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- 13399/P02 Habitat Features Plan
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Summary

- S.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Manchester Life Development Company 2 Ltd. 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 in Ancoats, Manchester (Ordnance Survey Grid Reference: SJ 85225 98804) hereinafter referred to as the 'site'. This report has been produced to accompany a future planning application for 'Eliza Yard' - a development of a of 118 residential units, ground floor commercial floorspace, and ancillary amenity space within an 8-storey building. The development will also include cycle parking provision, hard and soft landscaping, access and servicing and other associated works.
- S.2. The site measures approximately 0.24ha and is bounded by Poland Street to the west, Jersey Street to the south, the City Court Trading Estate to the north, and a surface car park to the east. The site can be accessed by pedestrians and vehicles via Jersey Street. . The land surrounding the site is heavily urbanised with an area of amenity grassland to the north west of the site – 'Ancoats Green'. Rochdale Canal is located 0.1km to the south of the site. At the time of survey, the site was in use as a car park with areas of scrub and ephemeral/short perennial.
- 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 Special Area of Conservation (SAC) is located 4.3km 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 0.5km 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:
 - d) Amphibians: There are no suitable waterbodies present on site or within 500m and the surrounding areas are not considered to be suitable for amphibians. The likelihood of great crested newt and other amphibian presence within the site considered to be negligible;
 - e) 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;
 - f) Bats: The western boundary wall present on site was assessed as having the potential to support roosting bats – a further nocturnal survey confirmed the likely absence of bats;
 - g) Birds: Potential for birds to nest within the tree present on 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;
 - h) 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
 - i) Water vole and otter: No evidence of these species on-site during survey, Rochdale Canal is located 0.1km 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 negligible 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 in the landscape proposals.
- S.5. No further ecological 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 Development Company 2 Ltd. 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 off in Ancoats, Manchester (Ordnance Survey Grid Reference: SJ 85167 98904) hereinafter referred to as the 'site'. The site is bounded by Poland Street to the west, Jersey Street to the south, the City Court Trading Estate to the north, and a surface car park to the east. The Site can be accessed by pedestrians and vehicles via Jersey Street.
- 1.2. This report has been completed to accompany a full planning application for a 'Eliza Yard'; a residential development comprising 118 residential units, ground floor commercial floorspace, and ancillary amenity space within an 8-storey building. The development will also include of cycle parking provision, hard and soft landscaping, access and servicing and other associated works. (**Appendix 1**).
- 1.3. This report:
- Uses available background data, results of field surveys, including detailed nocturnal bat survey, and consultation, to describe and evaluate the ecological features present within the likely 'zone of influence' (Zol)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 2019).

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;
 - Preliminary Roost Assessment (PRA) –inspection survey of the western boundary wall to assess potential of the wall to support roosting bats; and
 - Detailed Roost Survey – dusk emergence survey conducted on wall 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 singly 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 priority2 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 500m of the site;
 - Greater Manchester Council website⁵ 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.

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

⁵ <https://www.manchester.gov.uk/>

⁶ <http://jncc.defra.gov.uk/page-5155>

⁷ https://www.gmwildlife.org.uk/projects/gm_bap/

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, minimal cloud cover, with 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 walls present on site (see **Plan 13399/P02**), were subject to an external inspection to search for evidence of roosting bats, assess the likelihood of use of the walls by roosting bats and inform the need for further surveys and / or mitigation.
- 2.10 The boundary wall to the west of the site was carefully examined and a visual inspection undertaken of the brickwork and mortar 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 the boundary wall to support roosting bats was categorised in accordance with criteria shown in **Table 2.1**.

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

- 2.12 The PRA of the western boundary wall identified potential roost features (PRF's) to be present and assessed the 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.
- 2.13 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

- 2.14 One appropriately experienced surveyor was positioned within the site to ensure all suitable features across the wall were sufficiently covered– see **Plan 13399/P04** for surveyor location. The surveyor used a combination of visual observation and echolocation detection to identify and bats emerging from the wall. Survey equipment used was an Echometer Touch detector.

Survey Limitations

- 2.15 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.
- 2.16 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.
- 2.17 Light rain was recorded during the majority of the nocturnal survey. However, it is not believed that the survey was hindered as activity was confirmed during the simultaneous survey on the adjacent site (see report **13399_R01**) and therefore sufficient confidence is placed in the results obtained.
- 2.18 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

- 2.19 The habitats and species in this ecological appraisal were evaluated using published guidance produced by CIEEM⁸. 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.
- 2.20 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

- 2.21 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.
- 2.22 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 assessment⁹ 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.

Quality Assurance

- 2.23 All ecologists at Tyler Grange are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) and abide by the Institute's code of conduct.

⁸ CIEEM (2019) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester

Section 3: Ecological Features and Evaluation

Context

- 3.1 The site measures approximately 0.24ha and is located in Ancoats, north east of Manchester City Centre. The site is bounded by Poland Street to the west, Jersey Street to the south, the City Court Trading Estate to the north, and a surface car park to the east. The Site can be accessed by pedestrians and vehicles via Jersey Street. The site is dominated by hardstanding with a brick boundary wall, areas of ephemeral/short perennial and scrub. The land surrounding the site is heavily urbanised with an area of amenity grassland to the north west of the site – ‘Ancoats Green’. Rochdale Canal is located c.0.1km to the south of the site. At the time of survey, the site was in use as a car park with areas of scrub and semi wash with areas of poor semi-improved grassland.

Protected Sites

- 3.2 A section of Rochdale Canal that is designated as a Special Area of Conservation (SAC), a European Statutory Site, is located 4.3km 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 claimed from landfill in the early 1980’s and forms a valley with the River Medlock¹¹. 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 would 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 0.5km south east of the site and is important for its composition of submerged aquatic flora¹².

Habitats and Flora

Fence

- 3.6 A wire fence was present approximately halfway between the eastern and western boundary. This habitat was considered to be of **negligible ecological importance**. 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 – Hardstanding within the site.

Hardstanding

- 3.7 Hardstanding was the dominant habitat present throughout the site in use as a car parking area. This habitat was considered to be of **negligible ecological importance**. See **Photograph 2** below.



Photograph 2 – Hardstanding within the site.

Ephemeral/Short perennial

- 3.8 Ephemeral/short perennial was present in the following areas within the site: along the northern boundary, in the south west corner and the south east corner. This area has also been given a target note (TN02) due to the presence of tall ruderals and grasses that have colonised opportunistically and therefore this section does not uniformly fit the habitat classification. See **Photograph 3** below. Species present in these areas included common nettle *Urtica dioica*, buddleia *Buddleja davidii*, bindweed *Convolvulus arvensis*, fleabane *Pulicaria dysenterica* and groundsel *Senecio vulgaris*. This habitat is considered to be of **negligible ecological importance**.



Photograph 3 – Ephemeral/short perennial vegetation.

Scattered Scrub

- 3.9 Scattered scrub was present within the area of poor semi-improved grassland on the northern boundary of the site. See **Photograph 4** below. Species present included young self-seeded maple *Acer sp.*, self-seeded elder *Sambucus sp.*, bramble *Rubus fruticosus agg.* and ferns. This habitat is considered to be of **negligible ecological importance**.



Photograph 4 – Scattered scrub on the northern boundary.

Tree

- 3.10 A single grey willow *Salix caprea* tree is located on the north western corner of the site. Other young self-seeded trees are present on the site, however due to their size these are included in the poor semi-improved grassland and scattered scrub sections. This tree is considered to be of **site ecological importance** due to the lack of tree coverage present and it may have value for protected/notable species.

Target Note 1 – Rubble Pile

- 3.11 A rubble pile was located on the eastern boundary of the site. See **Photograph 5** below. The rubble pile consisted mainly of brick and mortar with some colonisation of species from the adjacent ephemeral/short perennial vegetation. This habitat is considered to be of **negligible ecological importance**.



Photograph 5 – Rubble pile on western boundary of the site

Target Note 2

- 3.12 This target note is located within the area of ephemeral/short perennial due to the presence of tall ruderals that do not allow this area to uniformly meet the habitat criteria. Tall ruderal species present include buddleia and creeping soft grass *Holcus mollis* – these species are likely to have colonised opportunistically and are therefore not a defined habitat. See **Photograph 3** above.

Wall

- 3.13 A brick wall approximately 7 metres in height was located on the western boundary of the site as well as lower sections along the northern and part of the southern boundary. This habitat was considered to be of

negligible ecological importance, however there were some features that may be suitable for roosting bats. See **Photographs 6 & 7** below.



Photograph 6 & 7 – Brick wall on the western boundary of the site

Habitats Adjacent to the Site

- 3.14 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

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

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

Amphibians

- 3.17 No ponds were recorded on-site, and no ponds were recorded (using online resource Magic) within 500m of the site.
- 3.18 Greater Manchester Ecological Unit (GMEU) did not return any records of amphibians within 1km of the site.
- 3.19 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

- 3.20 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.
- 3.21 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.
- 3.22 The presence of badger within the site is, therefore, considered to be negligible and this species is not considered further in this report.

Bats

3.23 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.

3.24 **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 – 30/09/2020	Allows destruction of a resting place
2014-4400-EPS-MIT	Common pipistrelle	23/12/2014 – 30/04/2015	Allows destruction of a resting place
2014-4400-EPS-MIT-1	Common pipistrelle	25/03/2015 – 30/04/2015	Allows destruction of a resting place
2015-490-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 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 – 30/09/2013	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.

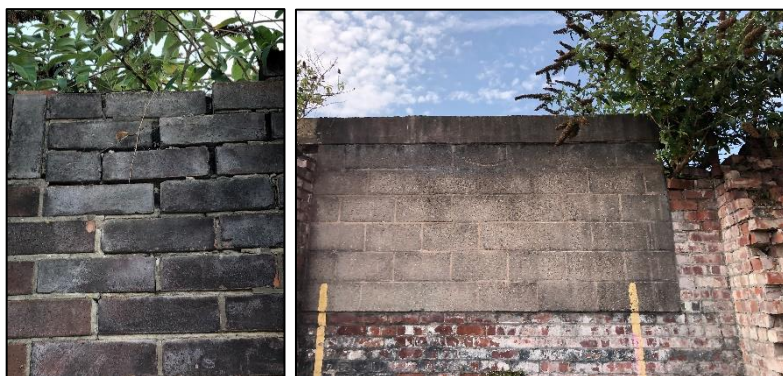
3.25 The roost within closest proximity to the site was 2014-3531-EPS-MIT, 0.1km south of the site. None of these roosts would be affected as a result of the proposed works.

3.26 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 0.22km 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 0.15km north west of the site.

Preliminary Roost Assessment

- 3.27 The western boundary wall was assessed as having features suitable for roosting bats. This wall was approximately 7 metres tall from ground level within the site. Features present included gaps within the mortar, missing bricks and slipped bricks. See **Photographs 7 & 8** below.



Photographs 7 & 8 - Brick wall with suitable bat roosting features

- 3.28 The PRA concluded that the western boundary wall present on site 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.
- 3.29 Neither sections of low brick wall (on the northern and southern boundary) were assessed as having suitable features for roosting bats. The grey willow present on site also had no suitable roosting features. Therefore, the low walls and the tree present on site were classified as having **negligible bat roost potential**.
- 3.30 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 habitat which may result in some commuting activity through the site to access this area.
- 3.31 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.
- 3.32 **Table 3.3** below summarises the results of the preliminary roost assessment for bats of the wall within the site and potential impacts.

Reference	Bat Roost Potential	Potential impacts to roosting bats
Western wall	Low	• Disturbance of roosting bats • Destruction/damage of a roost • Injury/killing of bats

Table 3.3: Summary of Preliminary Roost Assessment

Emergence Survey

- 3.33 No bats were seen emerging from the wall throughout the survey.
- 3.34 No bat activity was recorded during the nocturnal survey - no emergences were seen from any of the wall section subject to survey and no recordings were made by the surveyor. It is therefore concluded that roosting bats are likely absent from the western wall present on site.

Birds

- 3.35 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*, dunnoek *Prunella modularis*, house sparrow *Passer domesticus*, lapwing *Vanellus sp.* and yellow wagtail *Motacilla flava*. None of these records were directly adjacent to site.
- 3.36 The trees and scrub present on site provide some sub-optimal nesting habitat for urban 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

- 3.37 GMEU did not return any records of reptiles within 1km of the site.
- 3.38 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. This species group is therefore no longer considered in this report and are considered likely absent from the site.

Water Vole and Otter

- 3.39 GMEU did not return any records of water vole or otter within 1km of the site.
- 3.40 There were no habitats present on site that are suitable to support water vole and otter. Rochdale canal is located 159 metres 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 poor semi-improved grassland, scattered trees along with the clearance of hardstanding. The current layout of the site is provided in **Appendix 1** of this report but is noted that this is a work in progress.
- 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 0.1km south of the site however the section of the canal that is designated as a Special Area of Conservation (SAC) is located 4.3km 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. Two Sites of Biological Importance are also located within close proximity to site – Rochdale Canal: Stott's Lane – Ducie Street Basin SBI is located 0.5km north east of the site and Ashton Canal (West) SBI is located 0.5km south east of the site. The CEMP that is put in place should also offer protection of these watercourses from incidental hydrological effects.
- 4.5. 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

- 4.6. The small sections of scrub, grassland and single tree 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 hard landscaping features are included in the proposed scheme to enhance the site for nesting birds and roosting bats.

Fauna

Bats

- 4.7. The nocturnal surveys did not record any roosting bats within the wall present on site and the likely absence of roosting bats from the site is therefore confirmed. Therefore, demolition of or alterations to the wall will not breach current legislation and/or local planning policy with regards to the protection of bats.
- 4.8. Although no emergencies were recorded, there was presence of some bats during the survey, the close proximity of the railway line and the number of licence applications for bat roosts within 2km. 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.

- 4.9. 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

- 4.10. The proposals would require the loss of habitat of value to nesting and foraging birds through the loss of scattered trees and scrub. This loss will be compensated for through the provision of bird nest boxes targeting species of conservation concern (i.e. swift/house sparrow/black redstart) – recommendations to this regard are made in **Section 5** of this report.
- 4.11. The proposals will also need to consider the presence of nesting birds during the clearance of trees and scrub. 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 'hard' landscaping features are included in the site.
- Introduction of bat boxes of appropriate specifications on suitable buildings or trees within the site;
 - Introduction of bird boxes on site targeting swift, house sparrow and black redstart – detail of which can be secured via condition.
- 5.2. Surveys conducted in optimal season by a sufficient number of experienced surveyors have confirmed the likely absence of bat roosts within the wall on site 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. A Construction Environmental Management Plan (CEMP) is to be produced and implemented to prevent incidental hydrological impacts to the Rochdale Canal SAC, Rochdale Canal: Stott's Lane – Ducie Street Basin SBI and Ashton Canal (West) SBI.
- 5.5. 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 enhancement features for birds and bats.

References

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

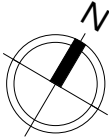
Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

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.



- Site Ownership Line
- Future Site Ownership Line
- Development Boundary

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Rev Date Intls Details

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Client MLDC
Location Manchester

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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 Plan¹³

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

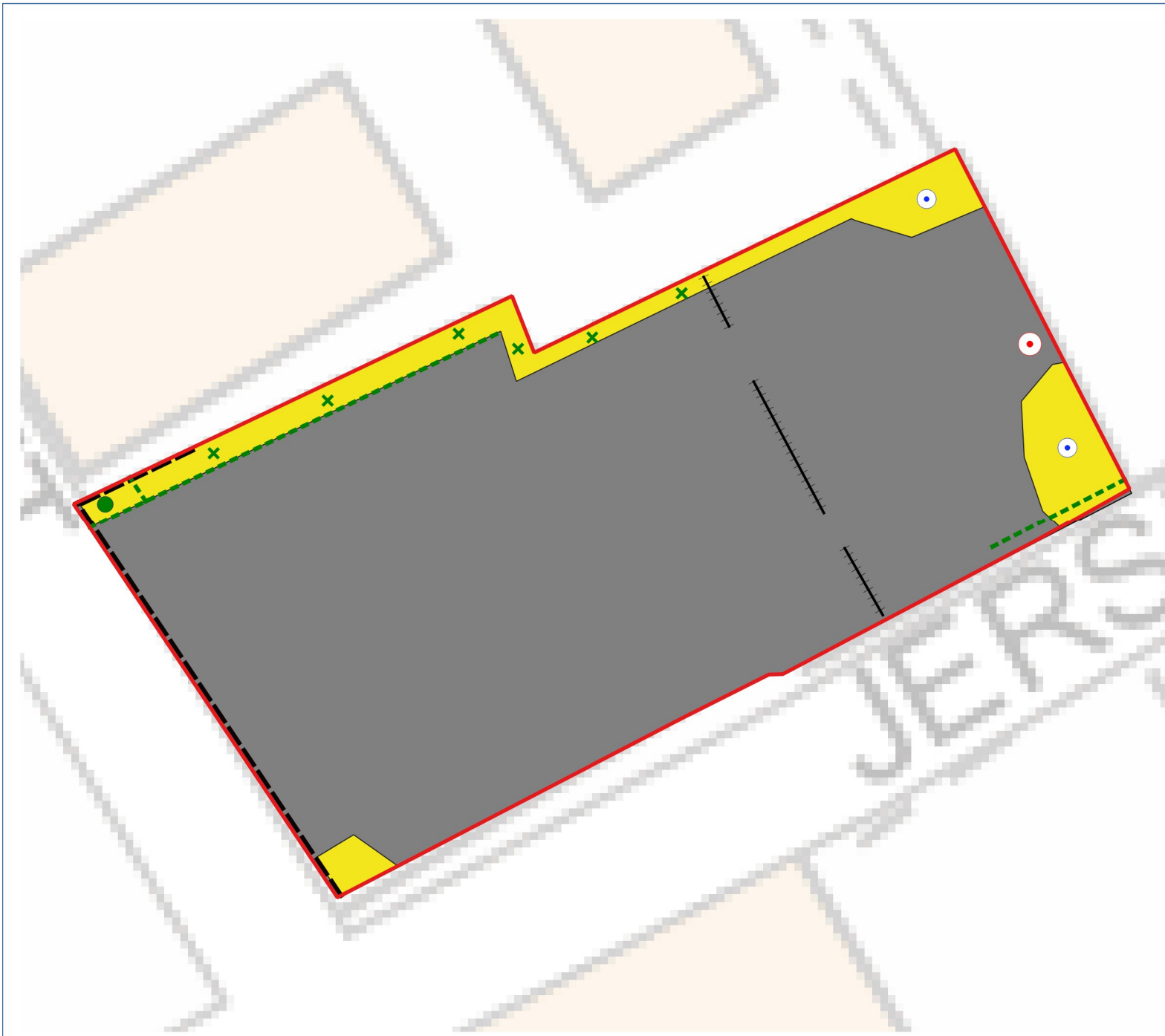
- Black Redstart
- All UK bat species

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

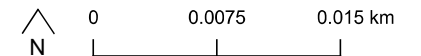
Plans

13399/P02 Habitat Features Plan

13399/P04 Bat Surveyor Locations



- Site boundary
- Ephemeral/Short perennial
- Fence
- Hardstanding
- Low Wall
- x Scattered scrub
- TN01- Rubble pile
- TN02
- Tree
- Wall

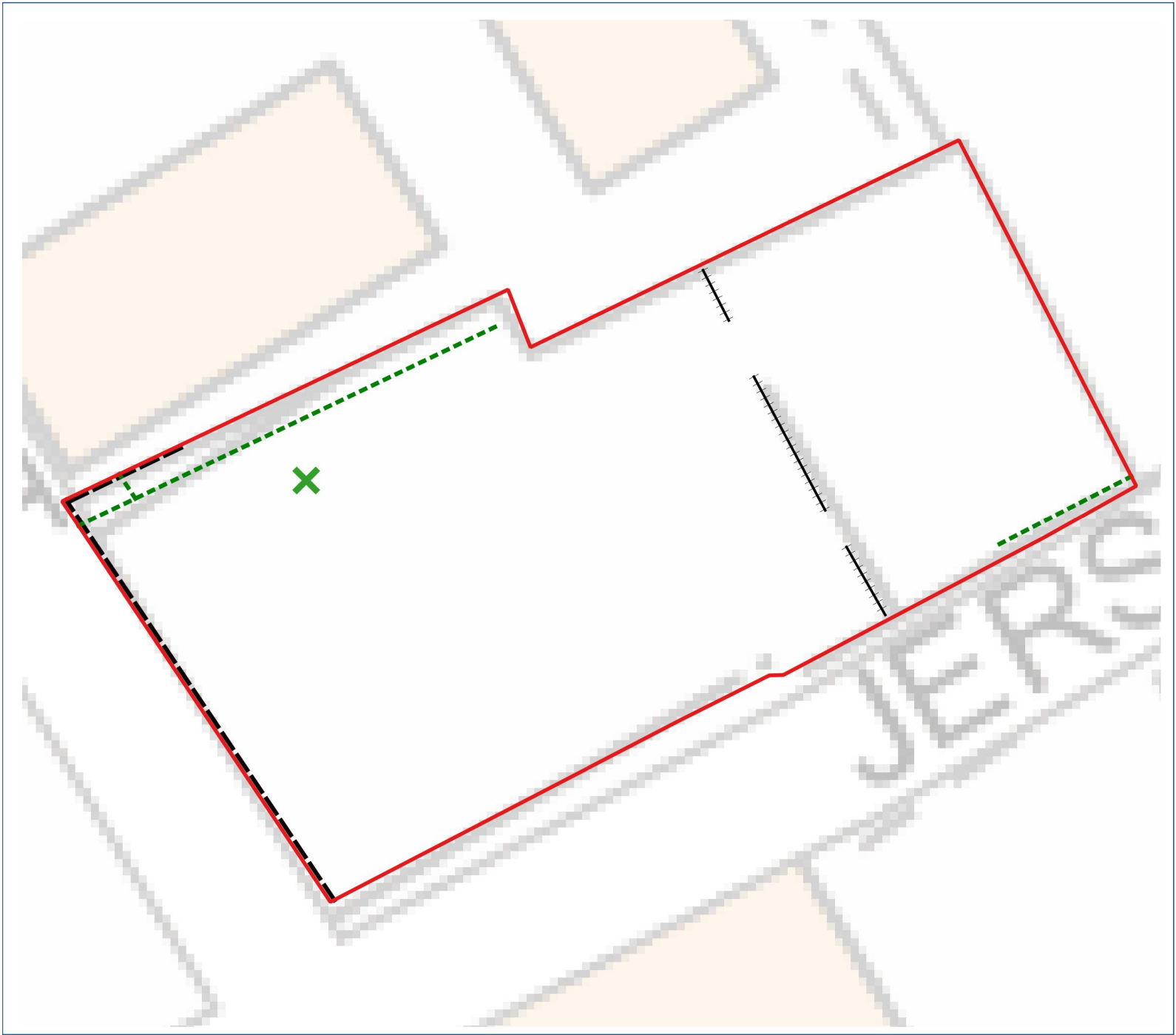


Project Eliza Yard - 13399

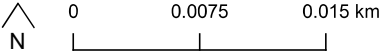
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Scale As Shown (Approximate)
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 Date October 2020
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- Site boundary
- Building
- Fence
- Low Wall
- Surveyor locations
- Wall



Project Eliza Yard - 13399

Drawing Title **Eliza Yard Bat Surveyor Location Plan**

Scale As Shown (Approximate)
Drawing No. 13399 / P04
Date October 2020
Checked LCD / JD

