

**LAND BOUND BY JOHN DALTON STREET,
RIDGEFIELD, BOW STREET AND SOUTH
KING STREET, MANCHESTER**

PRELIMINARY ECOLOGICAL APPRAISAL

A Report to: Island Site (General Partner) Limited

Report No: RT-MME-151575-02 Rev A

Date: March 2021
Revised: April 2021



Triumph House, Birmingham Road, Allesley, Coventry CV5 9AZ

Tel: 01676 525880 Fax: 01676 521400

E-mail: admin@middlemarch-environmental.com Web: www.middlemarch-environmental.com

REPORT VERIFICATION AND DECLARATION OF COMPLIANCE

This study has been undertaken in accordance with British Standard 42020:2013 “Biodiversity, Code of practice for planning and development”.

Report Version	Date	Completed by:	Checked by:	Approved by:
Draft	24/02/2021	Charlotte Richardson MSc (Ecological Consultant)	Colin Bundy BSc (Hons), MCIEEM (Regional Associate Director)	Tom Docker CEcol, MCIEEM (Managing Director)
Final	01/03/2021	Charlotte Richardson MSc (Ecological Consultant)	Colin Bundy BSc (Hons), MCIEEM (Regional Associate Director)	Tom Docker CEcol, MCIEEM (Managing Director)
Rev A	01/04/2021	Charlotte Richardson MSc (Ecological Consultant)	Colin Bundy BSc (Hons), MCIEEM (Regional Associate Director)	Tom Docker CEcol, MCIEEM (Managing Director)

The information which we have prepared is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management’s Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

DISCLAIMER

The contents of this report are the responsibility of Middlemarch Environmental Ltd. It should be noted that, whilst every effort is made to meet the client’s brief, no site investigation can ensure complete assessment or prediction of the natural environment.

Middlemarch Environmental Ltd accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

VALIDITY OF DATA

The findings of this study are valid for a period of 24 months from the date of survey. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.

NON-TECHNICAL SUMMARY

In February 2021, Island Site (General Partner) Limited commissioned Middlemarch Environmental Ltd to undertake a Preliminary Ecological Appraisal of Land Bound by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester. To fulfil this brief, an ecological desk study and a walkover survey (in accordance with Phase 1 Habitat Survey methodology) were undertaken.

The desk study exercise identified no European statutory sites within 5 km of the survey area, no UK statutory or Ancient Woodland sites within 2 km and no non-statutory sites within 1 km. The site is not located within 10 km of a statutory site designated for bats. A number of records of protected/notable species were identified within a 1km radius of the site, including badger, black redstart, brown long-eared bat, cinnabar moth, common pipistrelle, grass-wrack pondweed, hedgehog and song thrush.

The walkover survey was undertaken on 17th February 2021 by Charlotte Richardson MSc (Ecological Consultant) and Shona Sutherland BSc (Ecological Project Officer). The site comprised three adjoining buildings which together formed a square block, which was bounded to all sides by hardstanding streets/side roads. Two of the buildings on site; Grange House and Old Colony, were flat-roofed high-rise buildings with 6/7 floors, whilst the building present in between them; 5 Ridgefield, was two-storey and also flat-roofed. Small hardstanding courtyards with pipework associated with the buildings were recorded in three locations during the survey.

The site and buildings were considered to be of low ecological value, with some potential to support nesting birds. A recommendation in respect of biodiversity enhancement is also made.

In order to ensure compliance with wildlife legislation and relevant planning policy, the following recommendations are made:

- R1 Biodiversity Enhancement:** Biodiversity enhancement measures should be incorporated into the landscaping scheme. This will involve, for example, the incorporation of bird nesting features, such as swift boxes
- R2 Roosting Bats:** Please refer to the Preliminary Bat Roost Assessment report (RT-MME-151575-01) for recommendations made regarding impacts on bat species.
- R3 Nesting Birds:** Building clearance should be undertaken outside the nesting bird season (weather dependent, but typically March – September, inclusive). If this is not possible then any buildings to be removed or disturbed should be checked by an experienced ecologist for nesting birds immediately prior to works commencing.

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1. INTRODUCTION

1.1 PROJECT BACKGROUND

In February 2021, Island Site (General Partner) Limited commissioned Middlemarch Environmental Ltd to undertake a Preliminary Ecological Appraisal of Land Bound by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester. This assessment is required to inform a planning application whereby a 10-storey Use Class E (commercial/business) building is proposed to be developed on the site.

Middlemarch Environmental Ltd has previously carried out a Preliminary Bat Roost Assessment for the Island Site (General Partner) Limited, in May 2020 at this site. The findings of this assessment were updated alongside the Preliminary Ecological Appraisal in February 2021 and are detailed in Report: RT-MME-151575-01.

To assess the existing ecological interest of the site an ecological desk study was carried out, and a walkover survey was undertaken on 17th February 2021.

1.2 SITE DESCRIPTION AND CONTEXT

The site comprised three adjoining buildings which together formed a square block, centred at OS Grid Reference SJ 8371 9826. Two of the buildings on site; Grange House and Old Colony, were flat-roofed high-rise buildings with 6/7 floors, whilst the building present in between them; 5 Ridgefield, was two-storey and also flat-roofed. Small hardstanding courtyards with pipework associated with the buildings were recorded in three locations during the survey; one in between Grange House and 5 Ridgefield, and two in between 5 Ridgefield and Old Colony.

The buildings were bounded immediately by South King Street to the north, Bow Street to the east, John Dalton Street to the south and Ridgefield to the west. Beyond these roads, further commercial buildings were present, and this was the dominant habitat present within the surrounding landscape.

The River Irwell was located approximately 300 m north-west of the site, and small pockets of greenspace including Parsonage Gardens and St John's Gardens were situated approximately 170 m to the north-west and 450 m to the south-west, respectively. However, connectivity to these areas was limited due to the lack of potential foraging/commuting features present in the intervening distance.

1.3 DOCUMENTATION PROVIDED

The conclusions and recommendations made in this report are based on information provided by the client regarding the scope of the project. Documentation made available by the client is listed in Table 1.1.

Document Name / Drawing Number	Author
834 John Dalton Street - Proposed Building & RL boundary (Drawing No: TIS-CPA-ZA-ZZ-DR-A-027).	Cartwright Pickard

Table 1.1: Documentation Provided by Client

2. METHODOLOGIES

2.1 DESK STUDY

An ecological desk study was undertaken to determine the presence of any designated nature conservation sites and protected species in proximity to the site. This involved contacting appropriate statutory and non-statutory organisations which hold ecological data relating to the survey area. Middlemarch Environmental Ltd then assimilated and reviewed the desk study data provided by these organisations.

The consultees for the desk study were:

- Natural England - *MAG/C* website for statutory conservation sites;
- Greater Manchester Local Record Centre (GMLRC).

The desk study included a search for:

- European statutory nature conservation sites in the UK (now referred to as the 'National Site Network') within a 5 km radius of the site (extended to 10 km for any statutory site designated for bats);
- UK statutory sites within a 2 km radius; and,
- Non-statutory sites and protected/notable species records within a 1 km radius.

The data collected from the consultees is discussed in Chapter 4. Selected raw data are provided in Appendix 1. In compliance with the terms and conditions relating to its commercial use, the full desk study data is not provided within this report.

The desk study also included a review of relevant local planning policy with regard to biodiversity and nature conservation (see Chapter 3).

2.2 PHASE 1 HABITAT SURVEY

The walkover survey was conducted following the Phase 1 Habitat Survey methodology of the Joint Nature Conservation Committee (JNCC, 2010) and the Institute of Environmental Assessment (IEA, 1995). Phase 1 Habitat Survey is a standard technique for classifying and mapping British habitats. The aim is to provide a record of habitats that are present on site. During the survey, the presence, or potential presence, of protected species was noted.

Whilst every effort is made to notify the client of any plant species listed on Schedule 9 of the Wildlife and Countryside Act (1981, as amended) present on site, it should be noted that this is not a specific survey for these species.

Data recorded during the field survey are discussed in Chapter 5.

3. LEGISLATION AND POLICY

This chapter provides an overview of the framework of legislation and policy which underpins nature conservation and is a material consideration in the planning process in England. The reader should refer to the original legislation for the definitive interpretation.

3.1 GENERAL BIODIVERSITY LEGISLATION AND POLICY

The Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations 2017) and the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 (the Habitats Regulations 2019)

The Habitats Regulations 2017 (as amended) transposed the land and marine aspects of the Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives) into English and Welsh law. Changes have been made to parts of the Habitats Regulations 2017 so that they operate effectively from 1 January 2021. The changes are made by the Habitats Regulations 2019, which transfer functions from the European Commission to the appropriate authorities in England and Wales.

All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant.

The obligations of a competent authority in the 2017 Regulations for the protection of sites or species do not change. A competent authority is a public body, statutory undertaker, minister or department of government, or anyone holding public office.

The Habitats Regulations 2019 have created a 'National Site Network' on land and at sea, including both the inshore and offshore marine areas in the UK. The National Site Network includes:

- Existing Special Areas of Conservation (SACs), which are designated due to their importance to the habitats and species listed in Annexes I and II of the Habitats Directive;
- Existing Special Protection Areas (SPAs), which are designated due to their importance for wild birds in accordance with the Wild Birds Directive; and,
- New SACs and SPAs designated under these Regulations.

SACs and SPAs in the UK no longer form part of the European Union's Natura 2000 ecological network. Any references to Natura 2000 in the 2017 Regulations and in guidance now refers to the new National Site Network. However, guidance provided by Freeths (2020) recommends that SACs and SPAs can continue to be referred to as "European sites" / "European marine sites".

Designated Wetlands of International Importance (known as Ramsar sites) do not form part of the National Site Network. Many Ramsar sites overlap with SACs and SPAs and may be designated for the same or different species and habitats. All Ramsar sites remain protected in the same way as SACs and SPAs.

The 2019 Regulations establish management objectives for the National Site Network. The network objectives are to:

- Maintain or, where appropriate, restore habitats and species listed in Annexes I and II of the Habitats Directive to a favourable conservation status; and,
- Contribute to ensuring, in their area of distribution, the survival and reproduction of wild birds and securing compliance with the overarching aims of the Wild Birds Directive.

The appropriate authorities must also have regard to the:

- Importance of protected sites;
- Coherence of the National Site Network; and,
- Threats of degradation or destruction (including deterioration and disturbance of protected features) on SPAs and SACs.

The network objectives contribute to the conservation of UK habitats and species that are also of pan-European importance, and to the achievement of their favourable conservation status within the UK.

The Wildlife and Countryside Act (WCA) 1981 (as amended)

The WCA, as amended, consolidates and amends pre-existing national wildlife legislation in order to implement the Bern Convention and the Birds Directive. It complements the Habitat Regulations 2017 and the Habitats Regulations 2019, offering protection to a wider range of species. The Act also provides for the designation and protection of national conservation sites of value for their floral, faunal or geological features, termed Sites of Special Scientific Interest (SSSIs).

Schedules of the act provide lists of protected species, both flora and fauna, and detail the possible offences that apply to these species.

The Countryside and Rights of Way (CROW) Act 2000

The CROW Act, introduced in England and Wales in 2000, amends and strengthens existing wildlife legislation detailed in the WCA. It places a duty on government departments and the National Assembly for Wales to have regard for biodiversity, and provides increased powers for the protection and maintenance of SSSIs. The Act also contains lists of habitats and species (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.

The Natural Environment and Rural Communities (NERC) Act 2006

Section 40 of the NERC Act places a duty upon all local authorities and public bodies in England and Wales to promote and enhance biodiversity in all of their functions. Sections 41 (England) and 42 (Wales) list habitats and species of principal importance to the conservation of biodiversity. These lists superseded Section 74 of the CROW Act 2000.

The Hedgerow Regulations 1997

The Hedgerow Regulations make provision for the identification of important hedgerows which may not be removed without permission from the Local Planning Authority.

UK Post-2010 Biodiversity Framework

The UK Biodiversity Action Plan (BAP), published in 1994, was the UK Government's response to signing the Convention on Biological Diversity (CBD) at the 1992 Rio Earth Summit. The new UK Post-2010 Biodiversity Framework replaces the previous UK level BAP. The UK Post-2010 Biodiversity Framework covers the period 2011-2020 and forms the UK Government's response to the new strategic plan of the United Nations Convention on Biological Diversity (CBD), published in 2010 at the CBD meeting in Nagoya, Japan. This includes five internationally agreed strategic goals and supporting targets to be achieved by 2020. The five strategic goals agreed were:

- Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society;
- Reduce the direct pressures on biodiversity and promote sustainable use;
- To improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity;
- Enhance the benefits to all from biodiversity and ecosystem services; and,
- Enhance implementation through participatory planning, knowledge management and capacity building.

The Framework recognises that most work which was previously carried out under the UK BAP is now focused on the four individual countries of the United Kingdom and Northern Ireland, and delivered through the countries' own strategies. Following the publication of the new Framework the UK BAP partnership no longer operates but many of the tools and resources originally developed under the UK BAP still remain of use and form the basis of much biodiversity work at country level. In England the focus is on delivering the outcomes set out in the Government's 'Biodiversity 2020: a Strategy for England's Wildlife and Ecosystem Services' (DEFRA, 2011). This sets out how the quality of our environment on land and at sea will be improved over the next ten years and follows on from policies contained in the Natural Environment White Paper.

Species and Habitats of Material Consideration for Planning in England

Previous planning policy (and some supporting guidance which is still current, e.g. ODPM Circular 06/2005, now under revision), refers to UK BAP habitats and species as being a material consideration in the planning process. Equally many local plans refer to BAP priority habitats and species. Both remain as material considerations in the planning process but such habitats and species are now described as Species and

Habitats of Principal Importance for Conservation in England, or simply priority habitats and priority species under the UK Post-2010 Biodiversity Framework. The list of habitats and species remains unchanged and is still derived from Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006. As was previously the case when it was a BAP priority species hen harrier continues to be regarded as a priority species although it does not appear on the Section 41 list.

3.2 NATIONAL PLANNING POLICY FRAMEWORK AND PRACTICE GUIDANCE

In February 2019, the National Planning Policy Framework (NPPF) was updated, replacing the previous framework published in 2012 and revised in 2018. The government circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System, which accompanied PPS9, still remains valid. A presumption towards sustainable development is at the heart of the NPPF. This presumption does not apply however where developments require appropriate assessment under the Birds or Habitats Directives.

Chapter 15, on conserving and enhancing the natural environment, sets out how the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing existing sites of biodiversity value;
- minimising impacts on and providing net gains for biodiversity; and,
- establishing coherent ecological networks.

If a proposed development would result in significant harm to the natural environment which cannot be avoided (through the use of an alternative site with less harmful impacts), mitigated or compensated for (as a last resort) then planning permission should be refused. With respect to development on land within or outside of a Site of Special Scientific Interest (SSSI) which is likely to have an adverse effect (either alone or in-combination with other developments) would only be permitted where the benefits of the proposed development clearly outweigh the impacts on the SSSI itself, and the wider network of SSSIs. Development resulting in the loss of deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons for the development, and a suitable compensation strategy is provided.

Chapter 15 identifies that development whose primary objective is to conserve or enhance biodiversity should be supported and opportunities to incorporate biodiversity improvements in and around development should be encouraged, especially where this can secure measurable net gains for biodiversity.

Chapter 11, making effective use of the land, sets out how the planning system should promote use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. Opportunities for achieving net environmental gains, including new habitat creation, are encouraged.

In March 2014 the Department for Communities and Local Government released guidance to support the National Planning Policy Framework (NPPF), known as the National Planning Practice Guidance (NPPG). This has been produced to provide guidance for planners and communities which will help deliver high quality development and sustainable growth in England.

The guidance includes a section entitled 'Natural Environment: Biodiversity, geodiversity and ecosystems and green infrastructure', which was updated in July 2019. This document sets out information with respect to the following:

- the statutory basis for seeking to conserve and enhance biodiversity;
- the local planning authority's requirements for planning for biodiversity;
- what local ecological networks are and how to identify and map them;
- how plan-making bodies identify and safeguard Local Wildlife Sites, including Standard Criteria for Local Wildlife Sites;
- the sources of ecological evidence;
- the legal obligations on local planning authorities and developers regarding statutory designated sites and protected species;
- definition of green infrastructure;
- where biodiversity should be taken into account in preparing a planning application;

- how policy should be applied to avoid, mitigate or compensate for significant harm to biodiversity and how mitigation and compensation measures can be ensured;
- definitions of biodiversity net gain including information on how it can be achieved and assessed; and,
- the consideration of ancient woodlands and veteran trees in planning decisions and how potential impacts can be assessed.

The NPPG July 2019 issue also includes a section entitled 'Appropriate assessment: Guidance on the use of Habitats Regulations Assessment' which provides information in relation to Habitats Regulations Assessment processes, contents and approaches in light of case law. This guidance will be relevant to those projects and plans which have the potential to impact on European Sites and European Offshore Marine Sites identified under the Conservation of Habitats and Species Regulations 2017 (as amended).

3.3 LOCAL PLANNING POLICY

http://www.manchester.gov.uk/info/200074/planning/6142/local_plans_and_supplementary_planning_documents

Core Strategy 2012-2027

Manchester's Core Strategy was adopted on the 11th July 2012 and is the key document in the Manchester Local Plan. It covers a period of 15 years from 2012 to 2027 and sets out the long term strategic policies for future development and will form the framework that planning applications will be assessed against. The following policies are of relevance to ecology:

Policy EN 9 Green Infrastructure

New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Key features of Manchester's green infrastructure will include:

- The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.
- The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, for example the River Irk, River Medlock, Chorlton Platt Gore, Gatley Brook, Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity.
- The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme.
- The encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas.

New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management.

Policy EN 15 Biodiversity and Geological Conservation

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. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and a SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham);
- other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals)

- and 7 LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- 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 the 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 or potentially valuable habitat areas where appropriate, with reference to:

- the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks;
- the Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook Corridor and Nutsford Vale;
- the Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages;
- Manchester's Climate Change Action Plan;
- the Strategic Flood Risk Assessment (SFRA) for Manchester;
- the Habitats Regulations Assessment (HRA) for Manchester, which gives detailed consideration to Special Areas of Conservation (SACs), including the Rochdale Canal SAC just outside the district boundary;
- the River Basin Management Plan for the North West;
- the Manchester Tree Strategy.

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation. Development should wherever possible seek to maintain, enhance or restore existing geology.

Unitary Development Plan (UDP) Policies

The Core Strategy replaced much of the Unitary Development Plan (UDP), however some of the policies remain. The remaining policy of relevance to ecology is:

Policy E3.4 Environmental Improvement and Protection

The Council will create a network of safe and attractive major linear recreational open spaces by linking and making better use of river valleys, canals, disused railways and other appropriate areas of open space.

Within these areas measures will be taken to:-

- a) achieve widespread environmental improvements;
- b) protect the natural environment;
- c) improve water quality;
- d) improve access for pedestrians, disabled people, cyclists and, where appropriate, horse riders;
- e) protect and enhance wildlife corridors.

The Council will ensure that, in developing these recreational routes, adequate measures are taken to safeguard the privacy of nearby residential properties.

4. DESK STUDY RESULTS

4.1 INTRODUCTION

The data search was carried out in February 2021 by Greater Manchester Local Record Centre (GMLRC) and the MAGIC search was completed on 19th February 2021. All relevant ecological data provided by the consultees was reviewed and the results from these investigations are summarised in Sections 4.2 to 4.4. Selected data are provided in Appendix 1.

4.2 NATURE CONSERVATION SITES

The desk study exercise identified no European statutory sites within 5 km of the survey area, no UK statutory or Ancient Woodland sites within 2 km and no non-statutory sites within 1 km.

Although no Sites of Special Scientific Interest (SSSIs) are located within a 2 km radius of the survey area, the survey area does fall within a SSSI Impact Risk Zone for Rochdale Canal SSSI which is located 5.9 km north-east.

4.3 PROTECTED / NOTABLE SPECIES

Table 4.2 and the following text provide a summary of protected and notable species records within a 1 km radius of the study area. It should be noted that the absence of records should not be taken as confirmation that a species is absent from the search area.

Species	No. of Records	Most Recent Record	Proximity of Nearest Record to Study Area	Species of Principal Importance?	Legislation / Conservation Status
Bats					
Brown long-eared bat <i>Plecotus auritus</i>	1	2013	480 m north-west *	✓	ECH 4, WCA 5, WCA 6, Local
Common pipistrelle <i>Pipistrellus pipistrellus</i>	96	2018	110 m east +	-	ECH 4, WCA 5, WCA 6, Local
Daubenton's bat <i>Myotis daubentonii</i>	2	2009	460 m north *	-	ECH 4, WCA 5, WCA 6, Local
Pipistrelle <i>Pipistrellus sp.</i>	12	2017	20 m north +	#	ECH 4, WCA 5, WCA 6, Local
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	7	2019	380 m south-east +	✓	ECH 4, WCA 5, WCA 6
Unidentified bat <i>Chiroptera sp.</i>	3	2014	155 m south-east +	#	#, Local
Birds					
Black redstart <i>Phoenicurus ochruros</i>	98	2018	145 m north-east +	-	WCA1i, Local
Corncrake <i>Crex crex</i>	1	2008	550 m north-west +	✓	WCA1i
Hobby <i>Falco subbuteo</i>	1	2008	420 m north +	-	WCA1i
Kingfisher <i>Alcedo atthis</i>	16	2020	360 m south-east +	-	WCA1i
Little ringed plover <i>Charadrius dubius</i>	6	2011	1 km west +	-	WCA1i
Peregrine <i>Falco peregrinus</i>	60	2020	200 m south-east *	-	WCA1i
Invertebrates					
Cinnabar <i>Tyria jacobaeae</i>	2	2013	790 m south-west *	✓	-

Table 4.2: Summary of Protected/Notable Species Records Within 1 km of Survey Area (Continues)

Plants					
Grass-wrack pondweed <i>Potamogeton compressus</i>	1	2015	640 m south *	✓	-
Terrestrial Mammals					
Badger <i>Meles meles</i>	2	2012	†	-	WCA 6, PBA
Hedgehog <i>Erinaceus europaeus</i>	1	2016	760 m north-west *	✓	WCA 6
Key: #: Dependent on species. †: Badger records are confidential and therefore proximity is not provided within the report. *: Grid reference provided was eight figures or more. +: Grid reference provided was six figures and as such, the record may be located within 100 m of the study site. ECH 4: Annex IV of the European Communities Council Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. Animal and plant species of community interest in need of strict protection. PBA: Protection of Badgers Act 1992. WCA 1i: Schedule 1 Part 1 of Wildlife and Countryside Act 1981 (as amended). Birds protected by special penalties at all times. WCA 5: Schedule 5 of Wildlife and Countryside Act 1981 (as amended). Protected animals (other than birds). WCA 6: Schedule 6 of Wildlife and Countryside Act 1981 (as amended). Animals which may not be killed or taken by certain methods. Species of Principal Importance: Species of Principal Importance for Nature Conservation in England. Local: Greater Manchester Biodiversity Action Plan. Note. This table does not include reference to the Berne Convention (Convention on the Conservation of European Wildlife and Natural Habitats), the Bonn Convention on the Conservation of Migratory Species of Wild Animals or the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES).					

Table 4.2: Summary of Protected/Notable Species Records Within 1 km of Survey Area (Continued)

Birds (continued)

In addition to those listed above, a number of species on the red and amber Birds of Conservation Concern list were identified within a 1 km radius of the site. These included red list species such as cuckoo *Cuculus canorus*, curlew *Numenius arquata*, grey wagtail *Motacilla cinerea*, house sparrow *Passer domesticus*, song thrush *Turdus philomelos* and starling *Sturnus vulgaris*; and amber list species such as black-headed gull *Chroicocephalus ridibundus*, bullfinch *Pyrrhula pyrrhula*, dunnoek *Prunella modularis*, kestrel *Falco tinnunculus*, swift *Apus apus* and tawny owl *Strix aluco*.

4.4 INVASIVE SPECIES

No invasive species records were identified within a 1 km radius of the study area through the desk study.

5. PHASE 1 HABITAT SURVEY

5.1 INTRODUCTION

The results of the Phase 1 Habitat Survey are presented in the following sections. An annotated Phase 1 Habitat Survey Drawing (Drawing C151575-02-01) is provided in Chapter 8. This drawing illustrates the location and extent of all habitat types recorded on site. Any notable features or features too small to map are detailed using target notes. Photographs taken during the field survey are presented in Chapter 9.

The survey was carried out on 17th February 2021 by Charlotte Richardson MSc (Ecological Consultant) and Shona Sutherland BSc (Ecological Project Officer). Table 5.1 details the weather conditions at the time of the survey.

Parameter	Condition
Temperature (°C)	9
Cloud (%)	100
Wind (Beaufort)	F1-2
Precipitation	Nil

Table 5.1: Weather Conditions During Field Survey

5.2 SURVEY CONSTRAINTS AND LIMITATIONS

February is not an optimal time for completing botanical assessments however, given the nature of the habitats present, this was not considered to be a significant constraint to a robust initial site assessment.

5.3 HABITATS

The following habitat types were recorded on site during the field survey:

- Buildings; and,
- Hardstanding.

These habitats are described below. They are ordered alphabetically, not in order of ecological importance. For ease of reference, Figure 5.1 indicates the boundaries of each of the buildings.

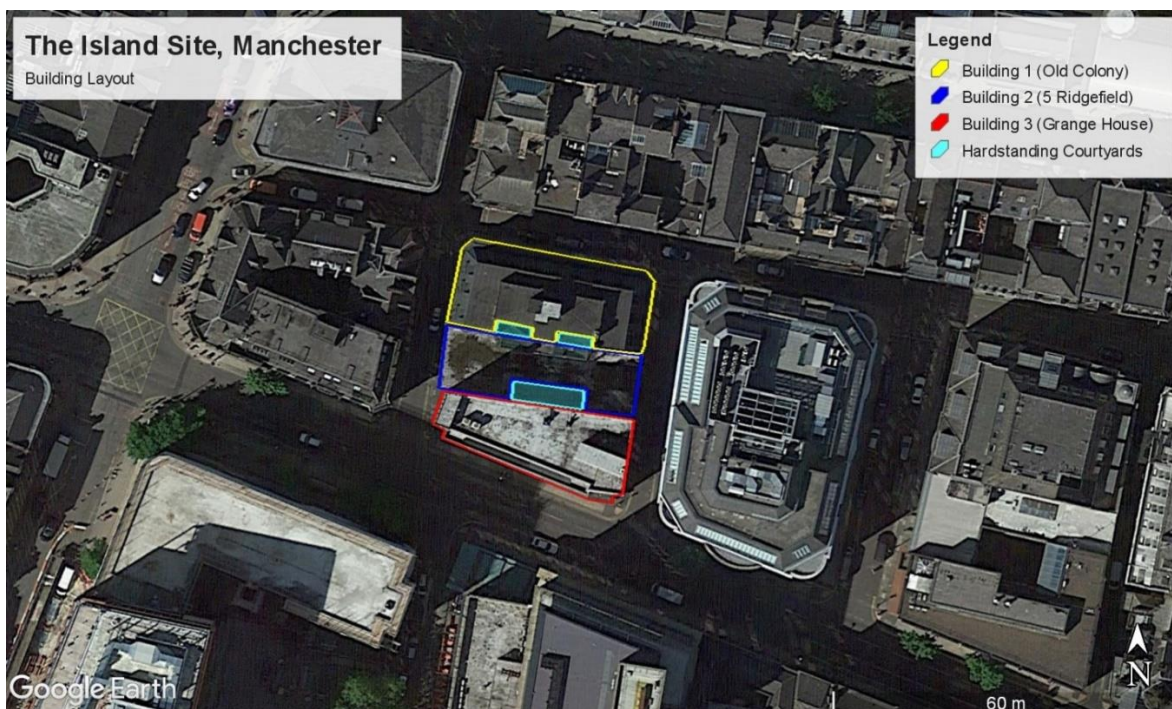


Figure 5.1: Existing Layout of Buildings and Courtyards.

Buildings

Buildings were the dominant habitat on site, and the majority of the survey area was occupied by three buildings. Building 1 (Old Colony) was located to the north, Building 3 (Grange House) was located to the south and Building 2 (5 Ridgefield) was situated in between. These buildings are discussed briefly below, but for further details, please refer to the Preliminary Bat Roost Assessment report (Report: RT-MME-151575-01) from May 2020.

Old Colony House (Building 1): This was a 6/7-storey structure with smooth stone walls and a small number of carved ornate embellishments to the north, east and west (Plate 9.1). The southern elevation comprised a mixture of brick and decorative brick-effect tilework. The outer edges of the building to the east and west were slightly lower than the remainder of the building, and these elevations appeared to be sloped and covered with intact roofing felt. A small flat-roofed structure was also present on the roof of the building. The windows and doors of the building were intact, whilst those on the ground floor had been covered with metal panels/shutters.

5 Ridgefield (Building 2): This was a three-storey structure and was bounded to the north and south by the remaining two buildings on site. The eastern and western elevations backed directly on to Bow Street and Ridgefield, respectively and comprised brick-style concrete frontages with concrete walls behind (Plate 9.2). The doors and windows on the ground floor had been boarded up, whilst those on the 1st and 2nd floors comprised a mix of metal and wooden frames which were intact and well-sealed.

Grange House (Building 3): The east and west sections of this building (backing on to Bow Street and Ridgefield, respectively) were 6-storey and comprised brick with occasional intact wooden framed windows with concrete sills present. The frontage, which ran the length of John Dalton Street had slightly fewer storeys, and this area had concrete walls with intact metal framed windows spanning the length of the building on each floor (Plate 9.3). Shop and restaurant frontages occupied the ground floor, whilst the remaining floors comprised office units.

Hardstanding

Three hardstanding courtyards were identified within the survey area. Two were situated in between Old Colony House and 5 Ridgefield (Plates 9.4 and 9.5), whilst the third was located in between 5 Ridgefield and Grange House (Plate 9.6).

The courtyards to the north comprised concrete and were bounded to all sides by the walls of the surrounding high-rise buildings (and as such were relatively dark/shaded). These courtyards were approximately 10 m² in size and were used for storage, with no plant species were recorded.

The courtyard to the south was again bounded to all sides by the surrounding buildings but was actually situated on top of the ground floor of 5 Ridgefield. The floor had been painted with silver reflective paint, and as such, the structural composition of the floor in this area could not be determined. This courtyard was bounded to the north, east and west by the remaining two-storeys of 5 Ridgefield, whilst the high-rise structure of Grange House was positioned to the south. Pipework and ventilation units were present in this area, and a large skylight occupied a large proportion of the floor space. Natural light from this skylight shone through into the restaurant positioned on the ground level below. No physical access was available to this area, but it could be seen from the north, east and west, with no plant species identified.

5.4 FAUNA

During the survey, no field signs of faunal species were recorded.

5.5 INVASIVE PLANT SPECIES

No invasive plant species were recorded on or immediately adjacent to the survey area.

6. DISCUSSIONS AND CONCLUSIONS

6.1 SUMMARY OF PROPOSALS

It is understood that planning permission is sought for a 10 storey plus basement building (Use Class E) and the demolition of the existing buildings on site.

6.2 NATURE CONSERVATION SITES

The desk study exercise identified no European statutory sites within 5 km of the survey area, no UK statutory or Ancient Woodland sites within 2 km and no non-statutory sites within 1 km. The site did, however, fall within the SSSI Impact Risk Zone for Rochdale Canal, which is discussed further below. The site is not located within 10 km of a statutory site designated for bats.

SSSI Impact Risk Zones

Although no Sites of Special Scientific Interest (SSSIs) are located within a 2 km radius of the survey area, the survey area does fall within a SSSI Impact Risk Zone for Rochdale Canal SSSI, which is located 5.9 km north-east. However, the proposed works do not fall within any of the highlighted risk categories for this site, so SSSI Impact Risk Zones are not a notable consideration.

6.3 HABITATS

The ecological importance of the habitats present on site is determined by their presence on the list of Habitats of Principal Importance in England and on the Local BAP. It also takes into account the intrinsic value of the habitat. Those habitats which are considered to be of intrinsic importance and have the potential to be impacted by the site proposals are highlighted as notable considerations.

A discussion of the implications of the site proposals with regard to the habitats present on site is provided in the text below. A separate discussion of the value of the habitats on site to protected or notable species is provided in Section 6.4.

Buildings; and Hardstanding

These habitats have negligible inherent ecological value, and as such are not notable considerations. Their potential to support protected/notable species are discussed further in Section 6.4, below.

6.4 PROTECTED/NOTABLE SPECIES

The following paragraphs consider the likely impact of the site proposals on protected or notable species. This is based on those species highlighted in the desk study exercise (Chapter 4) and other species for which potentially suitable habitat occurs within or adjacent to the survey area.

Bats

The desk study identified records of at least four bat species within a 1 km radius of the study site. Please refer to the Preliminary Bat Roost Assessment report (RT-MME-151575-01) for predicted impacts on bat species.

Birds

The desk study identified a large number of bird species records within a 1 km radius of the study site. The buildings were considered to have low potential for nesting birds and no bird species or evidence of nesting was identified within the areas which were able to be accessed during this survey and the previous Preliminary Bat Roost Assessment survey, which is likely to be down to the sites urban location. However, some of the ledges around the high-rise buildings in particular have the potential to support nesting birds, particularly now that the buildings are unoccupied and are likely to be subject to less day-to-day disturbance. Therefore, given the presence of suitable features, including ledges, the potential risk of nesting birds colonising the site in the interim period cannot be discounted, and a recommendation regarding the timing of building clearance has been made in Section 7.3.

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Great Crested Newt

No records of great crested newt were identified within a 1 km radius of the site through the desk study, whilst reference to Ordnance Survey data indicated that no ponds were present within a 500 m radius of the site. As the study area contained no suitable breeding or terrestrial habitat for great crested newts, and as limited amounts of suitable terrestrial habitat were identified in the nearby surrounding area due to the urban landscape, it was considered highly unlikely that great crested newts would be impacted by the proposed works. As such, great crested newts are not a notable consideration.

Plants

The desk study identified one record of grass-wrack pondweed within a 1 km radius of the site. This was an aquatic plant located 640 m south of the study site. No plant species were recorded on site during the field survey, and the habitats recorded were considered unsuitable for supporting notable plant assemblages. As such, protected plant species are not a notable consideration with respect to the proposed works.

Terrestrial Mammals

Records of badger and hedgehog were identified within a 1 km radius of the site through the desk study. No terrestrial mammals were identified on site during the field survey, and the habitats on site were considered to be of negligible value to this species group. However, as a small pocket of greenspace is located approximately 30 m south of the site, the potential exists for any terrestrial mammals present here to commute onto site during the construction phase of the works. As such, terrestrial mammals are a notable consideration, and a precautionary recommendation regarding mammal entrapment has been made in Section 7.3, below.

Other Species

The following protected species are not considered to be material considerations due to the lack of desk study records and/or absence of suitable habitats within the development site and its surroundings: dormouse, reptiles, otter, water vole and white-clawed crayfish.

Summary

Species considered to be of relevance to the proposed development are summarised in Table 6.2.

Species / Species Group	Species of Principal Importance?	Summary of Potential Impacts
Bats	Species dependent	Please refer to the Preliminary Bat Roost Assessment report (RT-MME-151575-01) for predicted impacts to bat species.
Terrestrial Mammals	Species dependent	Direct harm or injury; Risk of entrapment in excavations.

Table 6.2: Summary of Potential Impacts on Notable Species

6.5 INVASIVE PLANT SPECIES

No invasive plant species were recorded within the desk study or on site during the field survey, and as such, they are not a notable consideration.

7. RECOMMENDATIONS

All recommendations provided in this section are based on Middlemarch Environmental Ltd's current understanding of the site proposals, correct at the time the report was compiled. Should the proposals alter, the conclusions and recommendations made in the report should be reviewed to ensure that they remain appropriate.

The ecological mitigation hierarchy should be applied when considering development which may have a significant effect on biodiversity. The ecological mitigation hierarchy, as set out in the National Planning Policy Framework (NPPF), and the National Planning Practice Guidance (NPPG) should follow these principles:

- **Avoidance** – development should be designed to avoid significant harm to valuable wildlife habitats and species.
- **Mitigation** – where significant harm cannot be wholly or partially avoided, it should be minimised by design or through the use of effective mitigation measures.
- **Compensation** – where, despite whatever mitigation would be effective, there would still be significant residual harm, as a last resort, compensation should be used to provide an equivalent value of biodiversity.

7.1 NATURE CONSERVATION SITES

No recommendations are made regarding nature conservation sites.

7.2 HABITATS

The following recommendations are made regarding the habitats present on site:

R1 Biodiversity Enhancement: In accordance with the provision of Chapter 15 of the National Planning Policy Framework (Conserving and Enhancing the Natural Environment) and Local Planning Policy, biodiversity enhancement measures should be incorporated into the landscaping scheme of any proposed development to work towards delivering net gains for biodiversity. This will involve, for example, the incorporation of bird nesting features, such as swift boxes.

7.3 PROTECTED / NOTABLE SPECIES

To ensure compliance with wildlife legislation and relevant planning policy, the following recommendations are made:

R2 Roosting Bats: Please refer to the Preliminary Bat Roost Assessment report (RT-MME-151575-01) for recommendations made regarding impacts on bat species.

R3 Nesting Birds: Building clearance should be undertaken outside the nesting bird season. The nesting bird season is weather dependent but generally extends between March and September inclusive (peak period March-August). If this is not possible then any buildings to be removed or disturbed should be checked by an experienced ecologist for nesting birds immediately prior to works commencing. If birds are found to be nesting, any works which may affect them should be delayed until the young have fledged and the nest has been abandoned naturally.

7.4 INVASIVE PLANT SPECIES

No recommendations are made regarding invasive plant species.

8. DRAWINGS

Drawing C151575-02-01 – Phase 1 Habitat Map



C151575-02-01

Legend

- Site boundary
- Building
- Hardstanding

Phase 1 Habitat Map
 Land Bound by John Dalton Street, Ridgefield,
 Bow Street and South King Street, Manchester

Drawing	
Phase 1 Habitat Map	
Client	
Island Site (General Partner) Limited	
Drawing Number	Revision
C151575-02-01	00
Scale @ A4	Date
1:500	February 2021
Approved By	Drawn By
CR	RP



Triumph House, Birmingham Road, Allesley, Coventry CV5 9AZ
 T:01676 525880 F:01676 521400
 E:admin@middlemarch-environmental.com

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9. PHOTOGRAPHS



Plate 9.1: North-west Corner of Old Colony (Building 1).



Plate 9.2: West Side of 5 Ridgefield (Building 2) in relation to Old Colony (Left) and Grange House (Right).



Plate 9.3: Southern Elevation of Grange House (Building 3).

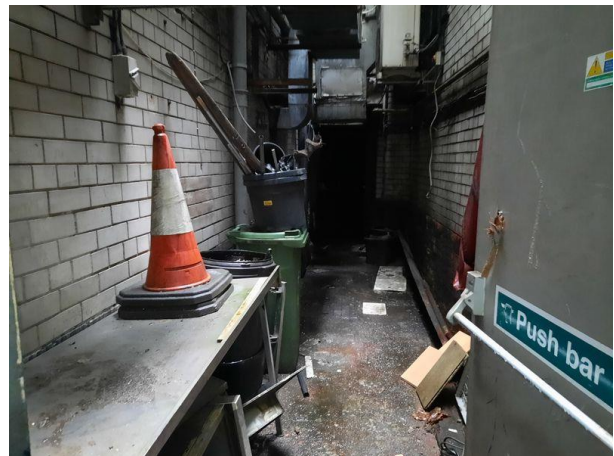


Plate 9.4: The First Northern Hardstanding Courtyard, Between Buildings 1 and 2.

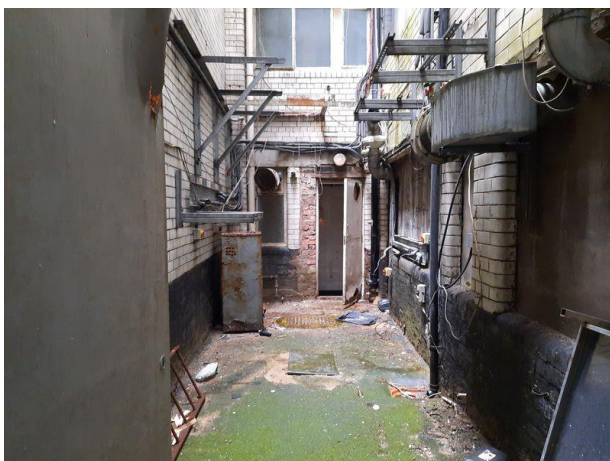


Plate 9.5: The Second Northern Hardstanding Courtyard, Between Buildings 1 and 2.



Plate 9.6: The Southern Hardstanding Courtyard, at the First Floor Level of Building 2.

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APPENDICES

- APPENDIX 1: Summary of Statutory Nature Conservation Sites
- APPENDIX 2: Overview of Relevant Species Specific Legislation
- APPENDIX 3: Ecologist Qualifications and Verification Statement for BREEAM

APPENDIX 1

Summary of Statutory Nature Conservation Sites

European Statutory Sites within 5 km Radius

Site Check Report. Report generated on Fri Feb 19 2021

You selected the location: Centroid Grid Ref: SJ83719825

The following features have been found in your search area:

Ramsar Sites (England) - points

No Features found

Ramsar Sites (England)

No Features found

Special Areas of Conservation (England) - points

No Features found

Special Areas of Conservation (England)

No Features found

Special Protection Areas (England) - points

No Features found

Special Protection Areas (England)

No Features found

UK Statutory and Ancient Woodland Sites within 2 km Radius

Site Check Report. Report generated on Fri Feb 19 2021

You selected the location: Centroid Grid Ref: SJ83719825

The following features have been found in your search area:

SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?

2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications

Infrastructure

Wind & Solar Energy

Minerals, Oil & Gas

Rural Non Residential

Residential

Rural Residential

Air Pollution

Livestock & poultry units with floorspace > 500m², slurry lagoons > 4000m².

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

Composting

Discharges

Water Supply

Notes 1

Notes 2

GUIDANCE - How to use the Impact Risk Zones

[/Metadata for magic/SSSI IRZ User Guidance MAGIC.pdf](#)

Ancient Woodland (England)

No Features found

Local Nature Reserves (England) - points

No Features found

Local Nature Reserves (England)

No Features found

National Nature Reserves (England) - points

No Features found

National Nature Reserves (England)

No Features found

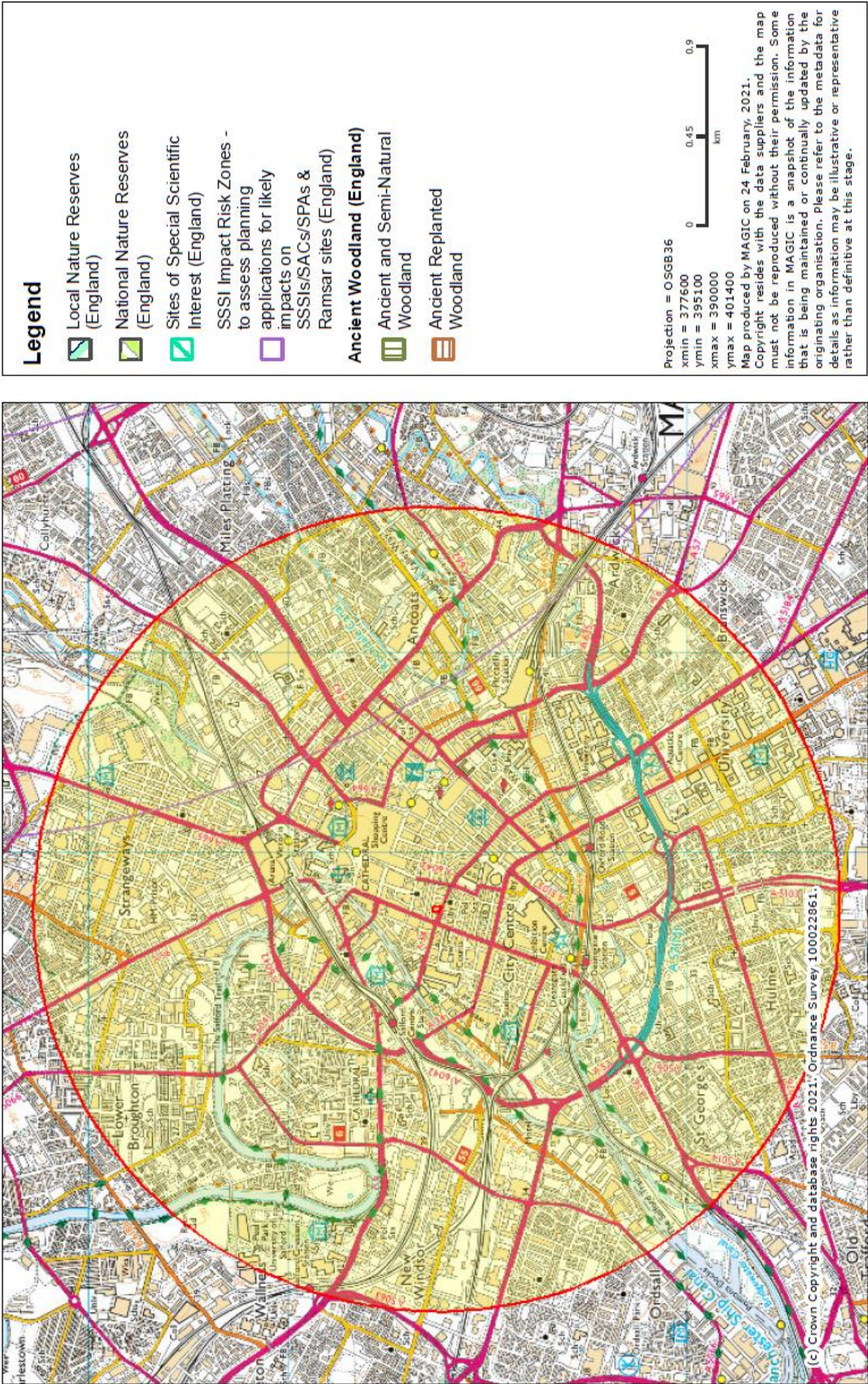
Sites of Special Scientific Interest (England) - points

No Features found

Sites of Special Scientific Interest (England)

No Features found

MAGiC UK and Ancient Woodland Sites within 2 km



APPENDIX 2

Overview of Relevant Species Specific Legislation

BIRDS

The Conservation of Habitats and Species Regulations 2017, (Habitats Regulations 2017) and the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 (Habitats Regulations 2019) places a duty on public bodies to take measures to preserve, maintain and re-establish habitat for wild birds.

Nesting and nest building birds are protected under the Wildlife and Countryside Act WCA 1981 (as amended).

Subject to the provisions of the act, if any person intentionally:

- kills, injures or takes any wild bird;
- takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- takes or destroys an egg of any wild bird, he shall be guilty of an offence.

Some species (listed in Schedule 1 of the WCA) are protected by special penalties. Subject to the provisions of the act, if any person intentionally or recklessly:

- disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturbs dependent young of such a bird, he shall be guilty of an offence.

Several bird species are Species of Principal Importance for Nature Conservation in England, making them capable of being material considerations in the planning process.

SCHEDULE 1 BIRDS

Schedule 1 - Part I

Birds and their young, for which it is an offence to intentionally or recklessly disturb at, on or near an 'active' nest.

Avocet
Bee-eater
Bittern
Bittern, little
Bluethroat
Brambling
Bunting, ciril
Bunting, Lapland
Bunting, snow
Buzzard, honey
Capercaillie (Scotland only)
Chough
Corncrake
Crake, spotted
Crossbills (all species)
Divers (all species)
Dotterel
Duck, long-tailed
Eagle, golden
Eagle, white-tailed
Falcon, gyr
Fieldfare
Firecrest
Garganey
Godwit, black-tailed
Goshawk
Grebe, black-necked
Grebe, Slavonian
Greenshank
Gull, little

Gull, Mediterranean
Harriers (all species)
Heron, purple
Hobby
Hoopoe
Kingfisher
Kite, red
Merlin
Oriole, golden
Osprey
Owl, barn
Owl, snowy
Peregrine
Petrel, Leach's
Phalarope, red-necked
Plover, Kentish
Plover, little ringed
Quail, common
Redstart, black
Redwing
Rosefinch, scarlet
Ruff
Sandpiper, green
Sandpiper, purple
Sandpiper, wood
Scaup
Scoter, common
Scoter, velvet
Serin
Shorelark
Shrike, red-backed
Spoonbill
Stilt, black-winged
Stint, Temminck's
Stone-curlew
Swan, Bewick's
Swan, whooper
Tern, black
Tern, little
Tern, roseate
Tit, bearded
Tit, crested
Treecreeper, short-toed
Warbler, Cetti's
Warbler, Dartford
Warbler, marsh
Warbler, Savi's
Whimbrel
Woodlark
Wryneck

Schedule 1 - Part II

Birds afforded special protection during the close season which is 1 February to 31 August (21 February to 31 August below high water mark) but which may be killed or taken outside this period.

Goldeneye

Pintail

Greylag goose (in Outer Hebrides, Caithness, Sutherland and Wester Ross only)

HEDGEHOG

Hedgehogs receive some protection under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended); this section of the Act lists animals which may not be killed or taken by certain methods, namely traps and nets, poisons, automatic weapons, electrical devices, smokes/gases and various others. Humane trapping for research purposes requires a licence.

Hedgehogs are a Species of Principal Importance for Nature Conservation in England and are thus capable of being material considerations in the planning process.

APPENDIX 3

Ecologist Qualifications and Verification Statement for BREEAM

ECOLOGIST QUALIFICATIONS

Name: Charlotte Richardson – Ecological Consultant
Company: Middlemarch Environmental Ltd
Address: Triumph House, Birmingham Road, Allesley, CV5 9AZ
Contact Telephone Number: 01676 525880
Ecology Report Reference: RT-MME-151575-02

Qualifications (in Ecology or related subject):

MSc in Habitat Management and Conservation
BSc (Hons) in Zoology

Memberships:

Qualifying Member of CIEEM

Relevant Experience:

Charlotte has gained a wide range of ecological skills through academic and professional experiences over the last six years. At Middlemarch Environmental Ltd, she has been involved in numerous projects including road, residential and energy distribution schemes where she has taken responsibility for habitat and protected species surveys, as well as undertaking ecological clerk of works when required. Her survey experience includes Preliminary Ecological Appraisal, along with protected species surveys for bats, badger, nesting birds, great crested newt, and water vole. She also has experience of mitigation for bat and badger projects. Charlotte holds Level 1 class licences for both bats and great crested newt.

REPORT VERIFICATION

Name: Colin Bundy
Regional Associate Director - Middlemarch Environmental Ltd

Qualifications in ecology or related subject:

BSc (Hons) Biology

Memberships:

Full Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM)

Relevant Experience:

Colin has more than 25 years' experience in the nature conservation sector including over thirteen years with Middlemarch Environmental Ltd. He has considerable experience working on a range of ecological projects specialising in species protection, ecological assessment and habitat creation.

Colin is an experienced ecologist specialising in ecological assessment works and works with a range of clients to provide ecological assessments and pragmatic mitigation strategies as part of planning application submissions. He has worked on a range of commercial, residential and highways projects throughout the UK. Colin works closely with project teams to ensure that ecological provision is designed into a scheme as an integral part of the project proposals. Colin has successfully completed ecological impact assessments as part of Environmental Statements for small and large-scale development projects in Denbighshire, Oxfordshire and Warwickshire. He also has experience in the production of Ecological Mitigation Strategies and Habitat Management Plans.

Colin is an experienced licenced bat and great crested newt surveyor and specialises in protected species surveys, licencing, mitigation and translocation works.

Colin has successfully driven the development of the Derbyshire Office workstream over the last ten years, developing a client focused team of staff. He has significant experience in the management of people and teams and has responsibility for managing and developing our regional geographical team.

I find the report to:

- represent sound industry practice
- report and recommend correctly, truthfully, and objectively
- be appropriate given the local site conditions and scope of works proposed
- avoid invalid, biased, and exaggerated statements.

I confirm that the information provided in this document is truthful and accurate at the time of completion.

Signed: Colin Bundy
Regional Associate Director

Dated: 1st March 2021