

Tyler Grange

Ecology Report

Ancoats Mobility Hub

25th May 2021

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Summary

S.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Manchester Life Strategic Development Company Limited. It sets out the findings of an extended Phase 1 habitat survey, preliminary roost assessment (PRA) and subsequent nocturnal bat survey of an area of land and associated buildings off Poland Street, Manchester (Ordnance Survey Grid Reference: SJ 85167 98904) hereinafter referred to as the 'site', to accompany a planning application for a Ancoats Mobility Hub', which we understand will consist of 408 car parking spaces and 150 cycle spaces along with a ground floor retail unit and a delivery hub.

S.2. The site measures approximately 0.33ha and is bounded by Poland Street to the west, the City Court Trading Estate to the south, Crown Industrial Estate to the north and Ancoats Green to the east. Rochdale Canal is located 0.2km south of the site. At the time of the survey, this site was occupied by low-rise, multi-tenanted industrial estate units and hardstanding.

S.3. The findings of the surveys were used to assess the following:

- Potential effects to statutory and non-statutory conservation designations:

  a) Rochdale Canal (SAC) is located 4.4km north east of the site; no direct impacts are expected due to distance however a CEMP should be put in place to prevent dust pollution into the canal which may lead to incidental hydrological effects to the SAC component of the canal;
  b) The CEMP implemented for Rochdale Canal (SAC) should also provide protection for Rochdale Canal: Stott's Lane – Ducie Street Basin SBI located 0.5km north east of the site and Ashton Canal (West) SBI located 0.6km south east;
  c) The site also falls within the SSSI risk zone for Rochdale Canal SSSI, Hollinwood Branch Canal and Huddersfield Narrow Canal - proposal does not trigger the need for further action for any of these sites.

- Potential effects on protected and priority species:

  a) Amphibians: There are no waterbodies present on site or within 0.5km and the surrounding areas are not considered to be suitable for amphibians. The likelihood of great crested newt presence within the site is considered to be negligible;
  b) Badger: No evidence of this species on-site during the survey and the surrounding habitat is not suitable for badger therefore the likelihood of their presence is considered negligible
  c) Bats: The buildings present on site were assessed as having the potential to support roosting bats – a further nocturnal survey confirmed the likely absence of bats;
  d) Birds: Potential for birds to nest within trees and areas of scrub across the site – all site clearance works preceded by a check for active nests by a suitably qualified ecologist. Habitat loss to be compensated for through the provision of new nest box features and sensitive landscaping scheme (to be secured via a planning condition);
  e) Reptiles: There are no suitable habitats present on site or within the adjacent habitats. The likelihood of reptile presence within the site is considered negligible; and
  f) Water vole and otter: No evidence of these species on-site during survey, Rochdale Canal is located 0.2km to the south of the site however, there is no suitable habitat present that will enable a dispersal corridor to the site – the likelihood of these species being present on site is considered negligible.

S.4. At present, the site has very limited ecological value or importance. The development proposals would not result in any net loss in biodiversity however there is opportunity to enhance the site by aiming to implement tree planting and green walls in the landscape proposal.

S.5. No further surveys are recommended to accompany the planning application. Subject to the implementation of appropriate mitigation and compensation, it is expected that the development proposals within the site would be in conformance with Local and National Planning Policy in relation to protected/notable species, habitats and sites.

Section 1: Introduction

1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Manchester Life Strategic Development Company Limited. It sets out the findings of an extended Phase 1 survey, preliminary roost assessment (PRA) and subsequent nocturnal bat survey of an area of land and associated buildings on Poland Street, Manchester (Ordnance Survey Grid Reference: SJ 85167 98904) hereinafter referred to as the 'site', to accompany a planning application for Ancoats Mobility Hub, which we understand will consist of 408 car parking spaces and 150 cycle spaces along with a ground floor retail unit and a delivery hub.

1.2. This report has been completed to accompany a full planning application for Ancoats Mobility Hub. Demolition of the existing buildings on site are included as part of development proposals.

1.3. This report:

- Uses available background data, results of field surveys, including a detailed nocturnal bat survey, and consultation, to describe and evaluate the ecological features present within the likely 'zone of influence' (ZoI)[1] of the proposed development;
- Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's development;
- Where appropriate, makes recommendations for mitigation of adverse effects and ecological enhancement, to ensure conformity with policy and legislation listed in **Appendix 1**; and
- Identifies whether any further work is required to inform the planning application or construction phase of the proposed works.

1.4. This assessment and the terminology used are consistent with the 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2019).

[1] Defined as the area over which ecological features may be subject to significant effects as a result of activities associated with a project and associated activities (CIEEM 2018).

Section 2: Methodology

Scope of Works

2.1 The following surveys were undertaken at the site following standard methodologies set out in JNCC (2010) and bat surveys following standard methodologies set out in the Bat Mitigation Guidelines (Mitchell-Jones, 2004), the Bat Workers Manual (Mitchell-Jones and McLeish, 2004) and Bat Surveys - Good Practice Guidelines (Collins, 2016) and comprised:

- Desk Study – acquiring records of European Protected Sites within 10km of the site and Nationally Protected Sites within 2km of the site. Records of protected/notable species licence applications within 2km of the site were also collated.
- Extended Phase 1 habitat survey - classifying the site into habitat types to assess their importance and potential presence of protected species;
- Building Preliminary Roost Assessment (PRA) – external building inspection survey to assess potential of the buildings on site to support roosting bats; and
- Detailed Roost Surveys – dusk emergence survey conducted on all buildings to assess the presence or likely absence of roosting bats.

Desk Study

2.2 The aim of the desk study was to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.

2.3 The data search was undertaken for a 10km radius around the site for European statutory sites, a 2km radius for national statutory and non-statutory sites and a 2km radius for protected and priority[2] species records.

2.4 The following organisations and individuals have been contacted and, where relevant, the information provided has been incorporated with acknowledgement within this report:

- Greater Manchester Local Record Centre (GMLRC)[3] for records of protected/notable species (buffer of 1km and 2km for bats) and Local Wildlife Sites (buffer of 2km) within the area;
- The Multi-Agency Geographic Information for the Countryside website (MAGIC)[4] was accessed for information on the location of statutory designated nature conservation sites within a 10km radius of the site and for water features within 0.5km of the site;

[2] UK priority species and habitats are those subject to conservation action and referred to as Species of Principal Importance (SoPI) or Habitats of Principal Importance (HoPI). They are listed in Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act states that local planning authorities must have regard for the conservation of both SoPI and HoPI.
[3] https://www.gmwildlife.org.uk/
[4] www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

- Greater Manchester Council website[5] was consulted for details of relevant local planning policies and supplementary planning guidance;

- UK Biodiversity Action Plan (UK BAP)[6] and Greater Manchester BAP (LBAP)[7] for priority habitats and species subject to conservation action, to assist with the evaluation of ecological features and to inform site enhancement strategies.

Extended Phase I Habitat Survey

2.5 An 'extended' Phase I habitat survey was undertaken on 14th August 2020 by Leanne Deighton, a Qualifying member of CIEEM and an experienced ecologist. The technique was based upon Phase I survey methodology (JNCC, 2010).

2.6 The weather conditions for the survey were dry, with minimal cloud cover, a gentle breeze (BFS 3), and a temperature of 20°C.

2.7 Using the above method, the site was classified into areas of similar botanical community types with a representative sample of those species present at the time of the survey being described.

2.8 Additionally, incidental records of fauna were also made during the survey and the habitats identified were evaluated for their potential to support legally protected and priority species.

Preliminary Roost Assessment (PRA)

2.9 A Preliminary Roost Assessment (PRA) was undertaken on 14th August 2020 by Leanne Deighton, an experienced field ecologist and qualifying member of CIEEM. The buildings, containers and boundary wall on site see **Plan 13399/P01a**, were subject to an external inspection to search for evidence of roosting bats, assess the likelihood of use of the building by roosting bats and inform the need for further surveys and / or mitigation.

2.10 The buildings, containers and wall were carefully examined, and a visual inspection undertaken of structures such as brickwork, fascia boards, metal sheeting, roller doors and soffit boxes for evidence of bats such as droppings and staining from fur-oil or urine, or roosting features that had the potential to be used by bats. The inspection was aided by binoculars where necessary.

2.11 The potential of all four buildings/containers to support roosting bats was categorised in accordance with criteria shown in **Table 2.1**.

2.12 All trees on site were not considered of an adequate size to support roosting bats and no features such as knot holes, lifted bark or callus rolls were observed.

[5] https://www.manchester.gov.uk/
[6] http://jncc.defra.gov.uk/page-5155
[7] https://www.gmwildlife.org.uk/projects/gm_bap/

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time.

Table 2.1: Roost assessment criteria - adapted from Collins, 2016.

Detailed Roost Surveys

2.13 The PRA of the four buildings on site and a section of the northern boundary wall identified potential roost features (PRF's) to be present and assessed the buildings and wall as providing 'low' potential to support roosting bats. In accordance with BCT guidelines, this triggers a requirement for at least one nocturnal roost survey to establish the presence or likely absence of roosting bats further.

2.14 In line with this guidance, one dusk emergence survey was undertaken in August 2020, the details of which are available in **Table 2.2**. Survey effort was informed by best practice guidelines (Collins, 2016).

Survey	Date	Weather Conditions		Start Time	Sunset Time	End Time
		Start	End			
Emergence	24/08/2020	Temp 16°c, Beaufort Scale 1, cloud 2/8 (oktas), light rain.	Temp 15°c, Beaufort Scale 1, cloud 1/8 (oktas), light rain.	19:56	20:11	21:46

Table 2.2: Dusk Emergence Survey Details

2.15 Four appropriately experienced surveyors were positioned within the site to ensure all suitable features across the four buildings and the section of wall were sufficiently covered– see **Plan 13399/P03a** for surveyor locations. Surveyors used a combination of visual observation and echolocation detection to identify any bats emerging from the building and wall, assisted by two-way radios in order to correlate bat movements between surveyors. Survey equipment used was Echometer Touch detectors which recorded in both heterodyne and/or frequency division formats.

Survey Limitations

2.16 Bat calls cannot always be identified to species level, either due to distant contacts or the similarity between some types of bats. Where this occurs, it is recorded as 'unidentified bat species' (unid) or will show which bat species it is likely to be based on the characteristics of the call (e.g. *Pipistrelle sp*. / *Myotis sp*.). The echolocation calls of species such as brown long-eared bats are of low amplitude and may not always be picked up on bat detectors.

2.17 Bats use a variety of roosts, ranging from maternity, mating or swarming and hibernation roosts, containing many individuals, to mating or night-time feeding roosts containing few individuals or single animals. Bats also tend to be nomadic (although are faithful to certain favoured roosting sites), spending variable lengths of time in a variety of roosts. As a result, even with the considerable survey effort it is possible that small transient roosts of bats may have been missed, although these tend to be less important to bats and so this should not affect the evaluation and recommendations made.

2.18 Internal inspection of the buildings present on site was not possible due to current government restrictions relating to COVID-19 at the time of survey. However, from the external inspection the roofs were seen to be a flat and without a roof void for roosting bats that could be inspected so this is not expected to have altered the assessments or conclusions made in this report.

2.19 There was some rain during the survey, however due to there being bat activity recorded during the survey, there is sufficient confidence in the data obtained.

2.20 This report is partly based on 3rd party data held by the ecological record centre and MAGIC and Tyler Grange Group Ltd. cannot vouch for the accuracy of this data.

Evaluation

2.21 The habitats and species in this ecological appraisal were evaluated using published guidance produced by CIEEM[8]. The level of value of specific ecological receptors is assigned using a geographic frame of reference, i.e. international value being most important, then national, regional, county, local and lastly, within the context of the site itself.

2.22 Value judgements are based on various characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations (such as Sites of Special Scientific Interest (SSSIs)), or for undesignated features, the size, conservation status (locally, nationally or internationally) and the quality of the ecological resource. In terms of the latter, 'quality' can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats), or species populations or assemblages.

Impact Assessment

2.23 Impacts can be direct or indirect, permanent or temporary, negative or positive. Impacts may include habitat loss, habitat degradation, fragmentation and isolation of habitats, mortality and disturbance to species.

2.24 The significance of an adverse or beneficial impact is the product of the magnitude of the impact and the value or sensitivity of the ecological receptors affected. Current guidance on ecological impact assessment[9] provides a complex framework for the consideration of impacts to ecological receptors and the reader is referred to the actual guidance for full details. The importance of ecological receptors is given a geographical reference and any impacts are assessed accordingly. Where appropriate, details of proposed mitigation measures are considered when determining residual impacts to ecological features.

[8] CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester

Quality Assurance

2.25 All ecologists at Tyler Grange are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership and act under the direction of members, and abide by the Institute's code of conduct.

Section 3: Ecological Features and Evaluation

Context

3.1 The site measures approximately 0.33ha and is bounded by Poland Street to the west, the City Court Trading Estate to the south, Crown Industrial Estate to the north and Ancoats Green to the east. Rochdale Canal is located 0.2km south of the site. At the time of the survey, this site was occupied by low-rise, multi-tenanted industrial estate units and hardstanding..

Protected Sites

3.2 Part of Rochdale Canal is a Special Area of Conservation (SAC), a European Statutory Site and is located 4.4km north east of the site. The canal is designated for supporting a significant population of water-plantain *Luronium natans*[10]. This site is considered to be of **international ecological importance**.

3.3 Clayton Vale is a Local Nature Reserve (LNR), a Statutory Site of **local ecological importance** and is located 2.2km east of the site. This Vale was reclaimed from landfill in the early 1980's and forms a valley with the River Medlock[11]. No other statutory sites are noted within the search area

3.4 The site falls within a SSSI Impact Risk Zone (IRZ) for Rochdale Canal SSSI, Hollinwood Branch Canal and Huddersfield Narrow Canal. However, the development proposed (residential) is not listed as a type which could require further consultation with Natural England for any of these SSSI's.

3.5 There are two Sites of Biological importance within 2km of the site. Rochdale Canal: Stott's Lane – Ducie Street Basin SBI is located 0.5km north east of the site- this canal supports regionally important habitat species. Ashton Canal (West) SBI is located 0.6km south east of the site and is important for its composition of submerged aquatic flora[12].

Habitats and Flora

Buildings

3.6 Four buildings were present on site; a detailed description of all buildings is provided within the bat inspection section. This habitat was considered to be of **negligible ecological importance,** but it is noted that the buildings may have value for roosting bats. See **Photograph 1** below.

[10] https://sac.jncc.gov.uk/site/UK0030266
[11] https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1421549&SiteName=vale&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=
[12] http://www.wildaboutmanchester.info/www/index.php/sites-of-biological-importance



Photograph 1 – One of the buildings located within the site

Dense Scrub

3.7 Two small areas of mixed dense scrub were present at either side of the entrance gates. Species present included young rowan *Sorbus aucuparia*, bramble *Rubus fruticosus agg,* young maple *Acer sp.* and firethorn *Pyracantha coccinea*. This habitat was considered to be of **site ecological importance.** See **Photograph 2** below.



Photograph 2 – Dense scattered scrub at the entrance gates

Hardstanding

3.8 Hardstanding was present throughout the site as the dominant habitat and was in use as a car parking area for the commercial units. This habitat was considered to be of **negligible ecological importance**. See **Photograph 3** below.



Photograph 3 – One area of hardstanding within the site.

Scattered Trees

3.9 Scattered trees were present within the thin amenity grassland sections on the western boundary of the site. All trees appeared to have been planted as part of previous landscaping, and species comprised ash *Fraxinus excelsior sp.*, maple, rowan, and hawthorn *Crataegus monogyna*. See **Photograph 4** below. This habitat type was considered to be of **site ecological importance** and also has value to protected and notable species.



Photograph 4 –Trees present on the western boundary of the site.

Wall

3.10 A brick wall approximately 1-2 metres in height (variable height along boundary) was located on the northern boundary of the site as well as a small section the eastern boundary. This habitat was considered to be of **negligible ecological importance,** however there were some features that may be suitable for roosting bats**.** See **Photograph 5 below.**



Photograph 5– Brick wall on the western boundary of the site

Habitats Adjacent to the Site

3.11 The surrounding habitat is primarily urbanised however Ancoats Green is adjacent on the eastern boundary. This site is amenity grassland with scattered trees and does not have any designations.

Fauna

3.12 The faunal species or groups that have been considered in this appraisal are summarised below.

3.13 For ease of reference, descriptions of the fauna have been described alphabetically.

Amphibians

3.14 No ponds were recorded on-site, and no ponds were recorded (using online resource Magic) within 0.5km of the site.

3.15 Greater Manchester Ecological Unit (GMEU) did not return any records of amphibians within 1km of the site.

3.16 No suitable habitats for breeding amphibians were recorded on site and there are no suitable habitats in the wider landscape. The likelihood of the presence of amphibians on site is, therefore, considered to be negligible and this species group is not considered further in this report.

Badgers

3.17 GMEU returned four results of badger setts within 1km of the site with a further eight recordings of badger signs within 1km, however their locations are confidential.

3.18 No evidence of this species was recorded within the site during the Phase 1 survey, and no habitat present was considered suitable to provide suitable habitat for sett excavation. Ancoats Green located to the north east of the site may offer some suitable habitat, however it is heavily urbanised and the presence of main roads surrounding the site is considered a dispersal barrier.

3.19 The presence of badger within the site is, therefore, considered to be negligible and this species is not considered further in this report.

Bats

3.20 The European protected species licence search using the MAGIC website returned results of 17 licence applications for bats within 2km of the site, showing that roosting bats are present in this highly urban location.

3.21 The table below, **Table 3.1**, below shows the information of the licence information.

Case reference of licence	Species to which the licence relates	Start and end date	Notes or description of licence
2014-4219-EPS-MIT	Common pipistrelle	27/10/2014 – 31/10/2020	Allows destruction of a resting place
2014-3531-EPS-MIT	Common pipistrelle	01/10/2014 – 30/09/2019	Allows destruction of a resting place
2014-3531-EPS-MIT-1	Common pipistrelle	06/01/2015 – 30/06/2020	Allows destruction of a resting place
2014-4400-EPS-MIT	Common pipistrelle	23/12/2014 – 30/04/2015	Allows damage of a resting place
2014-4400-EPS-MIT-1	Common pipistrelle	25/03/2015 – 30/04/2015	Allows damage of a resting place

2014-490-EPS-MIT	Common pipistrelle, Soprano pipistrelle	23/04/2014 – 30/06/2017	Allows destruction of a resting place
2014-6380-EPS-MIT	Common pipistrelle	18/02/2015 – 16/02/2020	Allows destruction of a resting place
2014-6380-EPS-MIT-1	Common pipistrelle	01/12/2015 – 16/02/2020	Allows destruction of a resting place
EPSM2012-5061	Brown Long Eared	10/12/2012 – 31/08/2015	Allows destruction of a breeding site and destruction of a resting place
2016-24504-EPS-MIT	Common pipistrelle	15/07/2016 – 01/01/2018	Allows destruction of a resting place
EPSM2012-4767	Common pipistrelle	28/08/2012 – 30/08/2013	Allows destruction of a resting place
EPSM2013-5644	Common pipistrelle	04/07/2013 – 01/03/2015	Allows destruction of a resting place
EPSM2010-1888	Common pipistrelle, Soprano pipistrelle	25/10/2010 – 29/02/2012	Allows destruction of a resting place
2014-3531-EPS-MIT-2	Common pipistrelle	01/12/2016 - 01/12/2016	Allows destruction of a resting place
2016-24504-EPS-MIT-1	Common pipistrelle	21/11/2016 - 21/11/2016	Allows destruction of a resting place
2014-6380-EPS-MIT-2	Common pipistrelle	15/08/2017 – 30/06/2023	Allows destruction of a resting place
2017-31569-EPS-MIT	Common pipistrelle	26/10/2017 – 31/10/2019	Allows destruction of a resting place

Table 3.1: European protected species licence applications for bats within 2km of the site.

3.22 The roost within closest proximity to the site was 2014-3531-EPS-MIT, 0.2km south of the site. None of these roosts would be affected as a result of the proposed works.

3.23 GMEU returned 28 records of bat roosts within 2km of the site in the last 20 years. Species recorded were common pipistrelle, soprano pipistrelle, myotis species and unidentified pipistrelle species. Of these records, that closest to the site was of an incidental day roost of common pipistrelle in 2008 located 0.19km south west of the site. GMEU also returned 83 records of other bat signs within 2km, species included common pipistrelle *Pipistrellus pipistrellus*, brown long-eared bat *Plecotus auritus*, soprano pipistrelle *Pipistrellus pygmaeus*, Daubenton's bat *Myotis daubentonii* and unidentified pipistrelle species *Pipistrellus sp.* and unidentified bat species. The closest record being of a commuting common pipistrelle 0.09km south west of the site.

Preliminary Roost Assessment

3.24 **Table 3.2** below provides the results of the preliminary roost assessment of the buildings, containers and wall completed in August 2020.

Photograph	Description
 	**Building 1** Two storey brick-built building with metal cladding on the upper storey. Roller doors were present on all doors and windows. Gaps between brickwork and metal cladding were present all around the building along with gaps under the fascia board and under metal window frames. The roller door present on the eastern aspect of the building appeared to open up into the interior of the building. Holes in the brickwork on the western aspect of the building and gaps around utility drains were present. This building was observed to have some features suitable for individuals or smaller numbers of bats and is therefore classified as having **low bat roost potential** also taking into account its use and high urbanisation of surroundings.





Building 2

Single storey brick-built building with metal cladding on the upper half. Roller doors were present on all doors and windows.

Gaps between brickwork and metal cladding were present all around the building along with gaps where the fascia board and cladding join.

Gaps underneath sections of lifted metal framing roller doors along with sections of lifted metal cladding and in wooden window frame.

This building was observed to have numerous features suitable for individuals or smaller numbers of bats and is therefore classified as having **low bat roost potential** also taking into account its use and high urbanisation of surroundings.





Building 3

Single storey brick-built building with corrugated metal cladding on the upper half of the building. Roller doors were present on all doors and windows.

This building was observed to have the same features as building 2 with gaps between cladding and bricks/fascia along with gaps under lifted cladding and roller doors.

Half of the southern aspect of this building was completely brick with no metal cladding. This section has numerous gaps in mortar within the brickwork.

This building was observed to have several features suitable for individuals or smaller numbers of bats and is therefore classified as having **low bat roost potential** also taking into account its use and high urbanisation of surroundings.

 	**Building 4** Two storey brick-built building with metal cladding on the upper storey. Roller door were present on all doors and windows. Gaps around roller doors and where brick meets metal cladding. A large hole (possibly for utility access) was present on the northern aspect of the building. Gaps under wooden panels around doors also present. This building was observed to have numerous features suitable for individual or smaller numbers of bats and is therefore classified as having **low bat roost potential** also taking into account its use and high urbanisation of surroundings.
	**Containers** Three metal containers were present on site. No features on any of the containers and they are not considered suitable for roosting bats due to the materials used. Metal sheeting will not provide stable temperatures needed to suit bats and are therefore classified as having **negligible bat roost potential.**

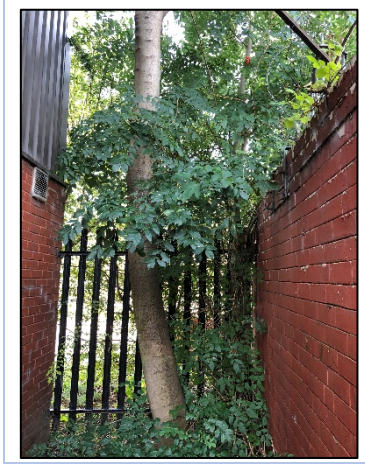
 	**Wall** Brick wall with varying height along its length. Varying from approximately 1-2m in height. Located along the northern boundary and most northern section of the western boundary. Some missing mortar and missing/slipped bricks, which have opened up larger gaps. This wall was observed to have a small number of features suitable for roosting bats. The majority of the wall on the northern boundary and all of that on the western boundary is considered to be inaccessible for bats due to the closeness of building 2. However, a small section located between buildings 1 and 2 is more accessible and is therefore classified as having **low potential for roosting bats.**

Table 3.2: Results of Preliminary Roost Assessment for Bats

3.25 One hawthorn tree present in front of the western aspect of building 4 had a split in the branch at around 7.5m however, light could be seen through the split and was therefore not considered to be suitable for roosting bats. All other trees present on site were observed to have no features suitable for roosting bats and are therefore classified as having **negligible bat roost potential**.

3.26 The site was considered to be of very low value to foraging/commuting bats given its urban nature. Rochdale canal located to the south of the site may provide suitable foraging/commuting landscape which may result in some incidental dispersal activity within the site.

3.27 The PRA concluded that the buildings and small section of wall present on site have capacity to support low numbers of roosting bats and was considered to be of **low bat roost potential,** thus triggering the need for a single nocturnal emergence or re-entry survey – the results of which are described below.

3.28 The surrounding habitats offer minimal foraging and commuting opportunities and therefore the site was not anticipated to be utilised regularly except for occasional foraging/commuting use.

3.29 **Table 3.3** below summarises the results of the preliminary roost assessment for bats of the building and wall within the site and potential impacts.

Reference	Bat Roost Potential	Potential impacts to roosting bats
All Buildings	Low	• Disturbance of roosting bats • Destruction/damage of a roost • Injury/killing of bats
Section of wall between Buildings 1 & 2	Low	• Disturbance of roosting bats • Destruction/damage of a roost • Injury/killing of bats

Table 3.3: Summary of Preliminary Roost Assessment

Emergence Survey

3.30 During the nocturnal emergence survey undertaken on the 24th August 2020, incidental recordings of common pipistrelle *Pipistrellus pipistrellus* were recorded, along with one recording of soprano pipistrelle *Pipistrellus pygmaeus*. The first individual was recorded at 20:30, 29 minutes after sunset, by the surveyor located at position 3 (see **Plan 13399/P03a**) and the final recording was made at 21:44. The soprano pipistrelle was recorded by the surveyor at position 3 but was not seen. Common pipistrelles were seen flying along the tree line on the north east boundary of the site, along the northern aspect of Building 2 and two bats were seen flying from Poland Street north east into the site.

3.31 No bat emergences were seen from any of the buildings or sections of wall subject to survey. The surveyor locations were tailored to where potential roosting features were present, some elevations of the buildings were not observed due to being blocked by walls/buildings. However, it is likely that these elevations would not be suitable for roosting bats due to the inaccessibility. It is therefore concluded that roosting bats are likely absent from the buildings present on site.

Birds

3.32 GMEU returned records of the following Schedule 1 species (protected from disturbance on or near an active nest) 1km of the site: peregrine *Falco peregrinus*, black redstart *Phoenicurus ochruros*, little ringed plover *Charadrius dubius* and kingfisher *Latin alcedo*. Records of the following Schedule 41 (Wildlife and Countryside Act 1981) species were also returned: bullfinch *Pyrrhula pyrrhula*, dunnock *Prunella modularis*, house sparrow *Passer domesticus*, lapwing *Vanellus sp.* and yellow wagtail *Motacilla flava*. None of these records were on or directly adjacent to site.

3.33 The trees present on site provide suitable habitat for common and widespread nesting birds. No suitable habitat for ground nesting birds was recorded on site and no habitat with the potential to support any Schedule 1 species of bird was recorded either within or adjacent to the site.

Reptiles

3.34 GMEU did not return any records of reptiles within 1km of the site.

3.35 There were no habitats present on site that are suitable to support reptiles. There were no adjacent favourable habitats present that may result in the site being used as a dispersal corridor. Ancoats Green located to the north east of the site comprises amenity grassland and trees which is not considered to be favourable habitat for reptiles. These species are therefore no longer considered in this report and are considered likely absent from the site.

Water Vole and Otter

3.36 GMEU did not return any records of water vole or otter within 1km of the site.

3.37 There were no habitats present on site that are suitable to support water vole and otter. Rochdale canal is located 0.2km south of the site, however, due to the heavily urbanised surroundings it is very unlikely either of these species will use the site as a dispersal corridor. These species are therefore no longer considered in this report and are considered likely absent from the site.

Section 4: Considerations in Respect of Proposed Development

Proposed Development

4.1. The proposed development would require the loss of the areas of amenity grassland, dense scrub, scattered trees along with the demolition of all four buildings and three container units. The proposed layout of the site and indicative masterplan are provided in **Appendix 1** of this report.

4.2. The potential consequences with respect to development of the site are set out below, with reference to relevant legislation and planning policy, which is summarised in **Appendix 2**.

Protected Sites

4.3. Rochdale Canal is located 0.2km south of the site however the section of the canal that is designated as a Special Area of Conservation (SAC) is located 4.4km north east of the development site and is therefore considered to be sufficient distance away to not be directly impacted. However, as the undesignated area of the canal is within close proximity a CEMP should be put in place to prevent dust pollution into the canal which may lead to incidental hydrological effects to the SAC component of the canal.

4.4. Although the site falls within the SSSI Impact Risk Zone for Rochdale Canal, Hollinwood Branch Canal and Huddersfield Narrow Canal the development is not listed as a type that triggers the need for consultation with Natural England for any of the three SSSI's.

Habitats and Flora

4.5. The small sections of scrub, amenity grassland and the scattered trees would be lost to accommodate the proposed works. Given their very small area and highly urbanised nature of the surrounding landscape, their value to fauna and as a receptor in their own right is exceptionally limited. None of the habitats require specific mitigation or compensation but it is recommended that other supplementary features are included in the proposed scheme to enhance the site for nesting birds and roosting bats (nest and roost boxes).

Fauna

Bats

4.6. The nocturnal surveys did not record any roosting bats within the four buildings or section of wall present on site (all four assessed as providing 'low' bat roost potential) and the likely absence of roosting bats is therefore confirmed. Therefore, demolition of the building and any alterations made to the wall will not breach current legislation and/or local planning policy with regards to the protection of bats.

4.7. Although no emergences were recorded, there was presence of some common and widespread bats during the survey. It is therefore recommended that sensitive lighting is utilised during the construction phase and implemented into the development for the operational phase of the proposed works to insure light sensitive bats are not impacted during either of these phases. This requirement is to be secured via a planning condition.

4.8. The proposals also provide an opportunity to enhance the site for roosting bats. Recommendations to this regard are made in **Section 5** of this report.

Birds

4.9. The proposals would require the loss of some small areas of habitat of value to nesting and foraging birds through the loss of scattered tress. This loss could be compensated for through the provision of a suitable landscaping scheme to incorporate favourable habitat for nesting birds and provision of bird nest boxes. This compensation is to be secured via a planning condition.

4.10. The proposals will also need to consider the presence of nesting birds during the clearance of trees. Works should be timetabled for the winter period to avoid the 'core' nesting bird season (i.e. March to August inclusive). If works are necessary between March and August, it is recommended that all vegetation clearance or site activity is preceded by a check for active nests by a suitably experienced ecologist. If an active nest is found, works will need to cease in that area and a 'no-work' buffer implemented around the nest until all chicks have fledged and it is considered 'inactive' by a suitably experienced ecologist. The size of buffer will need to be commensurate with the species concerned and stage of nesting.

Section 5: Conclusions and Recommendations

5.1. In line with National and Local Planning Policy, every development should seek to provide enhancements for biodiversity wherever possible. To this end, it is recommended that the following features are included in the scheme design for the site with the locations being agreed on site by a suitably qualified ecologist to ensure there is no impacts from insensitive lighting and their requirement to be secured via a planning condition:

- Introduction of bat boxes of appropriate specifications on suitable buildings/retained trees within site;
- Introduction of bird boxes within site.

5.2. Surveys conducted in optimal season by a sufficient number of experienced surveyors have confirmed the likely absence of bat roosts within the buildings on site and the northern boundary wall and therefore the proposed development is not expected to have any adverse impacts on roosting bats.

5.3. Any tree or vegetation clearance should be timetabled outside of the bird breeding season (generally accepted to be March – August inclusive) to avoid conflicts with active bird nests. Where this is not possible, all tree/building/vegetation clearance should be preceded by a check for active bird nests by a suitably experienced ecologist.

5.4. The proposals would be in conformity with both local and national planning policy with relation to biodiversity as they have concluded the likely absence of protected species with site and sought to provide enhancements for biodiversity through the introduction of a sensitive landscaping scheme and enhancement features for birds, bats and invertebrates.

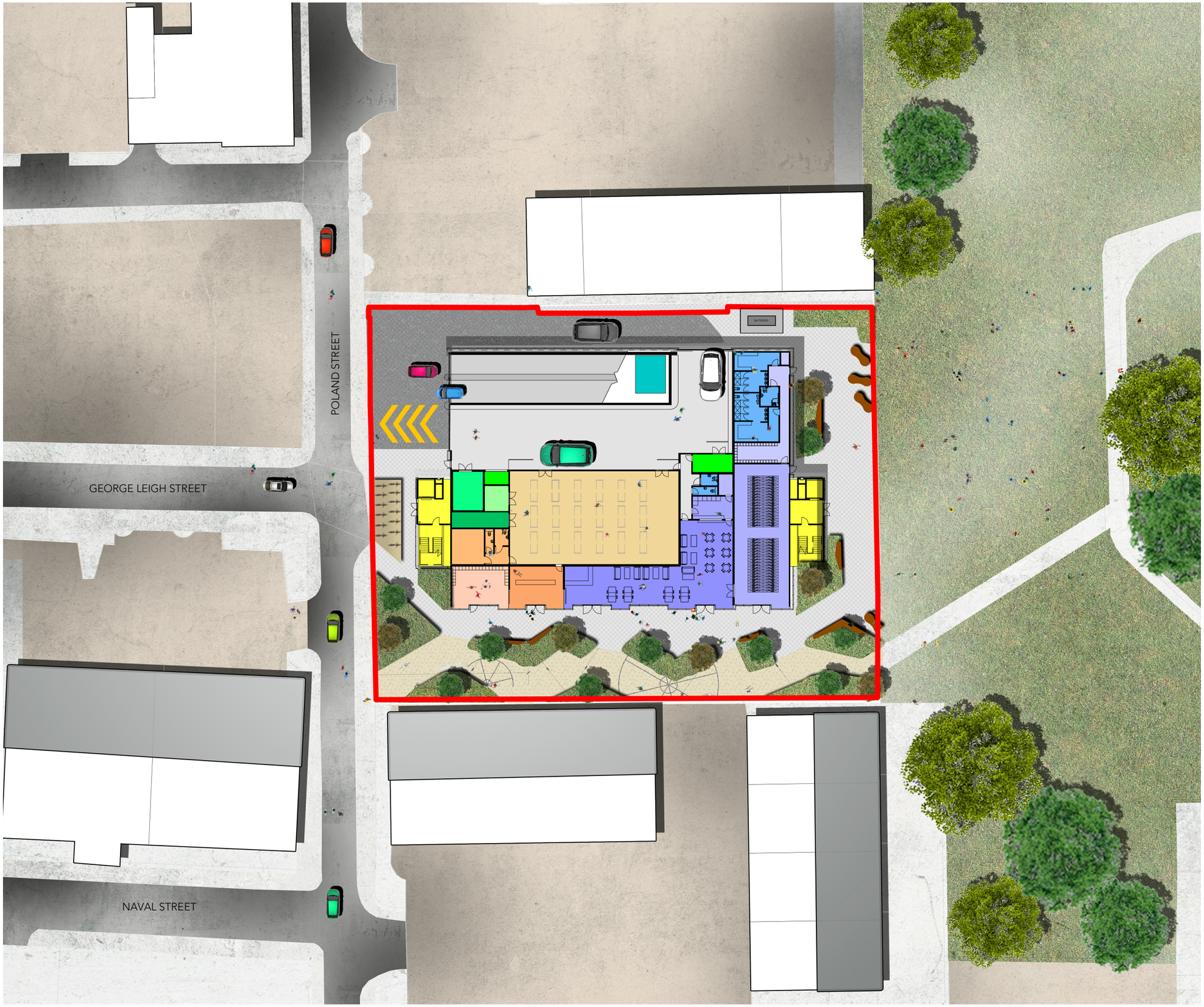
References

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

Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

Mitchell-Jones, A.J. and McLeish, A.P. (2004). Bat Workers' Manual. 3rd Edition. JNCC, Peterborough.

Appendix 1: Proposed Site Layout



Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

Rev	Date	Intls	Details
P4	11/03/21	AMP	Stage 3 Issue
P3	26/02/21	MW G	Stage 3 Issue
P2	23/02/21	MW G	External Battery area added
P1	18/01/21	MW G	First Issue

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Project Title	Ancoats Hub
Client	Manchester Life
Location	Poland Street Manchester
Drawing Title	Site GA Plan

Date	11/03/2021 21:39:32	**Scale**	1 : 500
Checked	Checker	**Orig Paper Size**	A3
Job No:	**9032**	**Status**	**STAGE 3**

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

9032-BA-XX-00-DR-A- (04)010- P4

Appendix 2: Legislation and Planning Policy

Appendix 2: Legislation and Planning Policy

A2.1 This section summarises the legislation and national, regional and local planning policies, as well as other reference documents, relevant to the baseline ecology results.

Legislative Context

A2.2 Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:

- The Wildlife and Countryside Act (WCA) 1981 (as amended);
- The Conservation of Habitats and Species Regulations 2018;
- The Countryside and Rights of Way (CRoW) Act 2000;
- The Hedgerows Regulations 1997;
- The Protection of Badgers Act 1992; and
- The Natural Environment and Rural Communities Act (NERC) 2006.

A2.3 The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2018.

A2.4 In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.

A2.5 The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Species and Habitats of Principal Importance and the UK Biodiversity Action Plan

A2.6 The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.

A2.7 Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

National Planning Policy

National Planning Policy Framework (NPPF), February 2019

A2.8 The National Planning Policy Framework (NPPF) was published in February 2019 and sets out the Government's planning policies for England and how these should be applied. It replaces the first National Planning Policy Framework published in March 2012.

A2.9 Paragraph 11 states that:

"Plans and decisions should apply a presumption in favour of sustainable development."

A2.10 Section 15 of the NPPF (paragraphs 170 to 177) considers the conservation and enhancement of the natural environment.

A2.11 Paragraph 170 states that planning and decisions should contribute to and enhance the natural and local environment by:

a) *"protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and*

c) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"*

A2.12 Paragraph 171 states that plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

A2.13 Paragraph 174 states that in order to protect and enhance biodiversity and geodiversity, plans should:

a) *"Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*

b) *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."*

A2.14 When determining planning applications, Paragraph 175 states that local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

a) *"if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

b) 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;

c) 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 reasons58 and a suitable compensation strategy exists; and

d) 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."

A2.15 As stated in paragraph 176, 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."

A2.16 Paragraph 177 states that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

Office of the Deputy Prime Minister (ODPM) Circular 06/2005: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System

A2.17 ODPM Circular 06/05 was prepared to accompany PPS9, however continues to be valid, and material in the consideration of planning applications since PPS9's replacement by the NPPF.

A2.18 ODPM Circular 06/05 provides guidance on applying legislation in relation to nature conservation and planning in England. Part I considers the legal protection and conservation of internationally designated sites (namely candidate Special Areas of Conservation (cSACs), SACs, potential Special Protection Areas (pSPAs), SPAs and Ramsar sites) and Part II considers the legal protection and conservation of nationally designated sites, namely Sites of Special Scientific Interest (SSSIs).

A2.19 Part III considers the protection of habitats and species outside of designated areas (particularly UK Biodiversity Action Plan species and habitats, which it states are capable of being a material consideration in the preparation of local development documents and the making of planning decisions.

A2.20 Part IV considers species protected by law and states that the presence of a protected species is a material consideration in the consideration of a development proposal that, if carried out, would be likely to result in harm to the species or its habitat and that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

Local Planning Policy – Manchester City Council Core Strategy

A2.21 Local Policy EN 15 'Biodiversity and Geological Conservation' states:

'The council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- *Sites with international or national designations for their biodiversity value and other sites of biodiversity value (SBIs, LNRs);*
- *Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);*
- *Sites that are recognised for their geological importance;*
- *The council's objective to protect and conserve the City's existing trees and woodlands and aim for a net increase in trees across the City*

Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable habitat areas where appropriate, with reference to the Manchester Biodiversity Strategy and the Green Infrastructure Framework for Manchester'

Biodiversity Action Plans

A2.22 The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.

A2.23 Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Local Biodiversity Action Plan[13]

A2.24 The Greater Manchester Biodiversity Action Plan lists the following species relevant to the site:

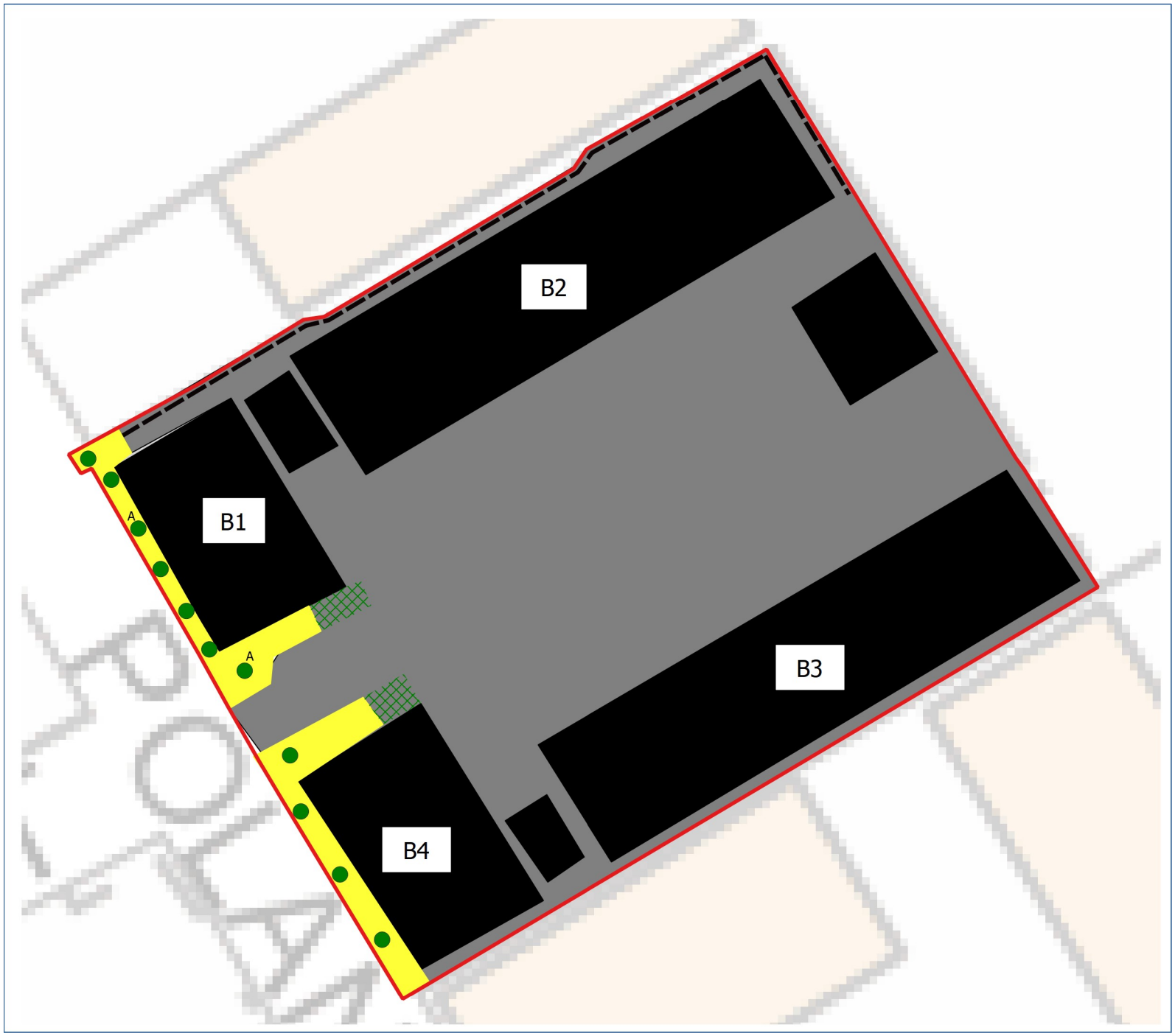
- Black Redstart
- All UK bat species

[13] https://www.gmwildlife.org.uk/projects/gm_bap/

Plans

13269/P01a Habitat Features Plan

13269/P03a Bat Surveyor Locations



Site boundary
A Amenity grassland
Building
Dense scrub
Hardstanding
Scattered trees
Wall

N

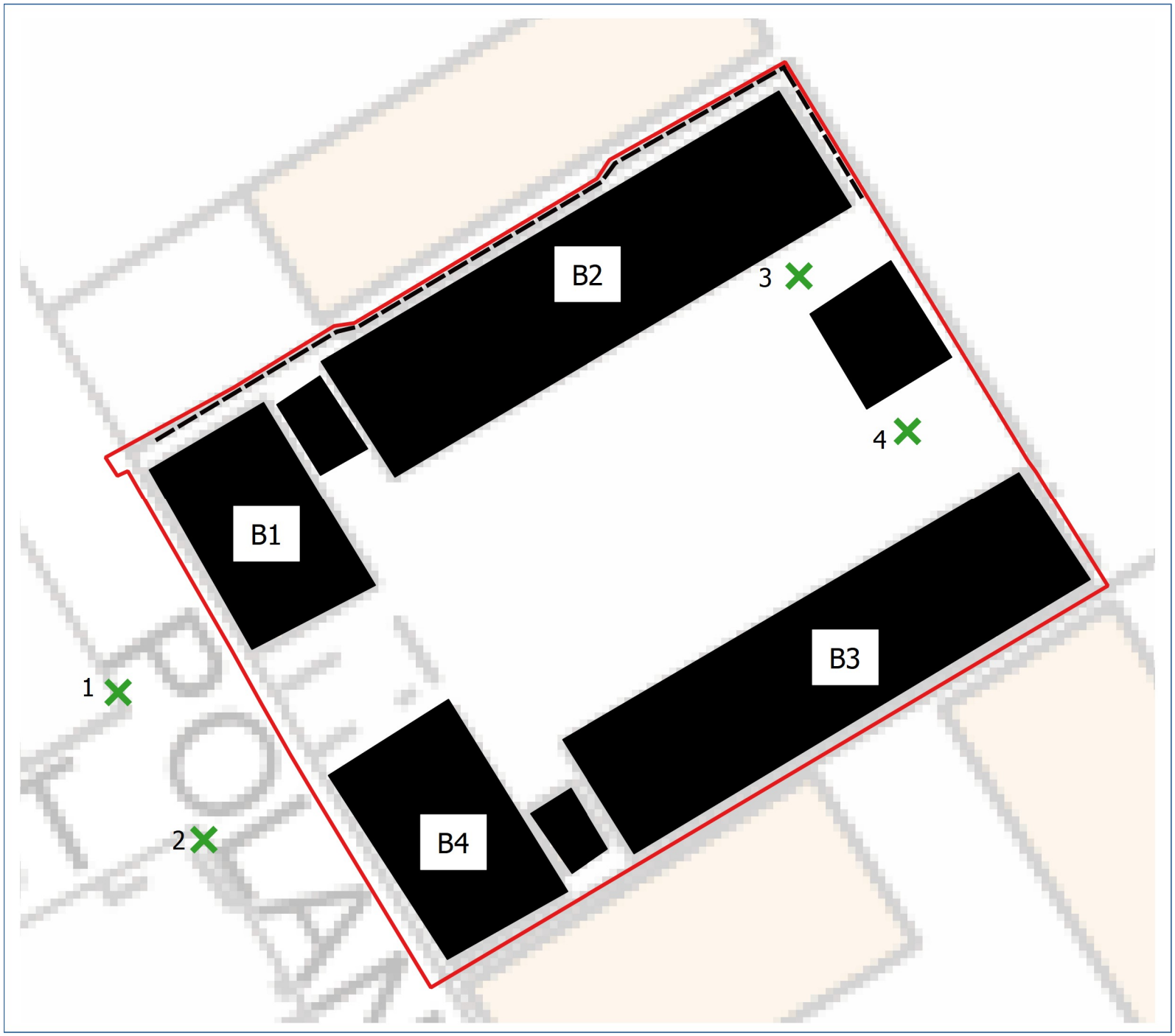
0 0.0075 0.015 km

Project	Ancoats Green Mobility Hub
Drawing Title	**Habitat Features Plan**
Scale	As Shown (Approximate)
Drawing No.	13399 / P01a
Date	March 2021
Checked	LCD / JD

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Site boundary
Building
Surveyor locations
Wall

N

0 0.0075 0.015 km

Project	Ancoats Green Mobility Hub - 13399
Drawing Title	**Mobility Hub Bat Surveyor Location Plan**
Scale	As Shown (Approximate)
Drawing No.	13399 / P03a
Date	March 2021
Checked	LCD / JD

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