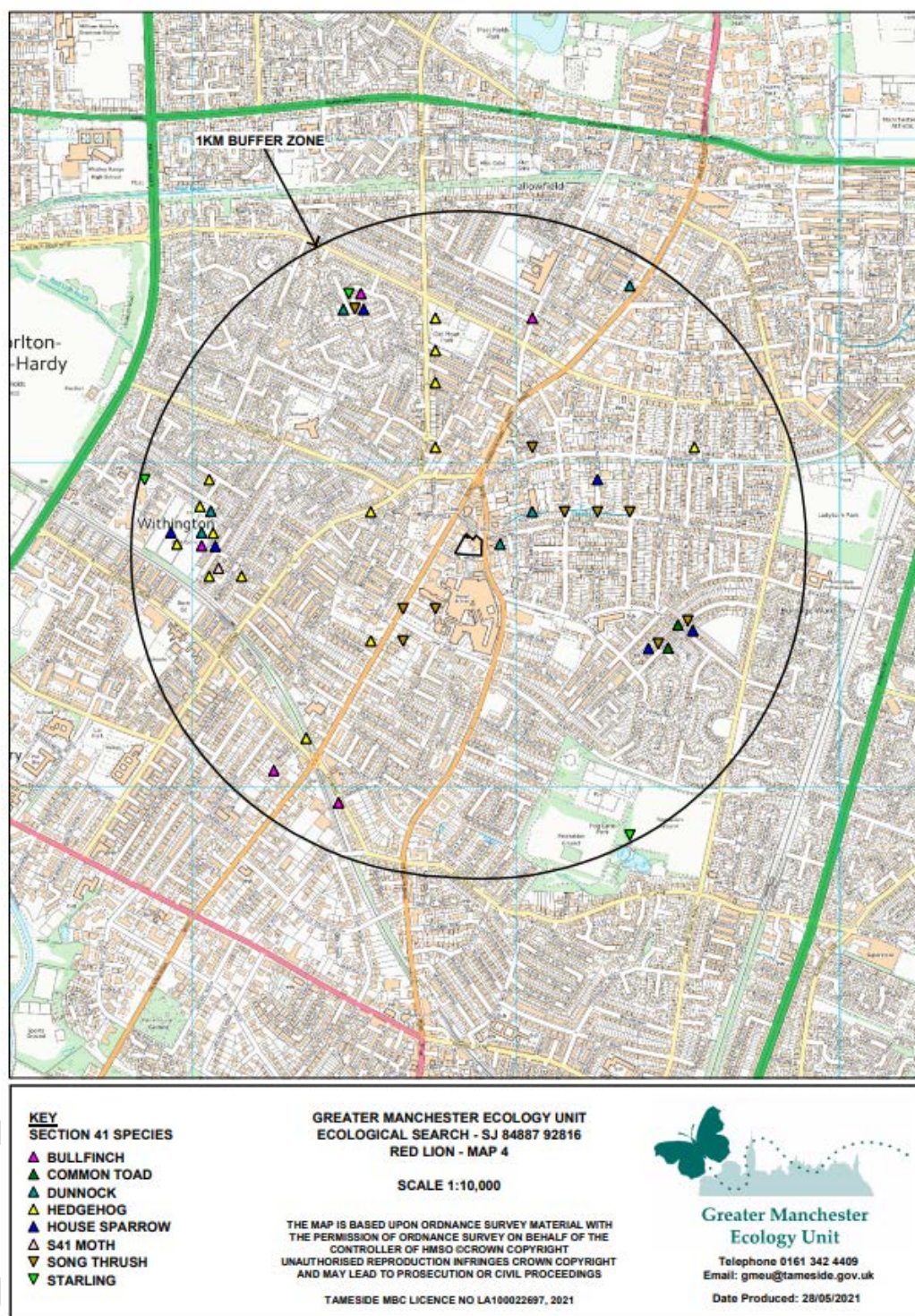


Figure 10: Section 41 Protected Species within 1km of the site

Natural England Mitigation Licences

- 6.3 Five Natural England mitigation licences have been identified within 2km of the site. These are detailed in Table 5 below.

Table 5: Natural England Mitigation Licences within 2km of the Site

Licence Number	Species	Dates	Licensable Activities
2015-13055-EPS-MIT	Common pipistrelle	01/08/2015 to 01/09/2020	Destruction of a resting place
2015-13055-EPS-MIT-1	Common pipistrelle	07/10/2015 to 01/09/2020	Destruction of a resting place
2015-18385-EPS-BDX	Soprano pipistrelle	01/04/2016 to 30/04/2016	Damage and destruction of breeding sites and resting place
EPSM2010-2649	Common pipistrelle Soprano pipistrelle	19/10/2011 to 30/09/2014	Destruction of a resting place
EPSF2011-2990	Common pipistrelle Soprano pipistrelle	18/04/2011 to 31/07/2013	Damage and destruction of breeding sites and resting place

APPENDIX A: Citations for Statutory Designated Wildlife Sites of International Importance

NATURA 2000 – STANDARD DATA FORM

Special Areas of Conservation under the EC Habitats Directive (includes candidate SACs, Sites of Community Importance and designated SACs).

Each Natura 2000 site in the United Kingdom has its own Standard Data Form containing site-specific information. The data form for this site has been generated from the Natura 2000 Database submitted to the European Commission on the following date:

22/12/2015

The information provided here, follows the officially agreed site information format for Natura 2000 sites, as set out in the [Official Journal of the European Union recording the Commission Implementing Decision of 11 July 2011](#) (2011/484/EU).

The Standard Data Forms are generated automatically for all of the UK's Natura 2000 sites using the European Environment Agency's Natura 2000 software. The structure and format of these forms is exactly as produced by the EEA's Natura 2000 software (except for the addition of this coversheet and the end notes). The content matches exactly the data submitted to the European Commission.

Please note that these forms contain a number of codes, all of which are explained either within the data forms themselves or in the end notes.

Further technical documentation may be found here
http://bd.eionet.europa.eu/activities/Natura_2000/reference_portal

As part of the December 2015 submission, several sections of the UK's previously published Standard Data Forms have been updated. For details of the approach taken by the UK in this submission please refer to the following document:
http://jncc.defra.gov.uk/pdf/Natura2000_StandardDataForm_UKApproach_Dec2015.pdf

More general information on Special Areas of Conservation (SACs) in the United Kingdom is available from the [SAC home page on the JNCC website](#). This webpage also provides links to Standard Data Forms for all SACs in the UK.

Date form generated by the Joint Nature Conservation Committee
25 January 2016.



NATURA 2000 - STANDARD DATA FORM

For Special Protection Areas (SPA),
Proposed Sites for Community Importance (pSCI),
Sites of Community Importance (SCI) and
for Special Areas of Conservation (SAC)

SITE UK0030266
SITENAME Rochdale Canal

TABLE OF CONTENTS

- [1. SITE IDENTIFICATION](#)
- [2. SITE LOCATION](#)
- [3. ECOLOGICAL INFORMATION](#)
- [4. SITE DESCRIPTION](#)
- [5. SITE PROTECTION STATUS AND RELATION WITH CORINE BIOTOPES](#)
- [6. SITE MANAGEMENT](#)

1. SITE IDENTIFICATION

1.1 Type B	1.2 Site code UK0030266	Back to top
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1.3 Site name

Rochdale Canal

1.4 First Compilation date 2001-05	1.5 Update date 2015-12
--	-----------------------------------

1.6 Respondent:

Name/Organisation: Joint Nature Conservation Committee
Address: Joint Nature Conservation Committee Monkstone House City Road Peterborough PE1 1JY
Email:

Date site proposed as SCI:	2001-05
Date site confirmed as SCI:	2004-12
Date site designated as SAC:	2005-04
National legal reference of SAC designation:	Regulations 11 and 13-15 of the Conservation of Habitats and Species Regulations 2010 (http://www.legislation.gov.uk/uksi/2010/490/contents/made).

2. SITE LOCATION

[Back to top](#)

2.1 Site-centre location [decimal degrees]:

Longitude

-2.161111111

Latitude

53.53055556

2.2 Area [ha]:

24.86

2.3 Marine area [%]

0.0

2.4 Sitelength [km]:

0.0

2.5 Administrative region code and name

NUTS level 2 code

Region Name

UKD3

Greater Manchester

2.6 Biogeographical Region(s)

Atlantic (100.0
%)

3. ECOLOGICAL INFORMATION

3.2 Species referred to in Article 4 of Directive 2009/147/EC and listed in Annex II of Directive 92/43/EEC and site evaluation for them

[Back to top](#)

Species					Population in the site						Site assessment			
G	Code	Scientific Name	S	NP	T	Size		Unit	Cat.	D.qual.	A B C D	A B C		
						Min	Max				Pop.	Con.	Iso.	Glo.
P	1831	Luronium natans			p				P	DD	C	A	A	A

- **Group:** A = Amphibians, B = Birds, F = Fish, I = Invertebrates, M = Mammals, P = Plants, R = Reptiles
- **S:** in case that the data on species are sensitive and therefore have to be blocked for any public access enter: yes
- **NP:** in case that a species is no longer present in the site enter: x (optional)
- **Type:** p = permanent, r = reproducing, c = concentration, w = wintering (for plant and non-migratory species use permanent)
- **Unit:** i = individuals, p = pairs or other units according to the Standard list of population units and codes in accordance with Article 12 and 17 reporting (see [reference portal](#))
- **Abundance categories (Cat.):** C = common, R = rare, V = very rare, P = present - to fill if data are deficient (DD) or in addition to population size information
- **Data quality:** G = 'Good' (e.g. based on surveys); M = 'Moderate' (e.g. based on partial data with some extrapolation); P = 'Poor' (e.g. rough estimation); VP = 'Very poor' (use this category only, if not even a rough estimation of the population size can be made, in this case the fields for population size can remain empty, but the field "Abundance categories" has to be filled in)

4. SITE DESCRIPTION

4.1 General site character

[Back to top](#)

Habitat class	% Cover
N06	90.0
N23	10.0
Total Habitat Cover	100

Other Site Characteristics

2 Terrestrial: Geomorphology and landscape: lowland

4.2 Quality and importance

Luronium natans for which this is considered to be one of the best areas in the United Kingdom.

4.3 Threats, pressures and activities with impacts on the site

The most important impacts and activities with high effect on the site

Negative Impacts			
Rank	Threats and pressures [code]	Pollution (optional) [code]	inside/outside [i o b]
H	H04		B
H	J02		B

Positive Impacts			
Rank	Activities, management [code]	Pollution (optional) [code]	inside/outside [i o b]

Rank: H = high, M = medium, L = low

Pollution: N = Nitrogen input, P = Phosphor/Phosphate input, A = Acid input/acidification,

T = toxic inorganic chemicals, O = toxic organic chemicals, X = Mixed pollutions

i = inside, o = outside, b = both

4.5 Documentation

Conservation Objectives - the Natural England links below provide access to the Conservation Objectives (and other site-related information) for its terrestrial and inshore Natura 2000 sites, including conservation advice packages and supporting documents for European Marine Sites within English waters and for cross-border sites. See also the 'UK Approach' document for more information (link via the JNCC website).

Link(s): <http://publications.naturalengland.org.uk/category/3212324>
<http://publications.naturalengland.org.uk/category/6490068894089216>

http://jncc.defra.gov.uk/pdf/Natura2000_StandardDataForm_UKApproach_Dec2015.pdf

5. SITE PROTECTION STATUS (optional)

[Back to top](#)

5.1 Designation types at national and regional level:

Code	Cover [%]	Code	Cover [%]	Code	Cover [%]
UK04	100.0				

6. SITE MANAGEMENT

[Back to top](#)

6.1 Body(ies) responsible for the site management:

Organisation:	Natural England
---------------	-----------------

Address: _____

Email: _____

6.2 Management Plan(s):

An actual management plan does exist:

☐

Yes

☐

No, but in preparation

☒

No

6.3 Conservation measures (optional)

For available information, including on Conservation Objectives, see Section 4.5.

EXPLANATION OF CODES USED IN THE NATURA 2000 STANDARD DATA FORMS

The codes in the table below are also explained in the [official European Union guidelines for the Standard Data Form](#). The relevant page is shown in the table below.

1.1 Site type

CODE	DESCRIPTION	PAGE NO
A	Designated Special Protection Area	53
B	SAC (includes candidates Special Areas of Conservation, Sites of Community Importance and designated SAC)	53
C	SAC area the same as SPA. Note in the UK Natura 2000 submission this is only used for Gibraltar	53

3.1 Habitat representativity

CODE	DESCRIPTION	PAGE NO
A	Excellent	57
B	Good	57
C	Significant	57
D	Non-significant presence	57

3.1 Habitat code

CODE	DESCRIPTION	PAGE NO
1110	Sandbanks which are slightly covered by sea water all the time	57
1130	Estuaries	57
1140	Mudflats and sandflats not covered by seawater at low tide	57
1150	Coastal lagoons	57
1160	Large shallow inlets and bays	57
1170	Reefs	57
1180	Submarine structures made by leaking gases	57
1210	Annual vegetation of drift lines	57
1220	Perennial vegetation of stony banks	57
1230	Vegetated sea cliffs of the Atlantic and Baltic Coasts	57
1310	Salicornia and other annuals colonizing mud and sand	57
1320	Spartina swards (Spartinion maritimae)	57
1330	Atlantic salt meadows (Glauco-Puccinellietalia maritimae)	57
1340	Inland salt meadows	57
1420	Mediterranean and thermo-Atlantic halophilous scrubs (Sarcocornetea fruticosi)	57
2110	Embryonic shifting dunes	57
2120	Shifting dunes along the shoreline with Ammophila arenaria ("white dunes")	57
2130	Fixed coastal dunes with herbaceous vegetation ("grey dunes")	57
2140	Decalcified fixed dunes with Empetrum nigrum	57
2150	Atlantic decalcified fixed dunes (Calluno-Ulicetea)	57
2160	Dunes with Hippophila rhamnoides	57
2170	Dunes with Salix repens ssp. argentea (Salicion arenariae)	57
2190	Humid dune slacks	57
21A0	Machairs (* in Ireland)	57
2250	Coastal dunes with Juniperus spp.	57
2330	Inland dunes with open Corynephorus and Agrostis grasslands	57
3110	Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae)	57
3130	Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoëto-Nanojuncetea	57
3140	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp.	57
3150	Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation	57

CODE	DESCRIPTION	PAGE NO
3160	Natural dystrophic lakes and ponds	57
3170	Mediterranean temporary ponds	57
3180	Turloughs	57
3260	Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation	57
4010	Northern Atlantic wet heaths with Erica tetralix	57
4020	Temperate Atlantic wet heaths with Erica ciliaris and Erica tetralix	57
4030	European dry heaths	57
4040	Dry Atlantic coastal heaths with Erica vagans	57
4060	Alpine and Boreal heaths	57
4080	Sub-Arctic Salix spp. scrub	57
5110	Stable xerothermophilous formations with Buxus sempervirens on rock slopes (Berberidion p.p.)	57
5130	Juniperus communis formations on heaths or calcareous grasslands	57
6130	Calaminarian grasslands of the Violetalia calaminariae	57
6150	Siliceous alpine and boreal grasslands	57
6170	Alpine and subalpine calcareous grasslands	57
6210	Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites)	57
6230	Species-rich Nardus grasslands, on silicious substrates in mountain areas (and submountain areas in Continental Europe)	57
6410	Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)	57
6430	Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels	57
6510	Lowland hay meadows (Alopecurus pratensis, Sanguisorba officinalis)	57
6520	Mountain hay meadows	57
7110	Active raised bogs	57
7120	Degraded raised bogs still capable of natural regeneration	57
7130	Blanket bogs (* if active bog)	57
7140	Transition mires and quaking bogs	57
7150	Depressions on peat substrates of the Rhynchosporion	57
7210	Calcareous fens with Cladium mariscus and species of the Caricion davallianae	57
7220	Petrifying springs with tufa formation (Cratoneurion)	57
7230	Alkaline fens	57
7240	Alpine pioneer formations of the Caricion bicoloris-atrofuscae	57
8110	Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani)	57
8120	Calcareous and calcshist screes of the montane to alpine levels (Thlaspietea rotundifolii)	57
8210	Calcareous rocky slopes with chasmophytic vegetation	57
8220	Siliceous rocky slopes with chasmophytic vegetation	57
8240	Limestone pavements	57
8310	Caves not open to the public	57
8330	Submerged or partially submerged sea caves	57
9120	Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrublayer (Quercion roburi-petraeae or Ilici-Fagenion)	57
9130	Asperulo-Fagetum beech forests	57
9160	Sub-Atlantic and medio-European oak or oak-hornbeam forests of the Carpinion betuli	57
9180	Tilio-Acerion forests of slopes, screes and ravines	57
9190	Old acidophilous oak woods with Quercus robur on sandy plains	57
91A0	Old sessile oak woods with Ilex and Blechnum in the British Isles	57
91C0	Caledonian forest	57
91D0	Bog woodland	57
91E0	Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)	57
91J0	Taxus baccata woods of the British Isles	57

3.1 Relative surface

CODE	DESCRIPTION	PAGE NO
A	15%-100%	58
B	2%-15%	58
C	< 2%	58

3.1 Conservation status habitat

CODE	DESCRIPTION	PAGE NO
A	Excellent conservation	59
B	Good conservation	59
C	Average or reduced conservation	59

3.1 Global grade habitat

CODE	DESCRIPTION	PAGE NO
A	Excellent value	59
B	Good value	59
C	Significant value	59

3.2 Population (abbreviated to 'Pop.' in data form)

CODE	DESCRIPTION	PAGE NO
A	15%-100%	62
B	2%-15%	62
C	< 2%	62
D	Non-significant population	62

3.2 Conservation status species (abbreviated to 'Con.' in data form)

CODE	DESCRIPTION	PAGE NO
A	Excellent conservation	63
B	Good conservation	63
C	Average or reduced conservation	63

3.2 Isolation (abbreviated to 'Iso.' in data form)

CODE	DESCRIPTION	PAGE NO
A	Population (almost) Isolated	63
B	Population not-isolated, but on margins of area of distribution	63
C	Population not-isolated within extended distribution range	63

3.2 Global Grade (abbreviated to 'Glo.' Or 'G.' in data form)

CODE	DESCRIPTION	PAGE NO
A	Excellent value	63
B	Good value	63
C	Significant value	63

3.3 Assemblages types

CODE	DESCRIPTION	PAGE NO
WATR	Non breeding waterfowl assemblage	UK specific code
SBA	Breeding seabird assemblage	UK specific code
BBA	Breeding bird assemblage (applies only to sites classified pre 2000)	UK specific code

4.1 Habitat class code

CODE	DESCRIPTION	PAGE NO
N01	Marine areas, Sea inlets	65
N02	Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins)	65
N03	Salt marshes, Salt pastures, Salt steppes	65
N04	Coastal sand dunes, Sand beaches, Machair	65
N05	Shingle, Sea cliffs, Islets	65
N06	Inland water bodies (Standing water, Running water)	65
N07	Bogs, Marshes, Water fringed vegetation, Fens	65
N08	Heath, Scrub, Maquis and Garrigue, Phygrana	65
N09	Dry grassland, Steppes	65
N10	Humid grassland, Mesophile grassland	65
N11	Alpine and sub-Alpine grassland	65
N14	Improved grassland	65
N15	Other arable land	65
N16	Broad-leaved deciduous woodland	65
N17	Coniferous woodland	65
N19	Mixed woodland	65
N21	Non-forest areas cultivated with woody plants (including Orchards, groves, Vineyards, Dehesas)	65
N22	Inland rocks, Screes, Sands, Permanent Snow and ice	65
N23	Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	65
N25	Grassland and scrub habitats (general)	65
N26	Woodland habitats (general)	65

4.3 Threats code

CODE	DESCRIPTION	PAGE NO
A01	Cultivation	65
A02	Modification of cultivation practices	65
A03	Mowing / cutting of grassland	65
A04	Grazing	65
A05	Livestock farming and animal breeding (without grazing)	65
A06	Annual and perennial non-timber crops	65
A07	Use of biocides, hormones and chemicals	65
A08	Fertilisation	65
A10	Restructuring agricultural land holding	65
A11	Agriculture activities not referred to above	65
B01	Forest planting on open ground	65
B02	Forest and Plantation management & use	65
B03	Forest exploitation without replanting or natural regrowth	65
B04	Use of biocides, hormones and chemicals (forestry)	65
B06	Grazing in forests/ woodland	65
B07	Forestry activities not referred to above	65
C01	Mining and quarrying	65
C02	Exploration and extraction of oil or gas	65
C03	Renewable abiotic energy use	65
D01	Roads, paths and railroads	65
D02	Utility and service lines	65
D03	Shipping lanes, ports, marine constructions	65
D04	Airports, flightpaths	65
D05	Improved access to site	65
E01	Urbanised areas, human habitation	65
E02	Industrial or commercial areas	65

CODE	DESCRIPTION	PAGE NO
E03	Discharges	65
E04	Structures, buildings in the landscape	65
E06	Other urbanisation, industrial and similar activities	65
F01	Marine and Freshwater Aquaculture	65
F02	Fishing and harvesting aquatic resources	65
F03	Hunting and collection of wild animals (terrestrial), including damage caused by game (excessive density), and taking/removal of terrestrial animals (including collection of insects, reptiles, amphibians, birds of prey, etc., trapping, poisoning, poaching, predator control, accidental capture (e.g. due to fishing gear), etc.)	65
F04	Taking / Removal of terrestrial plants, general	65
F05	Illegal taking/ removal of marine fauna	65
F06	Hunting, fishing or collecting activities not referred to above	65
G01	Outdoor sports and leisure activities, recreational activities	65
G02	Sport and leisure structures	65
G03	Interpretative centres	65
G04	Military use and civil unrest	65
G05	Other human intrusions and disturbances	65
H01	Pollution to surface waters (limnic & terrestrial, marine & brackish)	65
H02	Pollution to groundwater (point sources and diffuse sources)	65
H03	Marine water pollution	65
H04	Air pollution, air-borne pollutants	65
H05	Soil pollution and solid waste (excluding discharges)	65
H06	Excess energy	65
H07	Other forms of pollution	65
I01	Invasive non-native species	65
I02	Problematic native species	65
I03	Introduced genetic material, GMO	65
J01	Fire and fire suppression	65
J02	Human induced changes in hydraulic conditions	65
J03	Other ecosystem modifications	65
K01	Abiotic (slow) natural processes	65
K02	Biocenotic evolution, succession	65
K03	Interspecific faunal relations	65
K04	Interspecific floral relations	65
K05	Reduced fecundity/ genetic depression	65
L05	Collapse of terrain, landslide	65
L07	Storm, cyclone	65
L08	Inundation (natural processes)	65
L10	Other natural catastrophes	65
M01	Changes in abiotic conditions	65
M02	Changes in biotic conditions	65
U	Unknown threat or pressure	65
XO	Threats and pressures from outside the Member State	65

5.1 Designation type codes

CODE	DESCRIPTION	PAGE NO
UK00	No Protection Status	67
UK01	National Nature Reserve	67
UK02	Marine Nature Reserve	67
UK04	Site of Special Scientific Interest (UK)	67



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E-mail: cornwall@tep.uk.com

APPENDIX B: Habitat Survey Target Notes

Target Notes Report

Survey 8855-1 Phase 1 and Bat Scope

Target Note TN1

An area of fenced amenity grassland used as a "beer garden". Well mown grassland with ephemeral weed and shrub growth around the edges which are bordered by a hard standing path.

<i>Lolium perenne</i>	Perennial Ryegrass	D
<i>Taraxacum officinale</i> agg.	Dandelion	F
<i>Chamaenerion angustifolium</i>	Rosebay Willowherb	O
<i>Myosotis</i> sp.	Forget-me-not species	O
<i>Pentaglottis sempervirens</i>	Green Alkanet	O
<i>Urtica dioica</i>	Nettle	O
<i>Acer campestre</i>	Field Maple	R
<i>Cirsium vulgare</i>	Spear Thistle	R

Target Note TN2

Species poor hedgerow with a planted border that edges to the north of a hard standing path and the amenity grassland "beer garden". Scattered trees are present within the hedgerow.

<i>Ilex aquifolium</i>	Holly	D
<i>Acer pseudoplatanus</i>	Sycamore	A
<i>Fraxinus excelsior</i>	Ash	F
<i>Rubus fruticosus</i> agg.	Bramble	F
<i>Geranium robertianum</i>	Herb-Robert	O
<i>Hedera helix</i>	Ivy	O
<i>Lolium perenne</i>	Perennial Ryegrass	O
<i>Ranunculus repens</i>	Creeping Buttercup	O
<i>Rhododendron ponticum</i>	Rhododendron	O
<i>Cirsium vulgare</i>	Spear Thistle	R
<i>Galium aparine</i>	Cleavers	R
<i>Geum urbanum</i>	Wood Avens	R
<i>Pentaglottis sempervirens</i>	Green Alkanet	R

Target Note TN3

Swathe of tall ruderal growth with an area of scattered scrub. This area lies behind the external wall to the north and adjacent to B3. It backs onto the boundary of the property where a chain link fence stands.

<i>Rubus fruticosus</i> agg.	Bramble	D
<i>Urtica dioica</i>	Nettle	D
<i>Galium aparine</i>	Cleavers	A
<i>Acer pseudoplatanus</i>	Sycamore	R

Target Note TN4

An area of scattered scrub and planted border which runs parallel to the external property brick wall and to the west of the hard standing path surrounding the amenity grassland. T1 and T2, two large established trees, are situated in this area.

<i>Rubus fruticosus</i> agg.	Bramble	A
<i>Cirsium vulgare</i>	Spear Thistle	F
<i>Ilex aquifolium</i>	Holly	F

KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

<i>Acer pseudoplatanus</i>	Sycamore	O
<i>Geranium robertianum</i>	Herb-Robert	O
<i>Hyacinthoides sp.</i>	Bluebell species	O
<i>Rosa sp.</i>	Rose species	R

Target Note TN5

An area of hard standing that sits adjacent to the south of the amenity grassland. This is bordered by the external wall and a hedgerow consisting of conifer species, laurel and privet. B4 (an annex of B1) sits within this area.

Target Note TN6

The rear of B1 - where the proposed extension will be. This is a hard standing area to the south east of the amenity grassland.

Target Note TN7

Hard standing car park area to the east of the amenity grassland "beer garden". To the north sits the external boundary wall of the sit, bordered by a privet hedgerow. B2 is situated here.

Target Note TN8

An area at the front of the property. Car parking area bordered to the north by a mainly laurel hedgerow with a small area of scrub and scattered trees. T3 sits in this area.

<i>Acer pseudoplatanus</i>	Sycamore	F
<i>Hedera helix</i>	Ivy	F
<i>Taraxacum sp.</i>	Dandelion species	F
<i>Urtica dioica</i>	Nettle	F
<i>Acer campestre</i>	Field Maple	O
<i>Cotoneaster sp.</i>	Cotoneaster species	O
<i>Hyacinthoides non-scripta</i>	Bluebell	O
<i>Chamaenerion angustifolium</i>	Rosebay Willowherb	R
<i>Galium aparine</i>	Cleavers	R

Target Note TN9

Scrub area to the south of the front car park with sits adjacent to the external all and Wilmslow Road. Bordered by a species poor hedgerow comprising of mainly laurel and scencio sunshine.

<i>Acer campestre</i>	Field Maple	O
<i>Acer pseudoplatanus</i>	Sycamore	O
<i>Hyacinthoides sp.</i>	Bluebell species	O
<i>Geranium robertianum</i>	Herb-Robert	R
<i>Senecio vulgaris</i>	Groundsel	R
<i>Ulmus sp.</i>	Elm species	R

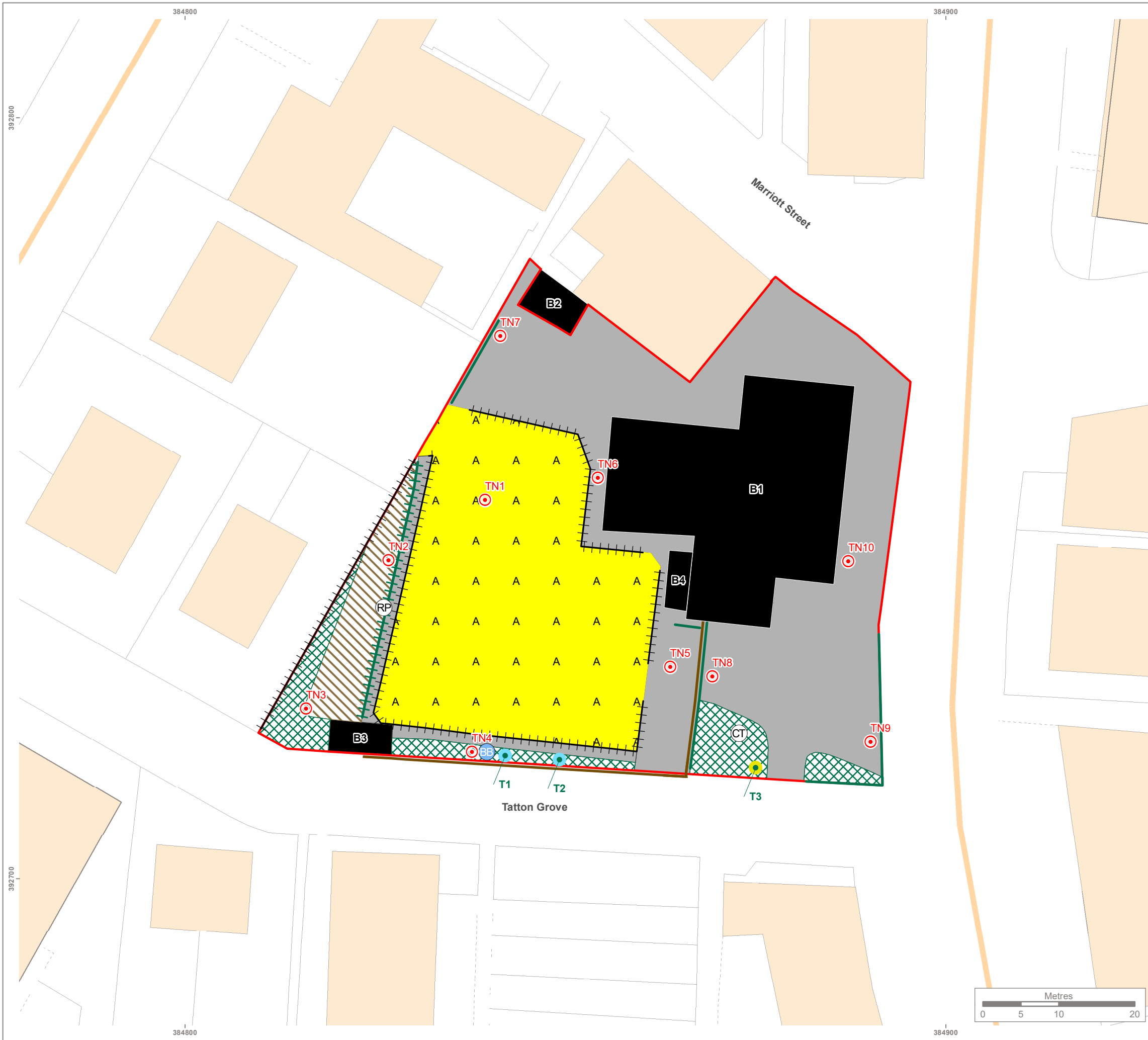
Target Note 10

Large area of patio/hard-standing to the south of B1, at the entrance to the pub. This area sits directly adjacent to the road and is used as a seating area.

KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

DRAWINGS

Phase 1 Habitat Survey G8399.007

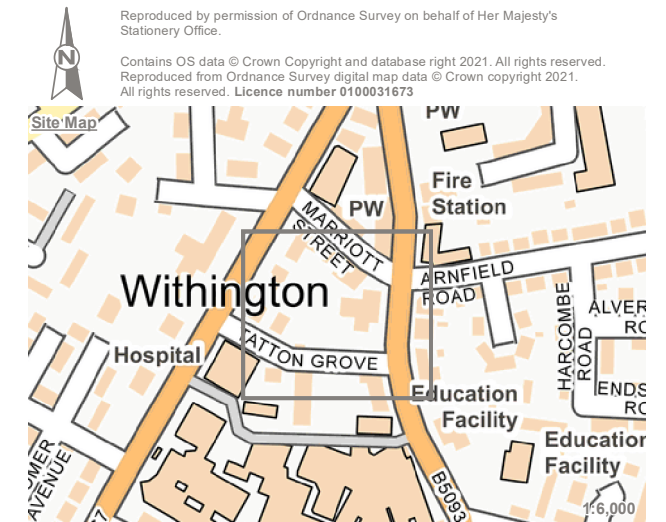


KEY

- Site boundary
- Target note
- Bluebell
- Cotoneaster
- Rhododendron ponticum
- Broad-leaved tree with negligible bat potential
- Broad-leaved tree with low bat potential
- Species-poor intact hedge
- Species-poor hedge and trees
- Fence
- Wall
- Dense/continuous scrub
- Tall ruderal
- Amenity grassland
- Building
- Hardstanding

Note:

The locations of habitats and habitat features are indicative.



Rev	Description	Drawn	Approved	Date



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Project
Red Lion, Warrington

Title
Phase 1 Habitat Survey

Drawing Number
G8855.007

Drawn	Checked	Approved	Scale	Date
SA	CW	EH	1:500 @ A3	09/06/2021



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