

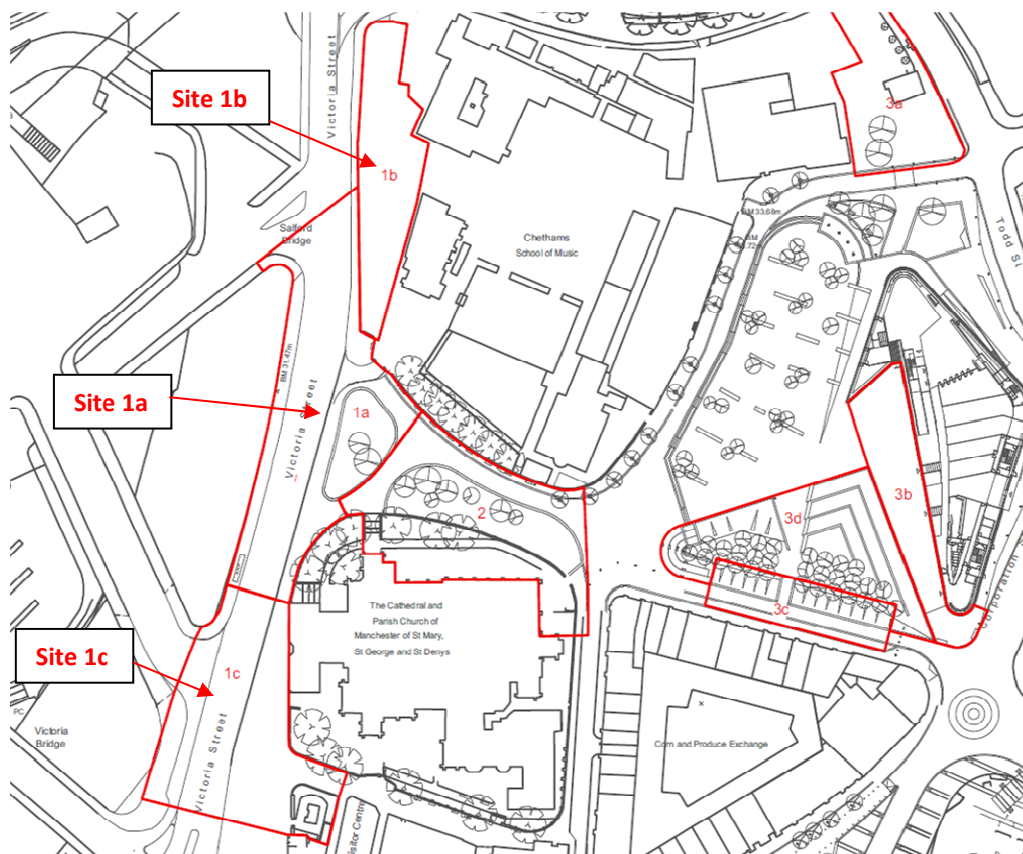
Galliford Try Infrastructure - Highways
 Swinton Hall Road
 Swinton
 M27 4HH

Date: 18th June 2018

Re: Preliminary Ecological Appraisal: Land at the Medieval Quarter Manchester.

Dear Sirs,

PENNINE *Ecological* have been commissioned by Galliford Try to undertake a Preliminary Ecological Appraisal and assessment of land at the above site. The purpose of this study is to address any potential ecological issues arising from the proposed re-development of this part of Manchester's Medieval Quarter. The sites central grid reference is SJ 8384 9878, the sites locations (Areas 1a, 1b and 1c) are shown below. The sites are located between approximately 140 – 300m west / south west of Victoria Station, on and immediately east of Victoria Street.



1. Desk Top Study:

A desk top consultation study with Greater Manchester Ecology Unit's ecological data base was not undertaken for this particular study. However searches for statutory sites were undertaken as follows;

Statutory Sites:

Details of statutory sites were sought from the government web site search:

<http://www.magic.gov.uk/MagicMap.aspx>

There are no statutory sites within 500m of the site.

2. Site Survey / Walkover:

Refer to site photographs at the end of this report which illustrate features described below. Due to the small size of the sites and the artificial nature of the habitats, a Phase 1 Habitat map was not produced. The habitats and features present can be sufficiently described by the following description and reference to the site photographs.

The survey was undertaken by Robert Leatham on June 18th 2018. There were no constraints to the survey and all parts of the site were accessible.

Higher vascular plant species were recorded and given abundance values according to the standard DAFOR scale, where:

D	=	Dominant
A	=	Abundant
F	=	Frequent
O	=	Occasional
R	=	Rare

Where appropriate these values can be prefixed by the letter L (locally) or V (very), to provide more subtle biogeographical data.

Site 1a:

The site is approximately 100 x 40m in maximum dimensions and comprises a 100m length of the pedestrianised Victoria Street / pavements. A small oval area of amenity grassland is present to the east in front of the cathedral. Four trees are present including a non-native exotic species, two pine species and a horse chestnut tree.

Along Victoria Street raised wooden formal planting beds are present supporting non-native perennial plants.

Site 1b:

The site is approximately 100 x 16m in maximum dimensions forming a linear fenced off area on the eastern side of Victoria Street. The plot is the site of a former building which has now been

demolished. The area has been sown with a cornfield annuals wildflower seed mix. The eastern boundary of the site is formed by walls of the Chethams School of Music.

The following species were recorded from the site;

<u>Species:</u>	<u>Abundance:</u>
Bent species	A
Meadow-grass species	LA
Poppy	LA
Scentless mayweed	F
Yorkshire-fog	LF
Groundsel	VLF
Mugwort	VLF
White clover	VLF
Great willowherb	VLF
Curled dock	VLF
Broad-leaved dock	VLF
Common nettle	VLF
Common ragwort	VLF
Corncockle	O
Cornflower	O
Hedge woundwort	O
Wild mignonette	O
Greater plantain	O
Ribwort plantain	O
Corn marigold	O
Common couch	O
Creeping buttercup	O
Ox-eye	O
Cleavers	R
Dandelion species	R
Spear thistle	R

On the old sandstone walls forming the eastern boundary there are some holes and fissures that potentially provide points of ingress for crevice dwelling bats. This is examined in more detail in the following section.

Site 1c:

The site is located at the southern end of Victoria Street and is approximately 65 x 45m in maximum dimensions comprising pedestrianised lengths of Victoria Street / pavements. Four trees are present on a flagged pavement area in the south east corner of the site including a non-native exotic species, and three birch species.

Along Victoria Street raised wooden formal planting beds are present supporting non-native perennial plants.

Habitat Assessment:

There were no protected higher plant species recorded on the sites. There were no rare or uncommon species or habitats recorded on the site. There are no **Section 41 Habitats of Principal Importance in England (NERC) Act 2006** or **Greater Manchester Biodiversity Action Plan *Habitats / Species** associated with the site.

*The amenity grassland and artificial wildflower meadow may fall into the **Greater Manchester Biodiversity Action Plan Habitat: 'Urban-managed Greenspace'** However this is under review by Greater Manchester Ecology Unit.

The habitats and species recorded on site are common and widespread and are considered to be of site value only.

With the exception of Site 1b, the sites are dominated by roads and paved areas of hardstanding. A small area of amenity grassland with planted native and non-native trees is present in Site 1a. Four non-native trees are present in Site 1c.

Site 1b comprises of a recently sown cornfield annual wildflower mix on shallow stony disturbed substrates.

Recommendations Plants and Habitats:

No further surveys are required.

3. Protected Species Survey / Assessment:

Badgers:

Badgers are protected under Schedule 6 of the Wildlife and Countryside Act 1981, and under the Protection of Badgers Act 1992, which prohibits deliberate interference with the animal or its sett.

The survey found no evidence of historic, recent or current use of the site by badgers for foraging, commuting or occupation and the species is considered to be absent.

Recommendations: Badgers;

There are no issues in relation to badgers arising from the development. No further surveys are required.

Birds:

The site supports potential breeding bird habitats associated with trees in Sites 1a and 1c. In addition the walls associated with Chethams School of Music have several small holes and fissures that could support small breeding birds such as wren.

Recommendations: Birds;

No strategic bird surveys are required. However before any development and in order to minimize impacts on birds any removal of the above features should take place outside of the breeding season,

i.e. between the end of August and end of February. Following any removal of trees, brash should be removed from the site, failure to do so could provide potential nest sites if left in situ until the following breeding season.

If disturbance to the above features is envisaged during the breeding season, then checks should be made to establish any nesting or breeding activity, prior to removal / disturbance.

Bats:

Bats are comprehensively protected under European legislation and the Wildlife and Countryside Act (1981).

The survey revealed that apart from the eastern boundary wall of Site 1b the sites have no bat roost potential.

The wall on the eastern boundary of Site 1b forms part of the Chethams School of Music. These old sandstone walls have some limited holes and fissures that potentially provide points of ingress for crevice dwelling bats.

These features do not appear to be very deep and are located at relatively low heights <3m above ground level with many well below this height. This reduces potential for bats.

The findings of the survey were discussed with Mrs. Kylee Wilding (*a highly experienced licensed bat surveyor*) who has over 10 years of bat ecology experience and licensing. The results, conclusions, and recommendations have been assessed by Mrs. Wilding and her assessment concurs with Mr. Leatham's.

These features are assessed as being of negligible potential for bats.

Recommendations: Bats;

Where bat roost potential has been identified as being negligible, guidance from the Bat Conservation Trust advocates adopting precautionary measures where applicable. In relation to the holes and fissures in the walls, if these are affected by any of the works they will be inspected by a licensed bat handler using an endoscope, prior to work.

As bats are a highly transient species and can use buildings/structures at any time of the year, it should be noted that if bats or evidence of use is located during the proposed work or at any other time then as a legal requirement the work at the site should immediately cease and a bat ecologist contacted for further advice.

If you require clarification on any issue, please contact me at our Bolton office address.

Yours sincerely

Robert N. Leatham

Robert N. Leatham, Ecological Consultant.

Site photographs are provided on the following pages.

Site Photographs: 18th June 2018:



Site 1c: Paved area in south east corner with birch species.



Site 1a: Southern end looking north.



Site 1c: Southern end looking north.



Site 1b: Showing cornfield annuals wildflower meadow and walls along eastern boundary.



Site 1c: Northern end looking north.



Site 1b: Showing cornfield annuals wildflower meadow and walls along eastern boundary with negligible bat roost potential.



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