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FUSION MANCHESTER DEVCO LTD

DEANSGATE SOUTH, MANCHESTER

PRELIMINARY ECOLOGICAL APPRAISAL REPORT

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PRELIMINARY ECOLOGICAL APPRAISAL REPORT

JANUARY 2021

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Appendix 1 Legislation and Policy Summary

DRAWINGS	TITLE	SCALE
GM11393-001	Extended Phase 1 Habitat Survey Results	1:250@A3

EXECUTIVE SUMMARY

Wardell Armstrong LLP undertook a Preliminary Ecological Appraisal (PEA)¹ of land at Deansgate South, for a proposed student accommodation development. Methods comprised a desk study and an extended Phase 1 habitat survey.

The PEA identified the following ecological features may be subject to adverse effects in the absence of mitigation:

- Nesting Birds; and
- Bats.

Recommendations to avoid adverse impacts to nesting birds have been made by avoiding the nesting season for vegetation clearance. If this is not possible nests will be identified and protected until the nesting attempt is complete.

Additional assessments, surveys and pre-construction checks have been recommended as necessary to fully inform the development:

- Presence/absence survey for bats (undertaken in summer 2020, no bat roost present)

With the above avoidance and mitigation proposals in place, the proposed development can be delivered in conformity with planning policy and legislation relating to nature conservation.

¹ Note: the Preliminary Ecological Appraisal Report provides an overview of likely effects and therefore may not be sufficient to support a planning application on its own. Specialist surveys may be required to fully investigate effects and/or to support an Ecological Impact Assessment (EcIA) for projects screened as requiring Environmental Impact Assessment (EIA).

1 INTRODUCTION

1.1 Terms of Reference

- 1.1.1 Wardell Armstrong LLP (WA) was commissioned by Fusion Manchester Devco Ltd to undertake a Preliminary Ecological Appraisal (PEA) in support of a detailed planning application for a proposed student accommodation tower on Deansgate, Manchester, central Ordnance Survey (OS) grid reference SJ 832 974 (hereafter known as the 'Site').
- 1.1.2 This report has been produced with reference to current guidelines (CIEEM 2017a) and BS 42020:2013 (BSI 2013) which involves the evaluation of the potential presence of ecological receptors and adverse effects thereon, based on Extended Phase I (JNCC 2010) survey data and background desk study.
- 1.1.3 The purpose of the PEA is to satisfy the requirements of the National Planning Policy Framework (MHCLG 2019), identifying the likely presence of ecological receptors within or near the application site that could be subject to adverse effects arising from the proposed development. Certain species, habitats and nature conservation sites receive legislative protection which is detailed fully within Appendix 1.
- 1.1.4 This report also seeks to identify any requirement for further specialist survey where the initial assessment cannot be relied upon to adequately determine presence or reliably infer absence of protected species/taxa. An indicative assessment of potential adverse effects is provided, although this is not a substitute for full Ecological Impact Assessment (CIEEM 2017b) and additional surveys may be required to fully inform such assessments.
- 1.1.5 Provisional mitigation and enhancement opportunities are also discussed, where appropriate.

1.2 Site Context

- 1.2.1 The roughly triangular Site is approximately 580m² in extent and sits at the junction of the A56 Bridgewater Viaduct to the north west, and Deansgate to the south. To the north east is a small surface car park and low-rise apartments. The River Medlock is approximately 55m to the north east, flowing into the Castlefield Basin 60m to the north, and to the south are the Owen Street skyscrapers. The Site is towards the southern extent of Manchester city centre.

1.3 Site Proposals

- 1.3.1 The site proposals involve the removal of existing walls and hardstanding and the construction of student accommodation.

2 METHODOLOGY

2.1 Desk Study

2.1.1 The desk study was informed by review of information provided by Greater Manchester Local Records Centre (GMLRC) and from internet-based resources for a 2km search radius from the Site boundary. In addition, a 5km search radius was used for Special Protected Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites due to their ecological sensitivity. OS and satellite mapping were also used to gain contextual habitat information.

2.1.2 Specific information was sought for:

- Statutory designated sites and Impact Risk Zones²;
- Locally designated sites;
- Ancient woodland³;
- Protected species;
- Priority Habitats and Species⁴; and
- Local Biodiversity Action Plan (LBAP) priority habitats and species.

2.1.3 The ecological desk study was completed in August 2020 by a suitably qualified ecologist.

2.2 Extended Phase 1 Habitat Survey

2.2.1 The Extended Phase 1 habitat survey was completed under suitable weather conditions on 18th August 2020 by a suitably qualified ecologist.

2.2.2 The survey broadly followed the 'Extended Phase 1' methodology (Institute of Environmental Assessment (IEA), 1995 and JNCC 2010). Each of the main habitats were classified according to the relevant criteria including vegetation composition expressed according to the DAFOR⁵ system.

2.2.3 In addition to the mapping and description of habitats, incidental observations of protected and/or notable species and the potential for such species to occur on Site

² Details provided by MAGIC <http://magic.defra.gov.uk/MagicMap.aspx>

³ As defined by Natural England in their Inventory of Ancient Woodlands http://www.gis.naturalengland.org.uk/pubs/gis/tech_aw.htm

⁴ As defined under Section 41 (England) and Section 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006, which have superseded UK Biodiversity Action Plan lists.

⁵ D – Dominant, A – Abundant, F – Frequent, O – Occasional, R – Rare.

(and in the surrounding landscape where relevant) were also recorded onto secure digital media for mapping and data collection.

- 2.2.4 Specific habitat features are mapped on Drawing GM11393-001 with reference numbers identifying any features of particular note.

2.3 Preliminary Bat Roost Assessment

- 2.3.1 Walls and other structures within the site boundary were subject to a preliminary bat roost assessment following standard methodology (Collins, 2016). The assessment comprised an external examination for visual signs of bats and features potentially suitable for roosting bats. Exterior walls were searched for evidence of roosting bats including droppings, rub or scratch marks, staining at potential roosts and exit holes, live or dead bats, and features, such as gaps, missing bricks, lifted tiles and openings surrounding the roof tops. An assessment of the surrounding habitat in terms of its suitability for commuting and foraging bats was also undertaken.

- 2.3.2 Based on the location, age, type of structure, features and evidence recorded, habitat and lighting present, the buildings were placed into one of the following categories (Collins, 2016):

- High – A building/structure/tree with one or more suitable 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 due to their size, shelter, protection, conditions and surrounding habitat;
- Moderate – A building/structure/tree with one or more suitable 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;
- Low – A building/structure/tree with one or more suitable roost sites that could be used by individual bats opportunistically. However, these suitable 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 a large number of bats. i.e. unlikely to be used as a maternity roost or hibernation site; and
- Negligible – No roosting features present likely to be utilised by bats.

2.4 Assessment

- 2.4.1 Evaluation of the importance/likely importance of ecological features and the likelihood of impacts affecting important features was made, where possible, using professional judgement in accordance with published guidance (CIEEM 2017b).
- 2.4.2 Protected and NERC s.41 Priority species were evaluated in order to identify potential adverse effects in Table 1 below, based on the following criteria:
- Desk study records;
 - Evidence found during the survey;
 - Presence, extent, quality and viability of suitable on-site habitat;
 - Ecological connectivity to viable off-site habitats; and
 - Perceived impacts of habitat loss/impact to individuals in relation to proposals.
- 2.4.3 A ‘traffic light’ system is used in Table 1 to highlight potential constraints and opportunities whereby:
- **Green**: No constraints identified
 - **Amber**: Potential constraints, mitigation required
 - **Red**: Constraints identified / Risk of an offence / Further survey required

2.5 Nomenclature

- 2.5.1 Vascular plant names follow Stace (2019) with vernacular names as provided in the Botanical Society of the British Isles website (BSBI, 2013)⁶. All other flora and fauna names following the National Biodiversity Network Atlas (NBN, 2017). The common and scientific name of species/taxa is provided (if available) when first mentioned in the text, with only the vernacular name referred to thereafter.

2.6 Caveat

- 2.6.1 Ecological surveys are limited by factors that affect the presence of plants and animals such as time of year, weather, migration patterns and behaviour. The survey was undertaken in August and therefore represents a valid sample of ecological evidence present on that date/season. The report is not designed, nor is it required to present a complete inventory of flora/fauna.
- 2.6.2 The absence of desk study records is not relied upon to determine absence of a particular species/habitat. Often, the absence of records is a result of under-recording within the given search area and as such the experience of the ecologist concerned

⁶ <http://rbg-web2.rbge.org.uk/BSBI/intro.php>

together with a range of additional factors, in particular the presence/absence of potentially supporting habitat, is used to infer likely presence/absence of ecological receptors.

2.7 Quality Assurance & Environmental Management

- 2.7.1 The surveys and assessments have been undertaken by, and the report checked and verified by a member of CIEEM, who is bound by its code of professional conduct. All surveys and assessments have been undertaken with reference to the recommendations given in British Standard BS 42020, and as stated within specialist guidance, as appropriate and referenced separately.

3 RESULTS AND EVALUATION

- 3.1.1 Ecological features (designated sites, habitats and species/species groups) within the study area are presented in Table 1.
- 3.1.2 The location and extent of habitats is shown on Drawing GM11393-001, Extended Phase 1 Habitat Survey Results.

Table 1: Ecological Features			
Designated Sites	Status (Importance)	Potential Impacts	Recommendations
<u>River Irwell</u> This non-statutory designation is located 1.45km north west of the Site. This small section of the river is notified for the presence of wintering goldeneye <i>Bucephala clangula</i> and tufted duck <i>Aythya fuligula</i> .	SBI (County)	No impacts anticipated due to lack of ecological connectivity and distance from the Site.	N/A
<u>Ashton Canal West</u> This non-statutory designation is located 1.8km north east of the Site. There is no publicly accessible information.	SBI (County)	No impacts anticipated due to lack of ecological connectivity and distance from the Site.	N/A
<u>Rochdale Canal Stott's Lane – Ducie Street Basin</u> This non-statutory designation is located 1.75km north east of the Site. There is no publicly accessible information.	SBI (County)	No impacts anticipated due to lack of ecological connectivity and distance from the Site.	N/A
There are no SPA/SAC or Ramsar designations within 5km of the Site boundary.	International		N/A
Habitats	Status (Importance)	Potential Impacts	Recommendations
<u>Hardstanding</u> The dominant habitat on and surrounding the Site was hardstanding	(Negligible)	Yes. The site proposals necessitate the loss of this habitat.	Loss of this habitat is not significant, and no mitigation is required. Opportunity for enhancement within the landscape proposals

Table 1: Ecological Features			
			
	<u>Scattered scrub</u> There are occasional butterfly bush <i>Buddleia davidii</i> bushes on Site, especially along the southern boundary where there are also a couple of elder <i>Sambucus nigra</i> bushes. At the northern corner of the Site at the junction with the A56, a wall is covered with dense, mature ivy <i>Hedera helix</i> and elder bushes at the top of the wall.	(Negligible)	Yes. The site proposals necessitate the loss of this habitat. Loss of this habitat is not significant. The extent of this habitat is limited, with a limited range of species, some of which are introduced. Opportunity for replacement with suitable species within the landscape proposals

Table 1: Ecological Features			
			
<u>Early Successional Vegetation</u> Early successional plant species were beginning to establish themselves in very localised areas of the Site. The species assemblage was a mixture of occasional wild parsnip <i>Pastinaca sativa</i>, redshank <i>Persicaria maculosa</i>, butterfly bush, prickly sow thistle <i>Sonchus asper</i>, elder, bramble <i>Rubus fruticosus</i> Agg., Michaelmas daisy <i>Aster nova-belgii</i>, creeping thistle <i>Cirsium arvense</i>, nettles <i>Urtica dioica</i>, mugwort <i>Artemisia vulgaris</i>, wall barley <i>Hordium murinum</i>,	(Negligible)	Yes. The site proposals necessitate the loss of this habitat.	Loss of this habitat is not significant, and no mitigation is required. Opportunity for enhancement within the landscape proposals

Table 1: Ecological Features			
groundsel <i>Senecio vulgaris</i>, herb Robert <i>Geranium robertianum</i> and white clover <i>Trifolium repens</i>. 			
<u>Structures (walls)</u> Low brick and mortar walls border the Site to the north, west and south, alongside wooden hoardings and an access gate. The north eastern boundary is a large brick and mortar wall. It is generally well-pointed but has localised areas of loose or missing mortar towards the centre (TN1). A partially demolished building is at the top of this wall at its northern end. Beneath the concrete lintel there is a cable route which has an opening leading inside the wall (TN2).		Yes. The site proposals necessitate the loss of this habitat.	Loss of this habitat is not significant, and no mitigation is required.

Table 1: Ecological Features			
			
Species and species groups	Status (Importance)	Potential Impacts	Recommendations
<u>Plants (rare or protected)</u> No recent records of protected plant species. No rare or notable plant species were recorded on Site.	EPS, WCA, S41	The Site is not suitable for rare or notable plant species.	N/A
<u>Invasive non-native plant species (INNS)</u> No recent records of INNS.	WCA Sch9	No impacts anticipated.	N/A

Table 1: Ecological Features			
No invasive species identified on Site.			
<u>Invertebrates</u> No recent records of invertebrates. Habitats on Site likely to support common and widespread species only.	S41 LBAP (Site)	No impacts anticipated.	Opportunity to enhance habitats for invertebrates within proposed landscape scheme. Recommendations outlined in BREEAM assessment.
<u>Amphibians</u> No recent records of amphibians. No suitable habitats on the Site and no connectivity to off-site habitat.	EPS WCA S41 LBAP (Site)	No. Unlikely to be present.	N/A
<u>Reptiles</u> No records. No suitable habitats on the Site and no connectivity to off-site habitat.	S41 LBAP	No. Unlikely to be present.	N/A
<u>Birds</u> There are several records including urban specialists black redstart <i>Phoenicurus ochrurus</i> and peregrine falcon <i>Falco peregrinus</i> . Dipper <i>Cinclus cinclus</i> , kingfisher <i>Alcedo atthis</i> and spotted flycatcher <i>Muscicapa striata</i> have also been recorded nearby. There is suitable nesting habitat within the dense ivy for common species of bird.	Sch1 BoCC Amber (Site)	The Site is small and does not contain suitable habitat for nesting black redstart or peregrine falcon, the nesting sites of which are well known in Manchester.	Time habitat clearance between September and February inclusive. If this is not possible, a survey by a suitably experienced ecologist must be undertaken

Table 1: Ecological Features			
Woodpigeon <i>Columba palumbus</i> was recorded on site.		Vegetation removal could impact on common nesting birds.	immediately prior to works.
<u>Bats</u> Desk study records of numerous common pipistrelle <i>Pipistrellus pipistrellus</i> and <i>Pipistrellus sp</i> roosts and other signs within 2km of the site, nearest roost record 560m east. The wall bordering the Site to the north east provides features suitable for roosting bats within limited areas of loose mortar/bricks. Generally the surrounding habitat is of low foraging quality but the Site is around 60m from the canal network which provides good foraging habitat. The author of this report has observed bats foraging over the Castlefield basin. As such the north eastern wall provides Low potential for roosting bats.	EPS, WCA, S41, LBAP (site)	Roosting bats may be impacted by the development if present within the north eastern wall.	A single emergence or re-entry survey to ascertain the likely presence or absence of bats within the Site.
<u>Other protected species</u> Badger <i>Meles meles</i> Brown hare <i>Lepus europaeus</i> Hedgehog <i>Erinaceus europaeus</i> Otter <i>Lutra lutra</i> Water vole <i>Arvicola amphibius</i> White-clawed crayfish <i>Austropotamobius pallipes</i>	PBA S41	The site does not provide suitable habitat, nor is it connected to off-site habitats that may support these species.	N/A

4 DISCUSSION AND RECOMMENDATIONS

4.1 Potential Impacts

- 4.1.1 The nature of potential effects, requirements for further surveys, and proposed mitigation/compensation are discussed below for each of the identified receptors.

Nesting Birds

- 4.1.2 The dense ivy on site provides suitable nesting opportunities for widespread birds such as woodpigeon. It is recommended where any shrubs or dense ivy are removed, that they are removed outside of the nesting bird season (March – August inclusive). Where this is not possible, a suitably qualified ecologist will be required to undertake a nesting bird check within 48 hours of the start of clearance.

Bats

- 4.1.3 The north eastern boundary wall provides features suitable to support roosting bats and suitable foraging habitat is within 60m of the Site to the north.
- 4.1.4 A single presence/absence survey is recommended between May and early September. This will take the form of a dusk emergence or dawn re-entry survey, whereby suitable features will be observed for bats leaving or entering a roost.
- 4.1.5 WA undertook a bat survey in August 2020. No bats were found. Please see WA report GM11393/005.

4.2 Biodiversity Enhancements

- 4.2.1 Development of the site may offer opportunities for biodiversity enhancements such as integral bat and bird boxes and living walls/roofs. Enhancements are discussed in the BREEAM report.

4.3 Conclusion

- 4.3.1 Mitigation measures have been recommended to minimise the risk of impacts to nesting birds. A bat survey was recommended, was undertaken in August 2020 and no bats were found within the PRFs on Site. There are several opportunities for biodiversity enhancements discussed within the BREEAM report.

5 REFERENCES

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APPENDICES

Appendix 1

Legislation and Policy Summary

Appendix 1 – Legislation and Policy Summary

Legislation for Habitats/Sites

Designated Site/Habitat	Status
Ramsar Sites	Ramsar Sites are wetlands of international importance designated following The Ramsar Convention. RAMSAR sites have the same level of protection as SSSIs under the Wildlife and Countryside Act 1981 (as amended).
SPA (Special Protection Areas)	SPAs are classified in accordance with Article 4 of the EC Directive on the Conservation of Wild Birds (79/409/EEC), the Birds Directive. They are they seek to protect the habitats of rare and vulnerable birds, listed in Annex I of the Birds Directive, and for regularly occurring migratory species. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 implement the Birds Directive in the UK.
SAC (Special Areas for Conservation)	SACs are strictly protected areas which represent typical European Union of habitats and (non-bird) species listed in Annexes I and II of the EC Habitats Directive. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 implement the Habitats Directive in the UK.
SSSI (Sites of Special Scientific Interest)	SSSIs protect the best examples of the UK's flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981 (as amended). Modified provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000.
NNR (National Nature Reserves)	NNRs are examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. NNRs are declared by the statutory country conservation agencies under the National Parks and Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981 (as amended). Legal protection of NNRs is provided under The Wildlife and Countryside Act 1981 (as amended).

Designated Site/Habitat	Status
Hedgerows	All hedgerows are protected by the Hedgerows Regulations 1997, under which it is an offence to remove or destroy certain hedgerows without planning consent or permission from the Local Planning Authority. These regulations do not apply to any hedgerow within the curtilage of, or marking the boundary of the curtilage of, a dwelling house.
LNR (Local Nature Reserves)	Designated by the National Parks and Access to the Countryside Act 1949, LNRs may be declared for nature conservation by local authorities after consultation with the relevant statutory nature conservation agency. Legal protection of LNRs is provided under The Wildlife and Countryside Act 1981 (as amended).

Legislation for Species

Species	Legal Status
<i>European Legislation</i>	
Creeping Marshwort, Early Gentian, Fen Orchid, Floating-leaved Water Plantain, Killarney Fern, Lady's Slipper, Shore Dock, Slender Naiad, Yellow Marsh Saxifrage	Under the Conservation of Habitats and Species Regulations 2017 (and as amended), it is illegal to deliberately pick, collect, uproot or destroy any such species.
Bats, Dormouse, Otter, Wild Cat, Great Crested Newt, Natterjack Toad, Sand Lizard, Smooth Snake, Large Blue Butterfly	These animals and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2017 (and as amended), which makes it illegal to: • Deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs; • Deliberately disturb⁷ such an animal; and • Damage or destroy a breeding site or resting place of such an animal. European Protected Species (EPS) licenses can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed, namely:

⁷ Under the Conservation Regulations, disturbance of protected animals includes in particular any disturbance which is likely to: (i) impair their ability to survive, breed or reproduce, or to rear or nurture their young or to hibernate or migrate; (ii) significantly affect the local distribution or abundance of the species in question.

Species	Legal Status
	- The development is for reasons of overriding public interest; - There is no satisfactory alternative; and - The favourable conservation status of the species concerned will be maintained and/or enhanced. Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a duty to 'have regard to the requirements of the EC Habitats Directive' i.e. LPA's must consider the above 3 'tests' when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations.
<i>Domestic (UK) Legislations</i>	
Bats, Dormouse, Great Crested Newt, Heath Fritillary, High Brown Fritillary, Large Blue, Marsh Fritillary, Natterjack Toad, Pine Martin, Otter, Red Squirrel, Sand Lizard, Smooth Snake, Swallowtail, Water Vole, Wildcat	These animals receive full protection under the Wildlife and Countryside Act 1981 (and as amended), which makes it illegal (subject to certain exceptions) to: - Intentionally kill, injure or take any such animal; - Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and - Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.
Adder, Common Lizard, Grass Snake, Slow Worm, White-clawed Crayfish	These animals receive partial protection under The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which provide protection against intentional killing or injury of any such animal.
Nesting Birds	All wild birds (as defined by the act) are protected under the Wildlife and Countryside Act 1981 (and as amended), which makes it illegal (subject to exceptions) to: - Intentionally kill, injure or take any wild bird; - Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.
WCA Schedule 1 listed Birds	Additional protection is provided to birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (and as amended). In addition to the offences detailed above relating to all wild birds, it is illegal to: Intentionally or recklessly disturb any bird listed on Schedule 1, or their dependent young while nesting.
Badgers	The Protection of Badgers Act 1992 makes it illegal to wilfully kill or injure a Badger, or attempt to do so and to intentionally or recklessly interfere with a Badger sett. This includes:

Species	Legal Status
	- damaging or destroying an active sett; - obstructing access to a sett; and - disturbing a Badger while it is occupying a sett. Licences can be granted to permit sett closure and/or disturbance between July and November inclusive (i.e. outside the sow pregnancy/birth period).
Wild Mammals	The Wild Mammals (Protection) Act 1996 provides legal protection to all wild mammals (as defined by the act) against the following actions: mutilate, kick, beat, nail, or otherwise impale, stab, burn, stone, drown, crush, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.
<i>Invasive Species</i>	
WCA Schedule 9 listed animals (Part 1) and plants (part 2)	Certain species of plants and animals that do not naturally occur in Great Britain have become established in the wild and represent a threat to the natural fauna and flora. Section 14 of the Wildlife & Countryside Act prohibits the release of any animal species that are: <i>“not ordinarily resident in and is not a regular visitor to Great Britain in a wild state”</i>

Policy Summary

Section 40 of the Natural Environment and Rural Communities (NERC) Act imposes a legal duty on Planning Authorities to ‘have regard’ to the conservation of biodiversity when considering planning applications.

Section 41 of the NERC Act requires the Secretary of State to publish a list of species and habitats of principal importance for conserving biodiversity in the UK. Such Biodiversity Action Plan (BAP) Habitats and Species (2007) do not offer the species any specific protection but help to highlight the species importance at a national level. This list is used by Local Planning Authorities to identify the species and habitats that should be afforded priority when applying the requirements of the National Planning Policy Framework (NPPF).

The NPPF underpins the Government’s planning policies for England and how these are to be applied. The central theme of the NPPF is a presumption in favour of sustainable development. This presumption does not apply where development requiring Appropriate Assessment because of its potential impact on a habitats site is being planned or determined.

The NPPF states:

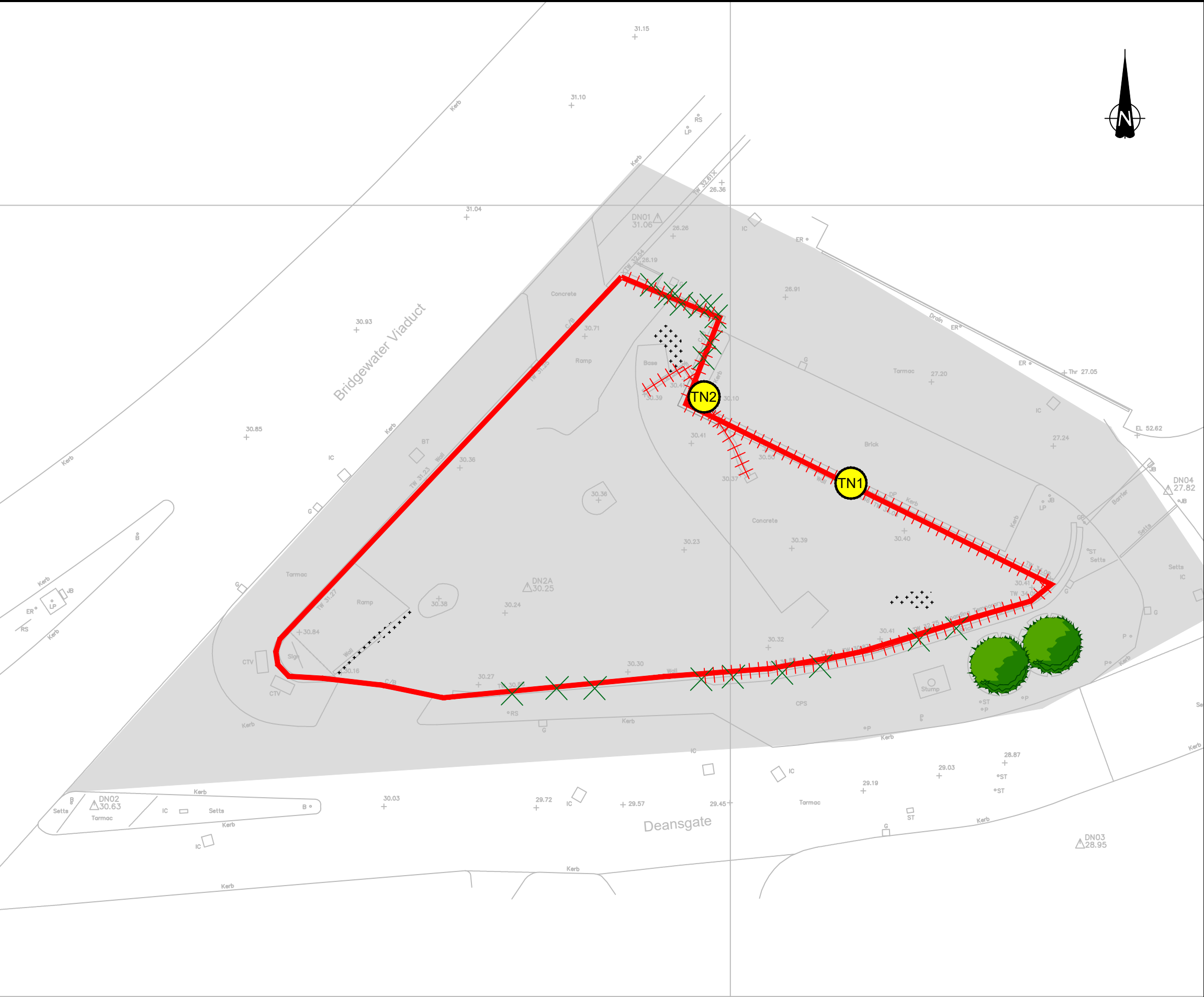
Planning policies and decisions should contribute to and enhance the natural and local environment by:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;;*
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and;*
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity;*
- The following should be given the same protection as habitats sites:*
 - a) potential Special Protection Areas and possible Special Areas of Conservation;*
 - b) listed or proposed Ramsar sites; and*
 - c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.*

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.

The NPPF requires the Planning Authority to have a responsibility to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan. In addition, the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

DRAWINGS



DO NOT SCALE FROM THIS DRAWING

KEY

Site boundary

Scattered scrub

Early successional vegetation

Hardstanding

Wall

TN1

Target note

REVISION	DETAILS	DATE	DRN	CHKD	APPD
CLIENT					
FUSION MANCHESTER DEVCO LTD					
PROJECT					
DEANSGATE SOUTH					
DRAWING TITLE					
EXTENDED PHASE 1 HABITAT SURVEY					
DRG No.		GM11393-001		REV	
				First Issue	
DRG SIZE		SCALE		DATE	
A3		1:250@A3		19-08-20	
DRAWN BY		CHECKED BY		APPROVED BY	
JR		SH		SH	
wardell armstrong BOLTON TEL 01204 227 227 WWW.WARDELL-ARMSTRONG.COM BIRMINGHAM CARDIFF CARLISLE EDINBURGH GLASGOW LEEDS LONDON MANCHESTER NEWCASTLE UPON TYNE STOKE ON TRENT ©Copyright Reserved N:\GM\GM11393 - DEANSGATE SOUTH EIA\03 - DESIGN\AUTOCAD\GM11393-001.DWG					

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