



THE
ENVIRONMENT
PARTNERSHIP



COLLYHURST VILLAGE GREATER MANCHESTER COLLYHURST VILLAGE ECOLOGICAL ASSESSMENT

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Document Title	Ecological Assessment
Prepared for	Far East Consortium International Limited
Prepared by	TEP - Warrington
Document Ref	7998.005

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Date	October 2020
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Phase 1 Habitat Survey (G7998.013)

Executive Summary

1. TEP was commissioned, in November 2019 by Far East Consortium International Limited, to carry out an Ecological Assessment of the site known as Collyhurst Village in Greater Manchester. This assessment is required to inform a planning application for a proposed housing development and creation of a new park.
2. A separate planning application for site enabling works was submitted to Manchester City Council in November 2020 and is currently pending consideration. TEP also provided an ecological assessment for the enabling works application.
3. The site comprises modified neutral grassland, buildings, hardstanding, semi-natural broad-leaved woodland (S41 habitat), dense and scattered scrub, amenity grassland, scattered trees, introduced shrub, bare ground and ephemeral vegetation and fences. All existing habitats will be lost during site clearance, however the scheme significantly exceeds the 10% biodiversity net gain target set out in the draft Environment Bill.
4. Rochdale Canal Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) lie over 3km and Rochdale Canal Stott's Lane – Ducie Street Basin Site of Biological Importance (SBI) is over 600m from the site, all located beyond intervening urban development. The site lies within the IRZ for Rochdale Canal SSSI. However, given the nature of the proposals and the distance of these designations from the site it is not anticipated that any impacts on these designated sites would occur as a result of the residential development.
5. The site proposals provide long-term compensation and enhancement of bat foraging and commuting habitats on the site. No bat roosts have been identified on the site. Trees with Low bat roost suitability to be felled and the buildings with Low bat roost suitability to be demolished will be undertaken with the implementation of Reasonable Avoidance Measures (RAMs) under the supervision of a licensed bat consultant. The proposals will incorporate bat boxes on new buildings or retained trees to mitigate for these losses and enhance roosting opportunities at the site.
6. The loss of woodland and dense scrub on the site could result in disturbance to nesting birds and hedgehogs. Pre-commencement checks for these species are recommended prior to site clearance. Gaps under boundary features should be created to enable hedgehogs to move freely through the site. Bird boxes should be installed on the site to mitigate for the short term loss of nesting habitats on the site and to enhance nesting opportunities at the site. The short term habitat losses are unlikely to be significant for hedgehogs given the relatively small area. The site proposals provide long term compensation and enhancement of bird and hedgehog habitats on the site.
7. It is anticipated that the proposed development will meet all of the criteria set out within the relevant planning policies, as long as the recommendations of this report are implemented.

1.0 Introduction

- 1.1 TEP was commissioned, in November 2019 by Far East Consortium International Limited, to carry out an Ecological Assessment of the site known as Collyhurst Village to inform a planning application for a proposed housing development and creation of a new park.
- 1.2 A separate planning application for site enabling works was submitted to Manchester City Council in November 2020 and is currently pending consideration. TEP also provided an ecological assessment for the enabling works application.
- 1.3 This report has the following objectives:
 - To describe the existing vegetation and give an overview of the habitats present on the site;
 - To identify whether there are any features of conservation value such as legally protected species or habitats and species of principal importance listed under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006;
 - To identify any further survey requirements;
 - To identify scheme design options to mitigate ecological impacts and achieve biodiversity net gain;
 - To identify biodiversity enhancement opportunities.

Biodiversity Net Gain

- 1.4 Paragraph 170(d) of the revised NPPF states that "Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity..." The Government 25-year Environment Plan states that government will "embed environmental net gain principle for development". This document suggests a target of 10% net gain but is still going through Parliament and therefore is not currently mandatory.
- 1.5 In July 2019, the government issued revised planning practice guidance (NPPG) with details on how planners can implement "net environmental gain" requirements when assessing development proposals, including new advice on protecting wildlife.
- 1.6 Revised guidance recently published by the government says that net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain. It states: "Planning conditions or obligations can, in appropriate circumstances, be used to require that a planning permission provides for works that will measurably increase biodiversity".
- 1.7 In terms of measuring net gain, the guidance states that using a metric is a pragmatic way to calculate the impact of a development and the net gain that can be achieved. It goes on to state that "tools such as the Defra biodiversity metric can be used to assess whether a biodiversity net gain outcome is expected to be achieved".
- 1.8 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are. In order to inform the biodiversity net gain assessment the Defra 2.0 metric has been used.

Site Context

- 1.9 The site covers 4.7ha and is bound by Rochdale Road to the west and Johnny King Close to the east. The northern boundary of the site is defined by an existing pathway leading from a bell mouth junction with Rochdale Road. Shellard Road forms the site's southern boundary. Paget Street bisects the site in an east/west direction and Thornton Street North in a north/south direction. The central grid reference for the site is SD 85573 00305.
- 1.10 A site location plan is shown in Figure 1 below.

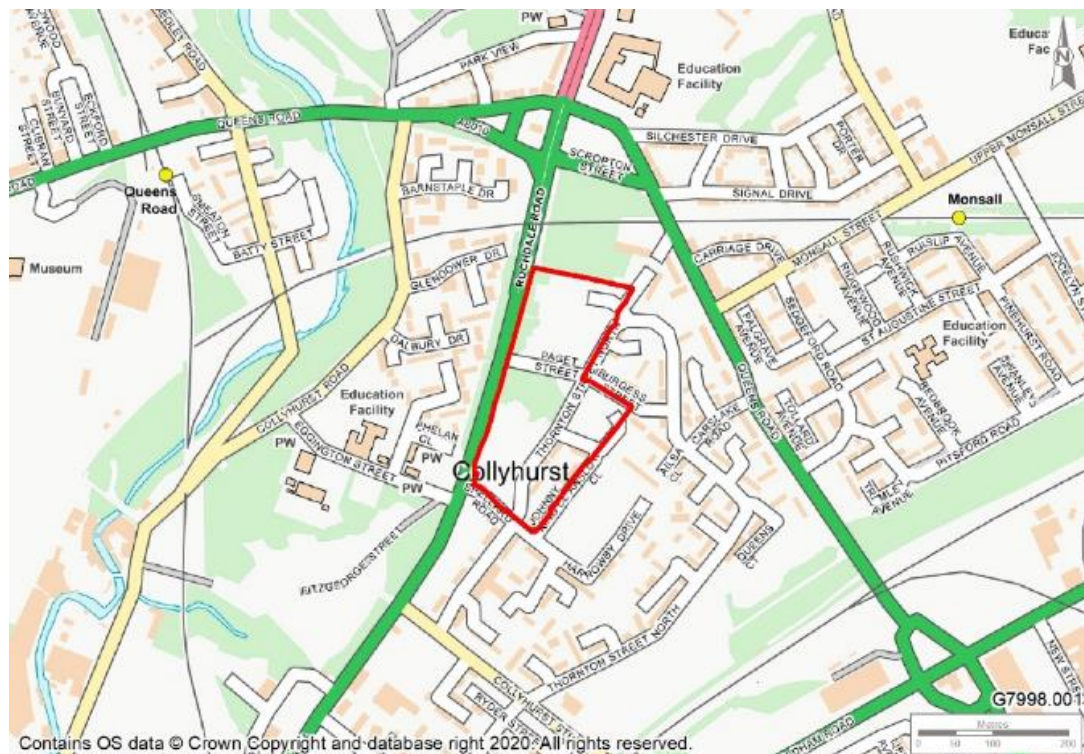


Figure 1: Site location plan

2.0 Methods

Ecology Study

- 2.1 Information regarding historic species records and protected sites was requested/gathered from the sources listed in Table 1. This collated data gives a useful indication of the distribution and abundance of ecological receptors at a given locale. An absence of records does not indicate the absence of protected species from the search area. Our survey work has sought to identify the potential for any protected species to be present.

Table 1: Sources of ecological information

Source of Information	Nature of Information
Magic Map	Maps showing internationally designated sites to 10km, nationally designated sites to 5km and habitats of value to biodiversity within and adjacent to the site
Greater Manchester Ecology Unit (GMEU)	Protected species records and locally designated sites within 1km
Manchester City Council	Land allocations and relevant policies
ArcMap10	Ordnance & Aerial survey mapping

Habitats and Flora

Phase 1 Habitat Survey

- 2.2 A Phase 1 habitat survey was carried out by Senior Ecologist Lizi Pimlott (ACIEEM, FISC Level 3) on 9th January 2020. The survey was carried out in accordance with the Phase 1 habitat assessment methods (JNCC 2010¹) and Guidelines for Preliminary Ecological Appraisal (CIEEM 2017²). The method records the habitat types present within and immediately surrounding the site, based on the JNCC descriptions. Plant species were identified in accordance with Stace (2010) and recorded as target notes using the DAFOR scale. Due to the initial survey being undertaken outside of the optimal period an updated survey was undertaken by Graduate Ecologist Annabel Walker-Evans (QCIEEM, FISC Level 3) on 17th June 2020.

Limitations

- 2.3 The optimal survey window for habitat surveys is April to early-October, when most plant species are visible. The initial survey was undertaken outside of this period, however enough vegetative evidence was present to adequately evaluate the habitats on site. Notwithstanding an updated survey was undertaken in June 2020 to re-affirm the evaluation. No other constraints to the survey were encountered.

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

² CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

Habitat Condition Assessment

- 2.4 The Phase 1 habitat survey results were used to evaluate the condition of each habitat; a required variable to input into the BIA calculator. Criteria set out within the Defra 2.0 Technical Supplement were used to calculate the condition of the existing habitats, with discretion used where the habitat potentially provided additional ecological functions not included within the conditions.

Fauna

- 2.5 The survey included an extended assessment of the habitats present for their potential to support species of conservation concern, particularly statutorily protected species or species listed under S41. Any signs indicating the presence of these species were recorded.

Bats

- 2.6 A ground level Preliminary Roost Assessment (PRA) of the trees on the site was undertaken by Licensed Bat Ecologist Lizi Pimlott (Natural England Class 2 licence registration no. 2016-22843-CLS-CLS) on 9th January 2020. An external PRA of the existing housing on the site was undertaken by bat licence trainee Annabel Walker-Evans on 17th June 2020. These assessments were undertaken in accordance with the Bat Conservation Trust (BCT) Good Practice Guidelines (Collins, 2016³).
- 2.7 The ground-level inspection was undertaken to assess the potential of the trees to support roosting bats. Binoculars were used to search for any field signs of bats or features with suitability for roosting bats.
- 2.8 The external inspection of the existing housing was undertaken to identify any field signs of bats or features with suitability for roosting bats. This inspection was undertaken from public roads and footpaths, using binoculars.
- 2.9 In addition, the habitats within and surrounding the survey area were assessed for their potential to support foraging and commuting bats.
- 2.10 Following the PRA buildings, trees and habitats were categorised based on the criteria listed within Table 2 below.

Table 2: Evaluation criteria for the potential suitability of trees and habitats for bats (taken from Table 4.1 of the BCT guidance)

Suitability	Roosting habitats	Commuting/foraging habitats
Negligible	No potential roost features are present that are likely to be used by bats.	No features present that are likely to be used by commuting or foraging bats. A general lack of linear features and low habitat, structural or floristic diversity.

Suitability	Roosting habitats	Commuting/foraging habitats
Low	A structure or tree with one or more potential roost features that could be used by individual bats opportunistically, but which do not offer sufficient space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.	Habitat that could be used by small numbers of commuting bats (e.g. a gappy hedgerow or an unvegetated stream) or foraging bats (e.g. a lone tree or small patch of scrub) but which is isolated from the surrounding countryside.
Moderate	A structure or tree with one or more potential roost features that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat, but which is unlikely to support a roost of high conservation status (maternity or hibernation).	Continuous habitat connected to the wider landscape that could be used by bats for commuting (e.g. lines of trees or scrub or linked back gardens), or foraging bats (e.g. trees, scrub, water, grassland).
High	A structure or tree possessing one or more potential roost features that are suitable for use by larger numbers of bats and roosts of high conservation status on a regular basis and potentially for longer periods of time, due to their size, shelter, protection, conditions and surrounding habitat.	Continuous high quality habitat that is strongly connected with the wider landscape that is likely to be used regularly by commuting bats (e.g. river valley, vegetated stream, woodland edge, hedgerow with trees) or foraging bats (e.g. broad-leaved woodland, grazed parkland, tree-lined watercourses or ponds).

Limitations

- 2.11 There are no strict seasonal constraints for PRA. It is recognised that field signs will not be fresh during winter hibernation, and may decompose or be washed away by inclement weather. Visibility of trees could be restricted by the presence of foliage and vegetation during the summer months. As the inspection was undertaken over the winter when foliage was reduced no such constraints applied.
- 2.12 Close-up external inspections and internal access to the buildings on the site were not undertaken due to restrictions associated with COVID-19 and access. However, due to the condition and construction of the buildings, this was not considered to be a significant constraint and a full assessment of the suitability of the buildings for roosting bats was possible with the use of binoculars.

Nocturnal Roost Survey of Building

- 2.13 A single dusk nocturnal roost survey was undertaken of the building (B2) with Low roost suitability on 21st July 2020. The location of this building is shown on the Phase 1 habitat survey map G7998.013.
- 2.14 The surveys were carried out in line with the 2016 BCT Guidance. Weather conditions at the time of the survey were 17C with no rain and a light breeze. The survey commenced 15 minutes prior to sunset (21:22) and continued for 90 minutes after sunset.

- 2.15 The survey was completed by a team of two surveyors. Surveyors used heterodyne and frequency division bat detectors to aid the survey. Sonogram analysis was undertaken using Analook software.

3.0 Results

Ecology Study

Planning Context

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

Relevant Local Planning Policies and Guidance

- 3.2 Neither the site nor the adjacent land are allocated for biodiversity or nature conservation purposes under Manchester's Local Development Framework Core Strategy Development Plan (adopted 11th July 2012).
- **Planning policy EN9:** Green Infrastructure from the Core Strategy Development Plan states that new development will be expected to maintain and enhance existing green infrastructure in terms of its quantity, quality and multiple function, which includes biodiversity.
 - **Planning policy EN15:** Biodiversity and Geological Conservation from the Core Strategy Development Plan states that the Council will seek to maintain or enhance sites of biodiversity value throughout the City and that particular consideration will be given to protected species and the conservation of trees and woodland.
- 3.3 Neither the site nor the adjacent land are allocated for biodiversity or nature conservation purposes under the Greater Manchester Spatial Framework (GMSF) 2020: Publication Plan. The latest draft was produced in October 2020 but has not yet been adopted.
- **Planning policy GM-G2:** Green Infrastructure Network of the draft Greater Manchester Spatial Framework (GMSF) states that the network of green infrastructure that stretches throughout Greater Manchester will be designed, managed, protected and enhanced so as to enhance biodiversity by expanding, improving and connecting habitats.
 - **Planning policy GM-9:** A Net Enhancement of Biodiversity and Geodiversity of the GMSF states that a net enhancement in biodiversity resources will be sought by enhancing habitats through management, improving connectivity between habitats and encouraging the use of native species in landscaping schemes.

Designated Wildlife Sites

- 3.4 There is one internationally designated wildlife site within 10km of the site. Rochdale Canal Special Area of Conservation (SAC) falls 3.4km east of the site and is designated for the presence of floating water-plantain *Luronium natans*, a protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8).

- 3.5 Rochdale Canal Site of Special Scientific Interest (SSSI) overlaps with the SAC and is designated for the same reason, as well as the presence of several pondweed species *Potamogeton* sp. This is the only nationally designated wildlife site within 5km of the site.
- 3.6 The site lies within the Impact Risk Zone (IRZ) for Rochdale Canal SSSI. Residential developments do not trigger a requirement for consultation with Natural England regarding potential impacts on the SSSI and no further action is required.
- 3.7 Rochdale Canal Stott's Lane – Ducie Street Basin Site of Biological Importance (SBI) is located 990m south east of the site. This SBI is designated for its regionally important aquatic habitat and species, including internationally important populations of floating water plantain (WCA8). No other locally designated wildlife sites are located within 1km of the site.

Notable Habitats

- 3.8 The site contains a parcel of deciduous woodland (a habitat of principal importance under Section 41 (S41) of the Natural Environment and Rural Communities Act 2006). Several other parcels of deciduous woodland also lie within influencing distance the site, the closest being 20m to the north and 50m to the west beyond the A664.

Notable Flora and Fauna

- 3.9 A number of species spread over a 1km search radius were identified through the data from GMEU. Species include those listed under any of the following:
- European Protected Species (EPS);
 - Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
 - Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
 - Protected plant species under WCA8;
 - Invasive non-native plant species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
 - Protection of Badgers Act 1992 (PBA);
 - Species of principal importance under S41;
 - Red and Amber listed Birds of Conservation Concern (BRd/BAm); and
 - Local Biodiversity Action Plan Species (LBAP).
- 3.10 These records are detailed in the relevant species sections below.

Habitats and Flora

Phase 1 Habitat Survey

- 3.11 Results of the Phase 1 habitat survey are provided below and displayed on the Phase 1 Habitat Map within the Drawings Appendix (G7998.013). A detailed Target Note Report is included in Appendix B.
- 3.12 Habitats of ecological value present within the site are listed in Table 3 below. More detailed descriptions of the habitats are also given

Table 3: Habitats of Ecological Value on Site

Phase 1 Habitat:	Length (m)	Area (ha)
Modified neutral grassland ⁴	-	0.85
Buildings and hardstanding	-	1.37
Semi-natural broad-leaved woodland	-	0.61
Dense and scattered scrub	-	0.17
Amenity grassland	-	0.99
Scattered trees	-	-
Introduced shrub	-	0.01
Bare ground and ephemeral vegetation	-	0.30
Total:	-	4.30

Modified Neutral Grassland

- 3.13 Expanses of modified neutral grassland are present in the northern part of the site (TN4), derived from amenity grassland which has not been recently managed. Smaller patches of grassland are colonising on a bund around hardstanding which is remnant from a previously demolished development off Needwood Close (Figure 2). A more extensive area of modified neutral grassland is present to the north of Paget Street (Figure 3). The sward in both areas was approximately 20cm at the time of the survey and appeared to be species-poor. Meadow grass species *Poa sp* are dominant with frequent cock's-foot *Dactylis glomerata*, occasional creeping buttercup *Ranunculus repens*, curled dock *Rumex crispus* and rare michaelmas daisy *Aster novi-belgii*.



Figure 2: Modified neutral grassland bund



Figure 3: Modified neutral grassland in the north of the site

⁴ 4 The neutral grassland categories detailed within the Phase 1 Habitat Survey Handbook are concentrated on grassland associated with rural situations (pastures and meadows), as such it was agreed with JNCC in 2005 (P. Gateley, pers. comm.) that neutral grassland habitats that don't easily fit within these categories, usually within urban or industrial areas, can be referred to as modified neutral grassland –

'Modified neutral grassland is not derived from agricultural grassland and the terms semi-improved and improved do not apply. Some modified neutral grassland may be species-rich but many swards are dense, coarse and species-poor. Modified neutral grassland naturally regenerates on disturbed ground and is unmanaged. It most commonly occurs in urban areas and on post-industrial land'.

Hardstanding

- 3.14 Numerous roads and footpaths intersect the Collyhurst Village site including Paget Street, Churnet Street, Needwood Close and Overbrook Avenue. Marston Street is adjacent to the north site boundary with Thornton Street North to the east, Shellard Road to the south and Rochdale Road to the west.

Buildings

- 3.15 There are nine buildings on the site, located between Thornton Street North and Johnny King Close/Anslow Close. Seven of these comprise residential dwellings (terraces) (Figures 4 and 5), one comprises a shop with flats above (Figure 6) and one comprises a substation (Figure 7).



Figure 4: Residential buildings on site



Figure 5: Residential buildings on site



Figure 6: Shop on site



Figure 7: Substation on site

Semi-natural Broad-leaved Woodland

- 3.16 A large group of mature trees on modified neutral grassland are present in the central part of the site, to the north of Churnet Street and to the south of Paget Street, and this has been classified as semi-natural broad-leaved woodland (TN3, Figure 8). Whilst the trees are of a similar age they are not laid out in an orderly way, as would be expected of plantation woodland, and therefore it is concluded that the trees originate from natural regeneration. The central part of the woodland will be heavily shaded by canopy foliage during the summer months and the ground flora therefore becomes more herbaceous, dominated by ivy *Hedera helix* with frequent cow parsley and occasional nettle *Urtica dioica* and bramble *Rubus fruticosus* agg. Tree species include sycamore *Acer pseudoplatanus* with frequent ash *Fraxinus excelsior* and occasional goat willow *Salix caprea* and silver birch *Betula pendula*. This woodland is listed as a S41 habitat, as shown in the ecology desk based assessment.



Figure 8: Semi-natural broad-leaved woodland to the north of Churnet Street and to the south of Paget Street

Dense and Scattered Scrub

- 3.17 Two areas of dense bramble scrub are present in the area of modified neutral grassland to the north of Paget Street (TN6, Figure 9).
- 3.18 Scattered scrub is more prolific in the southern part of the site to the north of Shellard Road. This comprises dominant butterfly bush *Buddleia davidii* and occasional bramble, rose species *Rosa* sp and broom species *Cytisus* sp.



Figure 9: Dense scrub to the north of Paget Street

Amenity Grassland

- 3.19 Amenity grassland is present along the west side of the site, below the mature trees adjacent to Rochdale Road, and to the south by Shellard Road (TN5, Figure 10). Two additional areas of amenity grassland are also present in the east of the site, either side of Thornton Road North. These areas of grassland are heavily managed and are species-poor, dominated by annual meadow grass *Poa annua* with frequent perennial ryegrass *Lolium perenne*.



Figure 10: Amenity grassland to the north of Shellard Road

Scattered Trees

- 3.20 A large number of mature/semi-mature scattered trees are present in the west (Figure 11) and north of the site with occasional trees in the east as well. A single cypress *Cypressus sp* tree is present on the north site boundary, adjacent to Marston Close. The remaining trees are all broadleaved with no clear dominant species. Abundant species include sycamore, ash and silver birch with occasional common lime *Tilia x europaea*, Norway maple *Acer platanoides* and whitebeam *Sorbus aria*.
- 3.21 The arboriculture survey reports, completed by Amenity Tree Care in 2020 state that there are 135 records of trees across the site, comprising both individual trees and groups



Figure 11: Scattered trees in the west of the site

Introduced Shrub

- 3.22 A couple of small areas of introduced shrub planting, comprising evergreen ornamental bushes (species unknown) are present in the south of the site, adjacent to Shellard Road (TN1, Figure 12).

Bare Ground with Ephemeral Vegetation

- 3.23 The south of the site comprises an expanse of bare ground with pioneering ephemeral vegetation which is remnant from a previously demolished development off Overbrook Avenue (TN2, Figure 13). The ephemeral vegetation includes occasional willowherb species, Yorkshire fog *Holcus lanatus*, clover species *Trifolium sp* and annual meadow grass.



Figure 12: Bare ground with ephemeral vegetation in the south of the site adjacent to Overbrook Avenue

Habitat Condition Assessment

- 3.24 Table 4 details the condition assessment for the existing habitats on the site. The Defra 2.0 metric does not use Phase 1 habitat classification to categorise habitat types. Therefore Table 4 includes both the Defra 2.0 metric habitat types and the Phase 1 habitat types which are included in each category, with justification provided in the comments section, where appropriate.

Table 4: Habitat condition assessment for Collyhurst Village

Defra 2.0 Habitat Type	Phase 1 Habitat Type	Condition assessment used	Associated condition	Comments
Urban - amenity grassland	Modified neutral grassland	Grassland	Poor	Very low species diversity. Therefore classified as poor condition.
Urban - developed land/sealed surface	Buildings/ Hardstanding	N/A	N/A	Technical Supplement states that condition assessment is not required for this habitat type and that it should be allocated 0 for condition.
Urban - woodland	Semi-natural broad-leaved woodland	Woodland	Moderate	Meets eight of the criteria but clearly fails two and therefore classified as Moderate condition
Heathland and shrub - bramble scrub	Dense and scattered scrub	Scrub	Poor	Fails on four of the five criteria and therefore classified as Poor condition.
Urban - amenity grassland	Amenity grassland	Grassland	Poor	Very low species diversity. Therefore classified as poor condition.

Defra 2.0 Habitat Type	Phase 1 Habitat Type	Condition assessment used	Associated condition	Comments
Urban - introduced shrub	Introduced shrub	Urban	Poor	This habitat fails five condition criteria and therefore classified as Poor condition.
Urban - Vacant/derelict land/ bare ground	Bare ground and ephemeral vegetation	Urban	Moderate	This habitat fails three condition criteria and therefore classified as Moderate condition.

Invasive and Protected Plant Species

- 3.25 No records of invasive or protected plant species were returned within 1km of the site in the desk study.
- 3.26 No invasive or protected plant species were identified within the site.

Existing Connectivity with the Wider Landscape

- 3.27 The site is bordered to the west by Rochdale Road, to the north and north east by the A6010 and to the south and south east by residential development. The roads have street lighting, kerbs and are very busy which could form a dispersal barrier to wildlife. Existing gardens within the residential developments could form habitat corridors but may restrict the movement of terrestrial wildlife because of boundary fences.
- 3.28 Extensive urban development is present within the wider landscape but there are pockets of green space within the Collyhurst area, which could provide foraging and sheltering opportunities for wildlife, including:
- Queens Park 250m to the north of the site, containing grassland and woodland habitats with the River Irk adjacent to the west;
 - Moston Vale 740m to the north east of the site, containing parkland;
 - Sand Hills 80m to the south west of the site, contains Moss Brook, which connects to the River Irk to the west, and areas of woodland;
 - Village Park 320m to the south east of the site, containing parkland; and
 - Clayton Vale 1.6km to the south east of the site, containing the River Medlock and extensive woodland.

Fauna

- 3.29 The potential for the site to support legally protected species and notable species has been assessed using the results of the desk study, consideration to habitat connectivity and observations made during the site survey of habitats within and immediately surrounding the site. A summary of desk study information is included within Appendix A. Desk study records have only been considered below if they are recent (from the last 10 years) and/or if they relate to species that may be supported by habitats at a site level. Habitats present within and adjacent to the site are suitable for the following species; further consideration is given below to the likelihood for these species to be present within the site:

- Bats
- Birds
- Hedgehog

3.30 The site does not provide suitable habitat for other protected or notable species and other species, beyond those listed above and these will not be considered further in this assessment.

Bats

3.31 No bat roost records have been returned within 1km of the site in the desk study. Bat species recorded within 1km include:

- Common pipistrelle *Pipistrellus pipistrellus* (EPS, WCA5, LBAP);
- Pipistrelle species *Pipistrellus sp* (EPS, WCA5, LBAP); and
- Bat species (EPS, WCA5, LBAP).

3.32 The seven residential terrace buildings (Buildings 1 to 7) and the building with the shop and flats above (Building 8) are of similar construction with red brick walls and pitched tile roofs, wooden eaves boards and uPVC windows and doors. It is likely that the buildings have loft voids, given their construction. Several of the buildings have solar panels installed on the roofs. The buildings are well maintained with no structural defects or external potential roost features with the exception of some gaps in the mortar on the roof edge on the gable end of a building adjacent to Thornton Street North and Churnet Street (Building 2; Figure 13). Some raised roof tiles were also visible on the north elevation of Building 3. These two buildings were assigned Low roost suitability. The remaining six residential buildings were classified as Negligible suitability.

3.33 Building 9 is a substation constructed of red brick with a flat concrete roof. There are airbricks on the east elevation, facing Johnny King Close. These appear to lead into the interior of the building. Internal access was not possible during the survey but flat concrete roofs do not provide roosting opportunities for bats. Therefore this building has also been classified as Negligible suitability.

3.34 No bat roosts were identified in Building 2 during the nocturnal roost survey. However a common pipistrelle bat was observed flying from south to north over the building at sunset (21:22) which suggests that a bat roost is present nearby.



Figure 13: Gaps in mortar on edge of roof on Building 2

- 3.35 A whitebeam *Sorbus aria* on the site (labelled as T87 on the Tree Constraints Plan, ref: TR-01, with a tree tag no. 0328) has lifted bark on the south west side of the tree at approximately 1m high. This creates a crevice which individual bats could use opportunistically during the summer months but is too small for larger roosts and not thermostable enough for hibernation roosts. However the crevice was found to contain a large number of snails during closer inspection. This tree was classified as having Low roost suitability for bats.
- 3.36 Two ash (T14 and T96) and four sycamore (T106-109) trees on the site were described in the arboriculture report as having cavities in the stem. These cavities were assessed to be sub-optimal due to exposure to weather and predation and therefore are considered to have Low roost suitability for bats.
- 3.37 A number of trees on the site were highlighted, in the arboriculture report, as having major wounds, bark inclusion, dieback and decay; none of these form potential roost features for bats. All remaining trees on the site have been classified as Negligible roost suitability for bats due to an absence of potential roost features.

- 3.38 The woodland and scattered trees on the site provides foraging opportunities for bats which are of relatively high quality in comparison to other areas in the locality. However the suitability of these habitats for foraging bats is reduced somewhat due to the presence of street lighting on all sides of the site. No notable commuting corridors are present.

Birds

- 3.39 The following bird species have been recorded within 1km of the site, most of which were located to the north east and south east of the site:

- Bullfinch *Pyrrhula pyrrhula* (S41, BAm);
- Dunnock *Prunella modularis* (S41, BAm);
- Herring gull *Larus argentatus* (S41, BRd);
- Kingfisher *Alcedo atthis* (WCA1, BAm);
- Lapwing *Vanellus vanellus* (S41, BRd);
- Lesser redpoll *Acanthis cabaret* (S41, BRd);
- Linnet *Carduelis cannabina* (S41, BRd);
- Little ringed plover *Charadrius dubius* (WCA1);
- Peregrine *Falco peregrinus* (WCA1);
- Reed bunting *Emberiza schoeniclus* (S41, BAm);
- Skylark *Alauda arvensis* (S41, BRd);
- Song thrush *Turdus philomelos* (S41, BRd);
- Spotted flycatcher *Muscicapa striata* (S41, BRd); and
- Starling *Sturnus vulgaris* (S41, BRd).

- 3.40 The site is suitable for wintering flocks of common bird speiceis due to its urban nature and its capacity to support extensive breeding bird populations is limited by nearby traffic and human disturbance, vegetation management and high numbers of domestic cats (five were observed on site during the survey).

- 3.41 However, The woodland, trees and dense scrub on the site could support nesting birds and provide opportunities for foraging. A large flock of house sparrow *Passer domesticus* (S41, BRd) was noted foraging in the dense scrub in the northern part of the site during the survey.

Hedgehog

- 3.42 No records of hedgehog *Erinaceus europaeus* were returned within 1km of the site in the desk study.
- 3.43 The dense scrub, woodland and modified neutral grassland on the site could provide opportunities for hedgehogs to shelter and forage.

4.0 Impact Assessment

- 4.1 This section concludes the potential impacts on ecological receptors from the proposed residential development at Collyhurst Village in Manchester.

Planning Context

- 4.2 The proposals include the creation of a new park and include extensive tree planting and landscaping and result in biodiversity net gain (detailed below). With the implementation of the recommendations provided in Chapter 5 it is anticipated that this will be sufficient to meet the requirements of planning policies EN9, EN15, GM-G2, GM-10 and the Environmental Protection SPD.

Designated Sites

- 4.3 Rochdale Canal SAC and SSSI lie over 3km and Rochdale Canal Stott's Lane – Ducie Street Basin SBI is over 600m from the site, all located beyond intervening urban development. The site lies within the IRZ for Rochdale Canal SSSI.
- 4.4 However, given the nature of the proposals and the distance of these designations from the site it is not anticipated that any impacts on Rochdale Canal SAC and SSSI and Rochdale Canal Stott's Lane – Ducie Street Basin SBI would occur as a result of the proposed development.

Habitats & Flora

- 4.5 The semi-natural broad-leaved woodland is listed as a S41 habitat, as shown in the ecology desk based assessment. Several habitats are important at a site level for their ecological value and are covered in the following sections.

Modified Neutral Grassland

- 4.6 The modified neutral grassland on the site is of low quality and species diversity. The grassland does have limited value for foraging birds and hedgehogs. 0.85ha of grassland will be lost under the proposals.
- 4.7 This will be compensated through the provision of a variety of habitats of greater biodiversity value, including the park, wetland areas (planted swales and Sustainable Urban Drainage Systems (SUDS)), public lawn and vegetated gardens which will provide foraging opportunities for birds and hedgehogs, as well as other wildlife.

Dense and Scattered Scrub

- 4.8 Although not of great species diversity, scrub, both dense and scattered is valuable for a number of fauna species including foraging and commuting bats, breeding birds and hedgehog. The loss of scattered scrub is negligible, however 0.16ha of dense scrub will be lost to the proposed development.
- 4.9 This will be compensated through ornamental and native shrub planting and this is considered to be sufficient to offset these losses and also to provide biodiversity enhancement (as detailed under the Biodiversity Net Gain Assessment below). Any works within scrub habitat may need to consider protected and priority species prior to works. Please refer to the relevant species highlighted in Section 5.

Woodland and Scattered Trees

- 4.10 Woodland and scattered trees are important features within the landscape and are of high ecological value especially for breeding birds. No features were found within the trees for roosting bats however these trees are valuable for foraging and commuting bats and the woodland has value to hedgehog. The woodland (0.61ha) and scattered trees will be lost to the proposed development.
- 4.11 The proposals include planting of 497 trees and the creation of native woodland and orchard. It is anticipated that this will provide sufficient compensation for the overall tree losses. Replacement tree planting should be of native origin, where possible. Any works within woodland and tree habitats may need to consider protected and priority species prior to works. Please refer to the relevant species highlighted in Section 5.

Invasive and Protected Plant Species

- 4.12 No protected or invasive plant species were recorded on the site during the survey and given the nature of the habitats present it is not anticipated that such species could occur on the site. Therefore there are no implications with regard to protected/invasive plants and the proposals.

Fauna

Bats

- 4.13 One building with Low roost suitability will be lost under the proposals. Seven trees with Low roost suitability will be lost as a result of the proposals. This will not significantly impact local bat populations but does have implications for roosting bats, if present.
- 4.14 Foraging habitats on the site include the areas of woodland, scrub and scattered trees. These areas are subject to light spill from nearby roads and buildings. The loss of these habitats will be compensated through new woodland, shrub, hedgerow and tree planting. There are no commuting corridors on the site.
- 4.15 All bat species and their roosts are legally protected in the UK. All bats are listed as European protected species of animals in Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive. There is also protection for bats and roosts in England and Wales under the Wildlife & Countryside Act 1981 (as amended).

Birds

- 4.16 The site is considered to be unsuitable for wintering wildfowl and significant breeding bird populations.

- 4.17 The loss of nesting habitats including woodland, scrub and scattered trees will be compensated in the long term through woodland, tree, shrub and hedgerow planting. However there could be a short term impact on local bird populations. Furthermore vegetation clearance could result in the disturbance or destruction of active bird nests, if undertaken during the core nesting season (March to August). The applicant has submitted a separate site enabling works planning application which includes the removal of trees and vegetation so that the works can be undertaken before the core nesting bird season.'
- 4.18 All wild birds and their nests and eggs are protected under the Wildlife and Countryside Act 1981, as amended.

Hedgehog

- 4.19 The loss of dense scrub and woodland, which could be used for foraging or shelter, will be compensated in the long term through woodland, tree, shrub and hedgerow planting. Short term losses are not likely to be significant. However boundary features may restrict the movement of hedgehogs through the site. Furthermore vegetation clearance could result in the disturbance or killing of hedgehogs, if present on the site. Therefore there are implications for hedgehogs and the proposed development.

Biodiversity Net Gain Assessment

- 4.20 With the forthcoming Environment Bill, a minimum of 10% net gain will be required for most development sites, although this is not yet mandatory. Local planning policies dictate that sites must deliver biodiversity enhancements but do not assign a numerical value. This assessment is therefore based on a 10% biodiversity net gain target.
- 4.21 The existing habitat areas for the site have been calculated using GIS and have been based upon the Phase 1 habitat survey plan (TEP Ref: G7998.013). Exterior Architecture have provided the proposed habitat types and areas for the scheme and these are illustrated within the proposed landscape plan.

Summary of Potential Impact

- 4.22 All habitats on site will be lost as a result of the development proposals, however Table 5 identifies the following habitats created as a result of the development proposals:

Table 5; Post Development Habitat Creation

Habitat Creation (UKHab)	Count	Length (m)	Area (ha)
Trees and specimen planting	417	-	-
Native hedgerow	-	70	-
Ornamental planting	-	-	0.27
Sedum roof	-	-	0.06
Garden	-	-	0.48
Public lawn	-	-	0.45
Buildings/sealed surface	-	-	2.26

Habitat Creation (UKHab)	Count	Length (m)	Area (ha)
Sedum roof	-	-	0.06
Vegetated gardens	-	-	0.38
Sustainable drainage feature (SuDS)	-	-	0.03
Standing water and associated planting			0.29
Orchard	-	-	0.02
Broadleaved woodland	-	-	0.16
Total:	417	70	2.59

- 4.23 Post development proposals will result in a 38.72% biodiversity net gain (an increase of 3.99 biodiversity units) as well as 100% net gain in hedgerows (0.31 units). Figure 14 shows the headline results of the Defra 2.0 metric. "Check Data" is shown for "Total net % change" for hedgerow units. This is because there are no hedgerows present on the site in its current state.

On-site baseline	Habitat units	10.31
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention (Including habitat retention, creation, enhancement & succession)	Habitat units	14.30
	Hedgerow units	0.31
	River units	0.00
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation, enhancement & succession)	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)	Habitat units	3.99
	Hedgerow units	0.31
	River units	0.00
Total net % change (including all on-site & off-site habitat creation + retained habitats)	Habitat units	38.72%
	Hedgerow units	Check Data
	River units	0.00%

Figure 14: Headline BNG results

- 4.24 A breakdown of the calculations are included in Appendix C.

Assumptions

- 4.25 The following assumptions have been made whilst completing the BNG assessment:
- The habitat condition assessment has been based upon the Phase 1 habitat survey information and has been undertaken in line with the condition assessments provided in the Technical Supplement.
 - Existing scattered trees are measured individually rather than in area (ha) and therefore this assessment has been based on habitats present under the trees, for example grassland and scrub. Proposed tree planting has

been measured based on the Street Tree Helper tool within the biodiversity metric 2.0.

- Ecological connectivity was assigned based on the guidance provided in the Technical Supplement which states that in the beta version of biodiversity metric 2.0 all High and Very High distinctiveness habitats should be assigned a Medium connectivity multiplier, other habitats a Low connectivity multiplier.
- No areas of the site are formally recognised under a local strategy and therefore the majority of the existing and newly created habitats have been assigned "Area/compensation not in local strategy/no local strategy" for Strategic Significance. However the site itself does provide an area of greenspace within a heavily urbanised area, both in terms of its existing habitats and the proposals for Collyhurst Park. Certain habitat types within this greenspace, including woodland, standing water, wildflower planting, SUDS and planted swales, could provide valuable foraging opportunities for local wildlife. For this reason these habitat types have been assigned "Location ecologically desirable but not in local strategy".
- It is assumed that a 20 year management plan will be provided for the site and that all of the proposed habitats will achieve the required condition within that period. Condition of new habitats has been based upon the Temporal Multiplier tab in the biodiversity metric.

- 4.26 A separate planning application is being prepared for a second site known as Collyhurst South. The baseline biodiversity value for this site is 1.22 habitat units. To meet the 10% biodiversity net gain target set out in the draft Environment Bill the Collyhurst South proposals would need to deliver 1.32 habitat units. Given the constraints associated with the small size of this site it is unlikely that any losses can be fully offset within the Collyhurst South scheme. Given that the Collyhurst Village scheme is achieving an increase of 3.99 units (38.72%) it is anticipated that the losses incurred in Collyhurst South will be offset through the Collyhurst Village proposals.

5.0 Recommendations

- 5.1 This section provides recommendations to avoid or, where this is not possible, mitigate for any adverse impact on wildlife in relation to the development of the site. Opportunities for appropriate enhancement are also set out.

Bats

- 5.2 An inspection of the potential roost features on the buildings with Low bat roost suitability should be undertaken by a licensed bat consultant immediately prior to demolition. The licensed bat consultant may also recommend the implementation of Reasonable Avoidance Measures (RAMs) if the need arises. If a bat roost is identified in the buildings then demolition cannot be undertaken until further bat surveys have been completed to inform a Natural England bat mitigation licence.
- 5.3 An inspection of the affected trees with Low bat roost suitability should be undertaken by a licensed bat consultant immediately prior to felling. The licensed bat consultant may also recommend the implementation of soft felling techniques if the need arises. If a bat roost is identified in the trees then tree felling cannot be undertaken until further bat surveys have been completed to inform a Natural England bat mitigation licence.
- 5.4 The installation of bat boxes equal to 10% of the proposed units of housing will mitigate for the loss of roosting habitat and enhance roosting opportunities at the site. Bat boxes will be installed on new buildings or retained trees, at least two metres high and south or west facing and away from obstruction or light spill.

Birds

- 5.5 The applicant has submitted a separate site enabling works planning application which includes the removal of trees and vegetation so that the works can be undertaken before the core nesting bird season.
- 5.6 The installation of bird boxes equal to 10% of the proposed units of housing, will mitigate for the short term loss of nesting habitat and will enhance nesting opportunities on the site. Bird boxes will be installed on retained trees, at least two metres high and north or east facing and away from obstruction or light spill.

Hedgehogs

- 5.7 A check of the scrub should be undertaken prior to site clearance to ensure no hedgehogs are present. This should be undertaken by a qualified ecologist no more than 24 hours prior to works commencing.

Further Biodiversity Enhancement Opportunities

Creation of Habitat Piles

- 5.8 Cleared brash and vegetation from the site could be retained to form habitat piles. These could be used by a variety of species including amphibians, invertebrates and hedgehogs. Habitat piles should be situated away from disturbance.

Installation of Insect Boxes

- 5.9 The installation of insect boxes would enhance opportunities for these species within the site. Insect boxes should be installed in areas of landscaping.

Sensitive Lighting Design

- 5.10 Sensitive lighting design will be implemented for the scheme to avoid indirect impacts of lighting on nocturnal and crepuscular species during construction and post-construction. This will apply to areas of landscaping and there are four key lighting design principles which will be applied to minimise light spill:

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

6.0 Conclusion

- 6.1 Assuming that the recommendations outlined within this report are implemented no significant ecological constraints are envisaged with regard to the proposed development. The proposals comply with local environment policy and overarching legislation. The biodiversity net gain delivery will exceed the 10% target set out in the draft Environment Bill and the proposed development will benefit local wildlife populations.

7.0 References

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- 7.3 Chartered Institute of Ecology and Environmental Management (CIEEM) (2013). Guidelines for Preliminary Ecological Appraisal. CIEEM, Winchester.
- 7.4 CIRIA (2015). Environmental good practice on site (fourth edition) (C741) Charles, P., Edwards, P (eds). CIRIA, London.
- 7.5 Collins J. (ed.) (2016). Bat Surveys for Professional Ecologists, Good Practice Guidelines (3rd Edition). The Bat Conservation Trust, London.
- 7.6 Department for Communities and Local Government (DCLG) (2019). The National Planning Policy Framework. DCLG, London.
- 7.7 HMSO (Her Majesty's Stationary Office) (1981). Wildlife and Countryside Act (as amended by the Countryside and Rights of Way Act 2000). HMSO, Norwich.
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- 7.9 HMSO (2006). Natural Environment and Rural Communities Act. HMSO, Norwich.
- 7.10 HMSO (2018). The Conservation of Habitats and Species Regulations 2018 (the Habitat Regulations)
- 7.11 Joint Nature Conservation Committee (JNCC) (2010). Handbook for Phase 1 habitat survey – a technique for environmental audit. JNCC, Peterborough.
- 7.12 Office of the Deputy Prime Minister (ODPM) (2005). Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impacts within the Planning System.

APPENDIX A: Desk Study



THE
ENVIRONMENT
PARTNERSHIP



COLLYHURST VILLAGE MANCHESTER COLLYHURST VILLAGE DESK STUDY

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1.0 Introduction

- 1.1 The Environment Partnership (TEP) were commissioned, by Far East Consortium International Limited in November 2019, to complete an ecology desk based assessment of land known as Collyhurst Village in Manchester (hereafter referred to as 'the site'). This assessment is required to inform proposed housing development and creation of a new park.
- 1.2 A separate planning application for site enabling works was submitted to Manchester City Council in November 2020 and is currently pending consideration. TEP also provided an ecological assessment for the enabling works application.
- 1.3 The central grid reference of the site is SD 85573 00305 and the location of the site is shown in Figure 1 below.



Figure 1: Site Location Plan

2.0 Method

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

Table 1: Sources of Ecological Information

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

2.2 Statutory designated wildlife sites of international importance may include:

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

2.3 Statutory designated wildlife sites of national importance may include:

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

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

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

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

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

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

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

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

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

3.0 Legislation and Planning Policy

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

International Planning Policy

Conservation of Habitats and Species Regulations 2017

Protected Species

- 3.2 European Protected Species (EPS) and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species 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 disturb such an animal; and
- Damage or destroy a breeding site or resting place of such an animal.

- 3.3 European Protected Species (EPS) licenses can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed, namely:

- The development is for reasons of overriding public interest;
- There is no satisfactory alternative; and
- The favourable conservation status of the species concerned will be maintained and/or enhanced.

- 3.4 Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a duty to 'have regard to the requirements of the EC Habitats Directive' i.e. LPA's must consider the above 3 'tests' when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations.

Protected Sites

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

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

National Planning Policy

National Planning Policy Framework 2019

- 3.7 The National Planning Policy Framework (NPPF19) sets out the Government's planning policies for England and how these are expected to be applied at a local level in development plans and how developers should address them. The Framework places great emphasis on plans and developments contributing to sustainable development.
- 3.8 The NPPF19 states:
- 3.9 When determining planning applications, local planning authorities should apply the following principles:
- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
 - development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless are wholly exceptional reasons and a suitable compensation strategy exists; and;
 - development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity;
 - The following should be given the same protection as habitats sites:
 - a) potential Special Protection Areas and possible Special Areas of Conservation;
 - b) listed or proposed Ramsar sites; and

- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

Wildlife and Countryside Act 1981

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

Natural Environment and Rural Communities (NERC) Act 2006

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

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

Protection of Badgers Act 1992

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

Local Planning Policy

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

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

Greater Manchester Spatial Framework

- 3.23 The Greater Manchester Spatial Framework (GMSF) 2020: Publication Plan (adopted October 2020) sets out how Greater Manchester should develop and identifies the amount of new development that will come forward across Manchester, plus the 9 other districts within the scheme. The plan will supports the delivery of key infrastructure, such as transport and utilities, protect the important environmental assets across the city region, allocate sites for employment and housing outside of the existing urban area and define a new green belt boundary for Greater Manchester.
- 3.24 The GMSF document can be viewed by following the link:
<https://www.greatermanchester-ca.gov.uk/media/3663/221020-agma-issue-opt.pdf>
- 3.25 The following policies relate to biodiversity and nature conservation:

- GM-G2 Green Infrastructure Network;
- GM-G3 River Valleys and Waterways;
- GM-G4 Lowland Wetlands and Mosslands;
- GM-G5 Uplands;
- GM-G7 Tree and Woodland; and
- GM-G9 A Net Enhancement of Biodiversity and Geodiversity.

Local Biodiversity Action Plans (LBAP)

3.26 The LBAP document for Greater Manchester can be viewed by following the link:
<http://www.wildaboutmanchester.info/www/images/stories/pdfs/mbs.pdf>

3.27 The following habitats are identified within LBAPs for Greater Manchester:

- Acid grassland;
- Ancient and/or species-rich hedgerows;
- Wet woodlands;
- Lowland broadleaved woodland;
- Lowland heathland;
- Lowland meadows;
- Unimproved neutral grassland;
- Marshy grassland;
- Managed greenspace;
- Rivers;
- Canals; and
- Ponds and lodges.

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

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

4.0 Site Designations

Statutory Designated Wildlife Sites of International Importance

- 4.1 There is one internationally designated wildlife site within 10km of the site (Figure 2). This is detailed in Table 2 below.

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

Name of Designation	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
Rochdale Canal	SAC	3.4km east	Floating water-plantain <i>Luronium natans</i>

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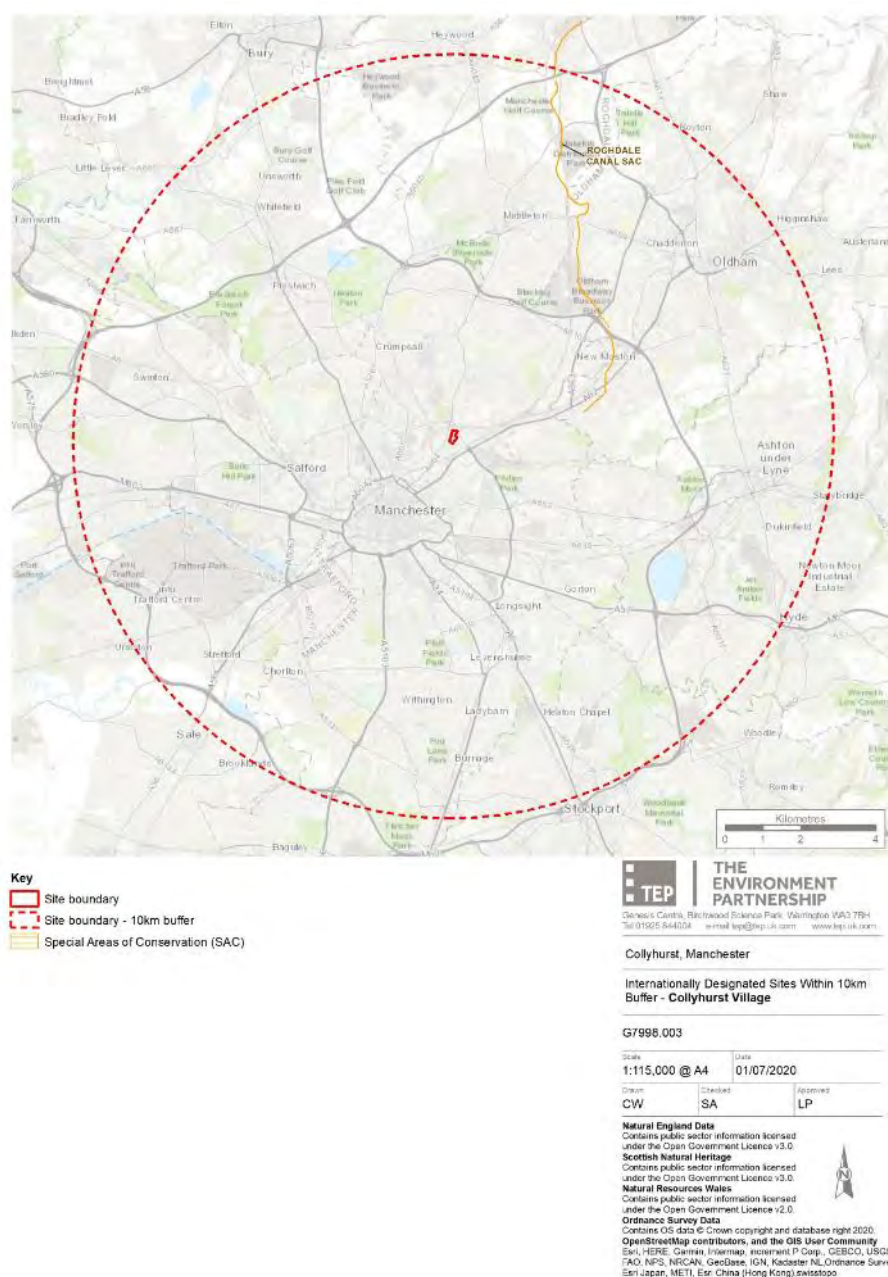


Figure 2: Internationally Designated Wildlife Sites within 10km of the Site

Statutory Designated Wildlife Sites of National Importance

- 4.2 There is one nationally designated wildlife site within 5km of the site (Figure 3). This is detailed in Table 3 below.

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

Name of Designation	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
Rochdale Canal	SSSI	3.4km east	Floating water-plantain and pondweed species <i>Potamogeton sp</i>

Confidential



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

- 4.3 The site falls within the Impact Risk Zone (IRZ) for Rochdale Canal SSSI. This is shown in Figure 4.
- 4.4 Residential development is not listed as a risk category with regard to this SSSI. The Local Authority is not required to consult with Natural England with regard to potential impacts on the SSSI as a result of the residential development. Table 4 provides information on the likely impacts of development proposals on the SSSI.

Table 4: Likely Impacts of Development Proposals on Rochdale Canal SSSI.

Planning Proposal Categories	LPA Should Consult Natural England on Likely Risks from the Following:
All planning applications	N/A
Infrastructure	Airports, helipads and other aviation proposals.
Wind and solar energy	N/A
Minerals, oil and gas	N/A
Rural non-residential	N/A
Residential	N/A
Rural residential	N/A
Air pollution	Any industrial/agricultural development that could cause air pollution (incl: industrial/commercial processes, livestock & poultry units, slurry lagoons/manure stores).
Combustion	All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.
Waste	N/A
Composting	N/A
Discharges	N/A
Water supply	N/A

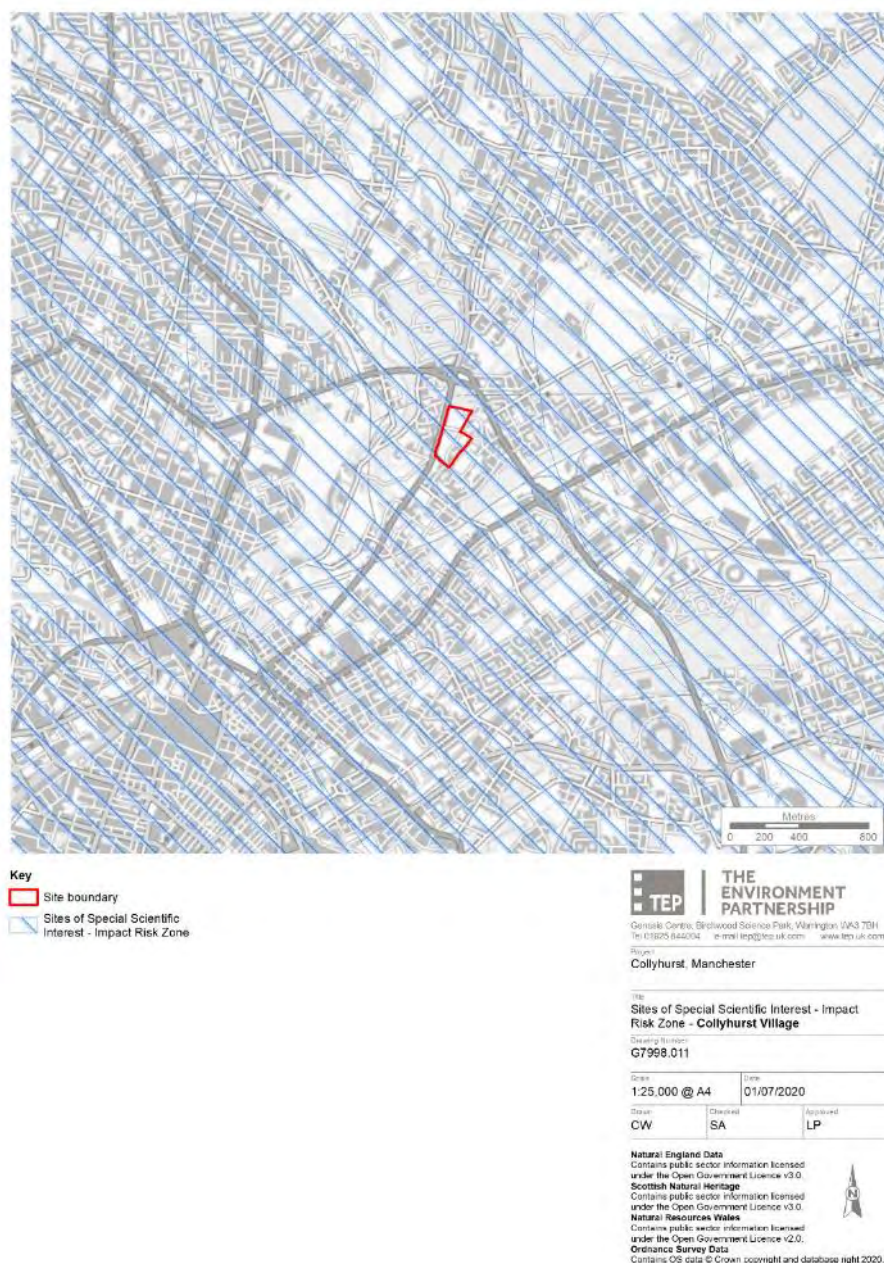


Figure 4: SSSI IRZ within the Site

Statutory Designated Wildlife Sites of Local Importance

- 4.5 There are no statutory locally designated wildlife sites within 1km of the site.

Non-statutory Designated Wildlife Sites of Local Importance

- 4.6 There is one non-statutory locally designated wildlife site within 1km of the site (Figure 5). This is detailed in Table 5 below.

Table 5: Details of Non-statutory Locally Designated Wildlife Sites within 1km of the Site

Name of Designation	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
Rochdale Canal Stott's Lane - Ducie Street Basin	SBI	990m south east	Canal supporting regionally important aquatic habitat and species, including internationally important populations of floating water plantain



Figure 5: Non-statutory Locally Designated Wildlife Sites within 1km of the Site

5.0 Habitats

- 5.1 The site contains a parcel of deciduous woodland (a S41 habitat). Several other parcels of deciduous woodland also lie within influencing distance of the site, the closest being 20m to the north and 50m to the west beyond the A664. (Figure 6).



Figure 6: Notable Habitats within and Adjacent to the Site

6.0 Species

- 6.1 42 species records were returned from GMEU for within 1km of the site. These are shown in Table 6 and Figures 7 to 9.
- 6.2 A review of Magic Maps did not return any class licence returns or pond survey data for great crested newts between 2017 and 2019 within 1km of the site.

Table 6: Notable Species Records within 1km of the Site

Name of Species	Legislation	Closest Record to Site
<i>Birds</i>		
Bullfinch	S41, Bam, LBAP	980m south east
Dunnock	S41, BAm	980m south east
Herring Gull	S41, BRd	980m south east
Kingfisher	WCA1, BAm	1km south east
Lapwing	S41, BRd	980m south east
Lesser Redpoll	S41, BRd	980m south east
Linnet	S41, BRd, LBAP	410m north east
Little Ringed Plover	WCA1	890m south east
Peregrine	WCA1	890m south east
Reed Bunting	S41, Bam, LBAP	890m south east
Skylark	S41, BRd, LBAP	890m south east
Song Thrush	S41, BRd, LBAP	410m north east
Spotted Flycatcher	S41, BRd, LBAP	980m south east
Starling	S41, BRd	980m south east
<i>Invertebrates</i>		
Unnamed moth species	S41	980m south east
<i>Mammals</i>		
Bats	EPS, WCA5	480m north east
Common pipistrelle	EPS, WCA5, LBAP	480m north east
Pipistrelle species	EPS, WCA5, LBAP	480m north east

Name of Species	Legislation	Closest Record to Site
<i>Plants</i>		
Yellow Bird's-nest	S41	700m west

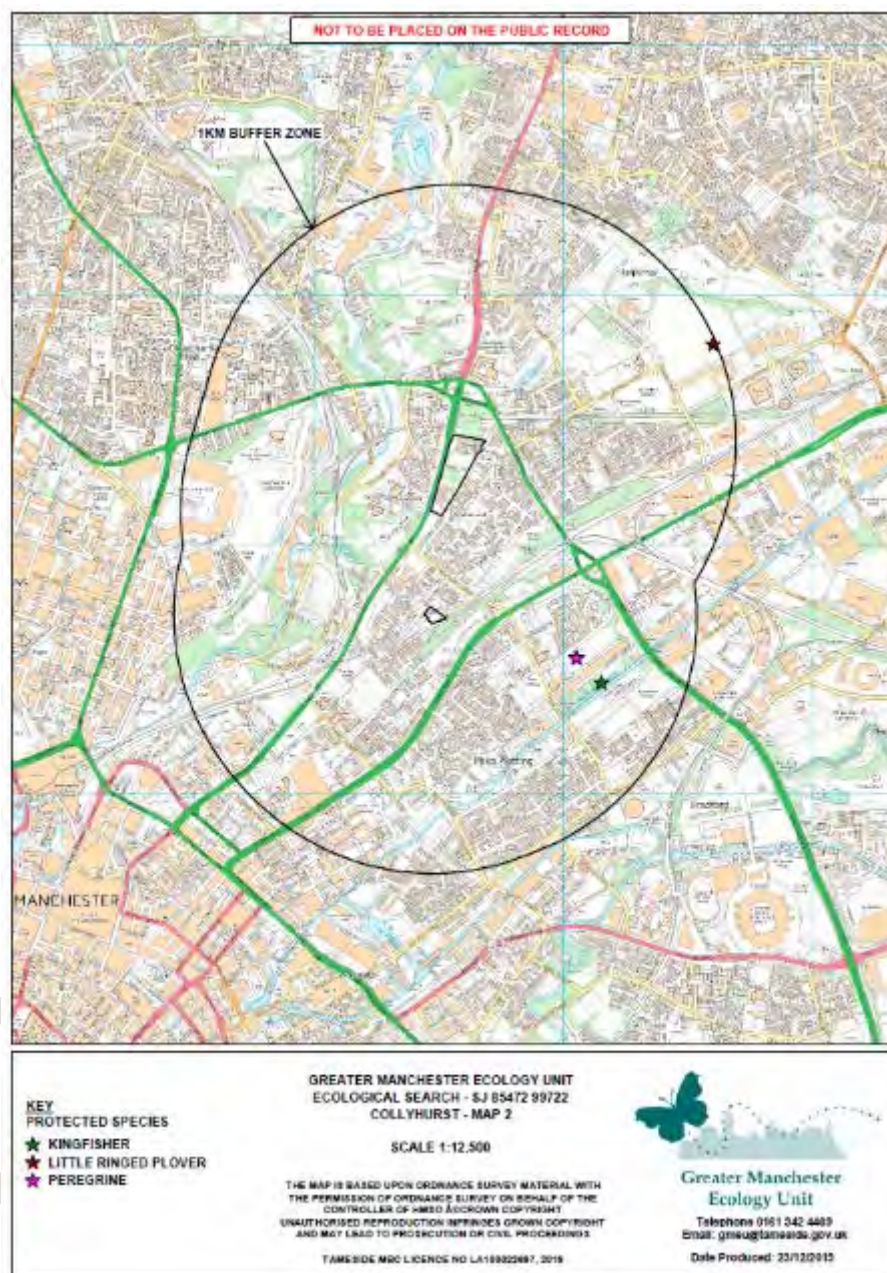


Figure 7: Protected Species Records within 1km of the Site (shows both the Collyhurst Village and Collyhurst South site boundaries but the Collyhurst Village site boundary has since been extended)

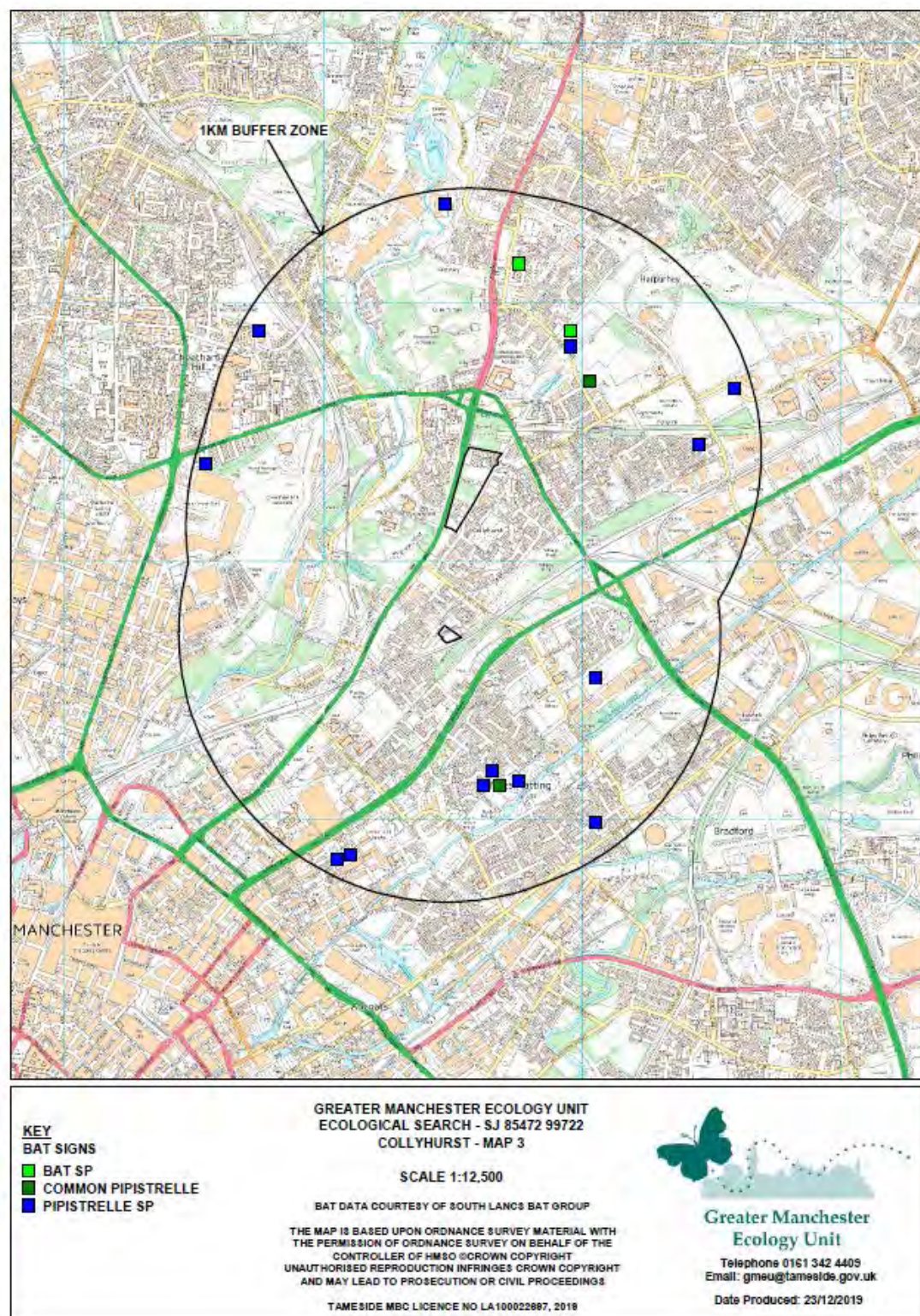


Figure 8: Bat Records within 1km of the Site (shows both the Collyhurst Village and Collyhurst South site boundaries but the Collyhurst Village site boundary has since been extended)

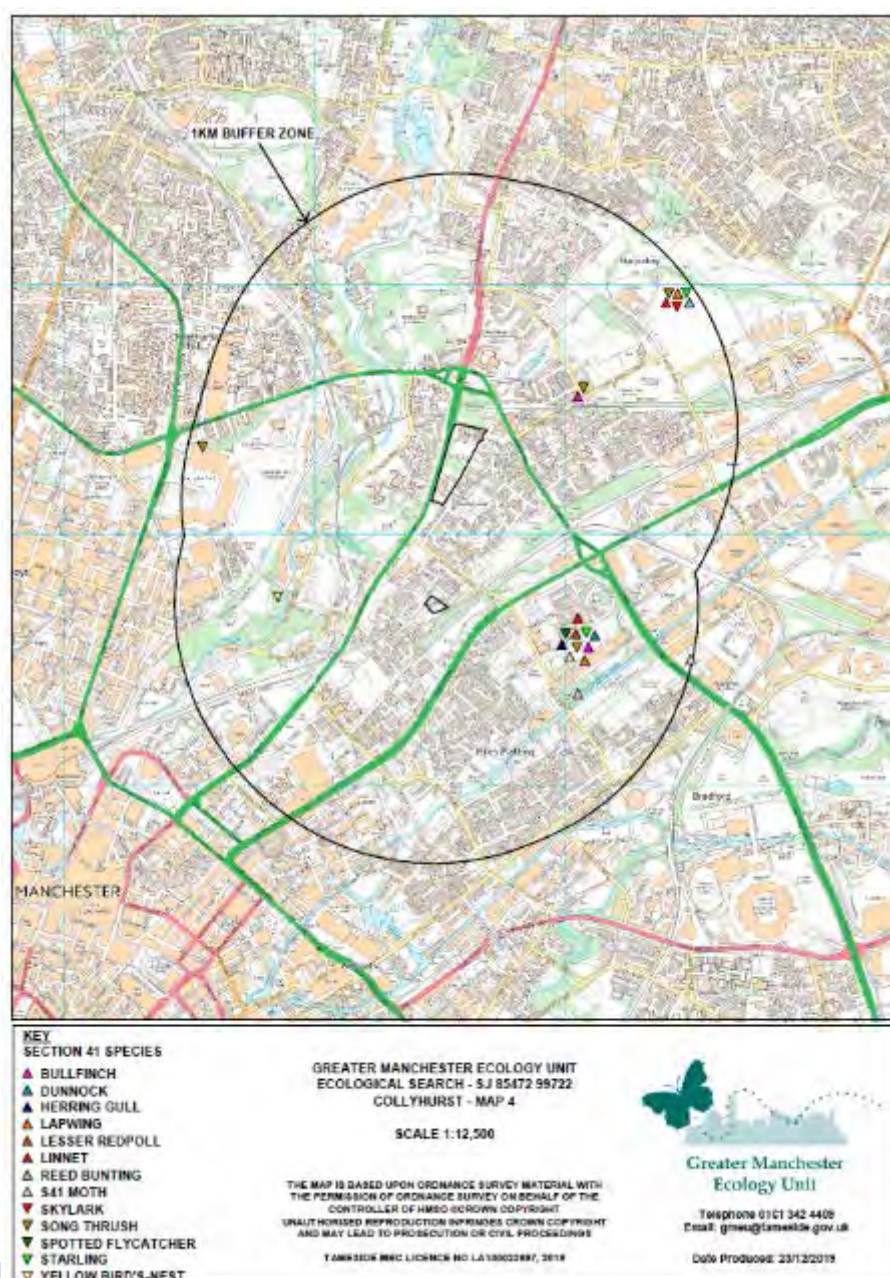


Figure 9: S41 Species Records within 1km of the Site (shows both the Collyhurst Village and Collyhurst South site boundaries but the Collyhurst Village site boundary has since been extended)

Natural England Mitigation Licences

- 6.3 One Natural England mitigation licence has been identified within 1km of the site. This is detailed in Table 7 below.

Table 7: Natural England Mitigation Licences within 1km of the Site

Licence Number	Dates	Licensable Activities
EPSM2010-1888	25/10/2010 to 29/02/2012	Destruction of a resting place of common pipistrelle and soprano pipistrelle

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APPENDIX B: Target Note Report

Target Notes Report

COLLYHURST VILLAGE

Target Note TN001

Introduced shrub planting, comprising evergreen bushes, to the south of the site.

Target Note TN002

Bare ground with colonising ephemeral vegetation in the south of the site where the development off Overbrook Avenue was sited. Modified neutral grassland bund around the perimeter, surrounded by metal security fencing.

<i>Poa annua</i>	Annual Meadow-grass	D
<i>Epilobium</i> sp.	Willowherb species	O
<i>Heracleum sphondylium</i>	Hogweed	O
<i>Holcus lanatus</i>	Yorkshire-fog	O
<i>Rumex crispus</i>	Curled Dock	O
<i>Jacobaea vulgaris</i>	Common Ragwort	R
<i>Rumex obtusifolius</i>	Broad-leaved Dock	R

Target Note TN003

Modified neutral grassland with extensive scattered broad-leaved tree coverage, which has been categorised as semi-natural broad-leaved woodland.

<i>Acer pseudoplatanus</i>	Sycamore	F
<i>Anthriscus sylvestris</i>	Cow Parsley	F
<i>Fraxinus excelsior</i>	Ash	F
<i>Hedera helix</i>	Ivy	F
<i>Betula pendula</i>	Silver Birch	O
<i>Buddleja davidii</i>	Buddleia	O
<i>Rosa</i> sp.	Rose species	O
<i>Rubus fruticosus</i> agg.	Bramble	O
<i>Salix caprea</i>	Goat Willow	O
<i>Urtica dioica</i>	Nettle	O
<i>Cytisus scoparius</i>	Broom	R

Target Note TN004

Modified neutral grassland in the north of the site.

<i>Poa annua</i>	Annual Meadow-grass	D
<i>Dactylis glomerata</i>	Cock's-foot	A
<i>Ranunculus repens</i>	Creeping Buttercup	F
<i>Epilobium</i> sp.	Willowherb species	O
<i>Holcus lanatus</i>	Yorkshire-fog	O
<i>Jacobaea vulgaris</i>	Common Ragwort	O
<i>Plantago lanceolata</i>	Ribwort Plantain	O
<i>Phragmites australis</i>	Reed	R
<i>Rumex obtusifolius</i>	Broad-leaved Dock	R

Target Note TN005

Mown amenity grassland with scattered broad-leaved trees

<i>Poa annua</i>	Annual Meadow-grass	D
<i>Acer pseudoplatanus</i>	Sycamore	A
<i>Betula pendula</i>	Silver Birch	A
<i>Fraxinus excelsior</i>	Ash	A
<i>Lolium perenne</i>	Perennial Ryegrass	F
<i>Acer platanoides</i>	Norway Maple	O
<i>Sorbus aria</i>	Whitebeam	O
<i>Tilia x europaea</i>	Common Lime	O
<i>Salix caprea</i>	Goat Willow	R

Target Note TN006

Dense bramble scrub in the north part of the site.

Rubus fruticosus agg.

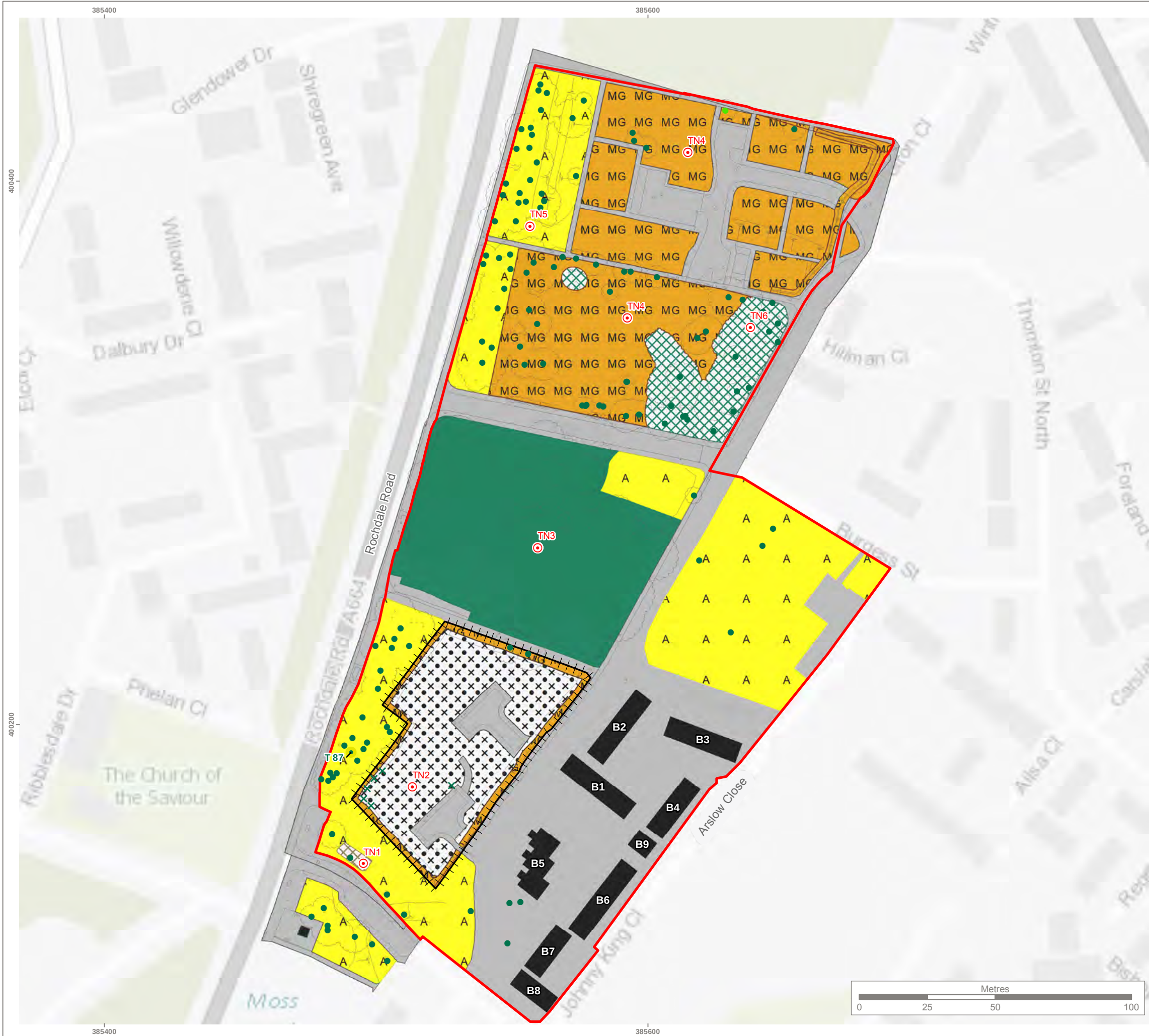
Bramble

D

APPENDIX C: Defra 2.0 Metric (separate file)

DRAWINGS

Phase 1 Habitat Survey (G7998.013)



KEY

- Site boundary
- Target note
- Scattered scrub
- Scattered broad-leaved tree
- Scattered coniferous tree
- Broad-leaved tree with low bat potential
- Fence
- Semi-natural broad-leaved woodland
- Dense/continuous scrub
- Modified neutral grassland
- Amenity grassland
- Bare ground with ephemeral/short perennial
- Introduced shrub
- Building
- Hardstanding

Note:

The locations of habitats and habitat features are indicative.



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Topographic survey provided by the client.

Site Map



Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

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Project
Collyhurst, Manchester

Title
Phase 1 Habitat Survey - Collyhurst Village

Drawing Number
G7998.013

Drawn	Checked	Approved	Scale	Date
CW/AP	MK	LP	1:1,400 @ A3	22/09/2020



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