Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Preliminary Ecological Appraisal

Former Moston Campus, Manchester College, Ashley Lane, Moston, Manchester, M9 4WU

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P.1306.20

Preliminary Ecological Appraisal

Of

Former Moston Campus, Manchester College, Ashley Lane, Moston, Manchester, M9 4WU

For

One Manchester

11 June 2020

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EXECUTIVE SUMMARY

A Preliminary Ecological Appraisal has been carried out at Former Moston Campus, Manchester College, Ashley Lane, Moston, Manchester, M9 4WU on 3rd June 2020 by Liz Kenyon Qual CIEEM. The assessment comprised a desk study and biological records search, as well as a site walkover survey in order to map habitat types. The survey was extended to assess the potential for protected species to use the site. The assessment provides baseline data as to current site conditions and where appropriate allows recommendations to be made in respect of further potential work in order to satisfy current wildlife legislation.

Assessed against the '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' 2nd edition (2018), the habitats range in ecological value from **negligible** to **within the zone of influence** of the site. Some of the habitats will be lost to the proposals. Some of the scattered trees to the western boundary and the species rich hedgerow to the south of the site will be retained within the proposals. As the habitats to be lost to the proposals are small in area and not of high ecological value it is considered that their loss can be mitigated for and the proposals will not adversely affect the ecological value of the wider area, provided the recommendations detailed below are followed.

Bat surveys are conducted in accordance with the Bat Surveys for Professional Ecologists - Good Practice Guidelines, published 2016 (the Guidelines). Strict adherence to these is not necessary, but where practice deviates from them, clear reasons and rationale are required.

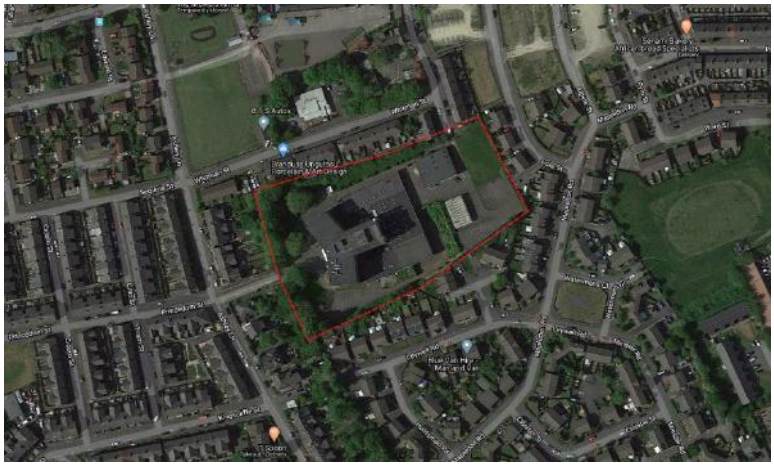
The site is a disused further education college and contains multiple buildings, previously used as offices and teaching facilities. The site was last fully occupied in July 2016 and is now occupied by a single security officer. The habitats include buildings, areas of hardstanding, unmanaged amenity grassland, introduced shrubs, scattered trees, scrub vegetation and species-rich hedgerows.

The site provides habitat for nesting birds, hedgehog and bats. Habitats on site will be lost to the proposals. There is likely to be low impacts on the local ecology due to the proposals. If the recommendations below are followed these species will not be adversely affected by the proposals.

- Three nocturnal bat surveys on buildings B3 between May and August to determine if bats are using the buildings as a roost;
- A minimum of one nocturnal bat survey on buildings B1, between May and August to determine if bats are using the buildings as a roost;
- Production and implementation of a hedgehog RAMS to avoid any harm to this species during the proposed works;
- Production of an invasive species method statement to avoid the spread of invasive species into the wider landscape during the proposed works; and
- Enhancing the site for species through appropriate landscape planting that includes native, species rich hedgerows, trees and areas of wildflowers, plus provision of integrated bat and bird features within newly constructed buildings.

1.0 Introduction

Ascerta has been instructed by One Manchester to carry out a Preliminary Ecological Appraisal of land at Former Moston Campus, Manchester College, Ashley Lane, Moston, Manchester, M9 4WU (hereafter referred to as the site). The site OS grid reference is SD 867 017 and the extent of the site is displayed in photograph 1.1 below.



Photograph 1.1: Extent of the site

The site was visited on 3rd June 2020 by Liz Kenyon BSc (Hons) Qual CIEEM when a Preliminary Ecological Appraisal, which includes an assessment of the potential for protected species to be using the site or surroundings, was carried out in accordance with the *Handbook for Phase 1 Habitat Survey: a Technique for Environmental Audit* (*JNCC, 2010*). The report was prepared following methods detailed in the CIEEM '*Guidelines for Ecological Impact Assessment in the UK and Ireland'* (2018) and '*Guidelines for Ecological Report Writing*' (2017). This report presents the results of the survey including evaluation of habitats on site and potential for protected species to be using the site. The report includes recommendations for further actions where applicable in order to satisfy current wildlife legislation and to achieve our client's objectives. Relevant legislation is detailed within Appendix 4. An external updated inspection of the building was carried out in May 2020 with nocturnal surveys for bats being undertaken in May 2020, July 2020 and August 2020 by Ascerta and will be reported separately upon completion.

A preliminary Ecological Appraisal of the site was previously carried out in March 2017 by Ascerta by Neil Everett BSc (Hons) Grad CIEEM and Tom Kenwright MSc *(P.846.17, Ascerta Preliminary Ecological Appraisal Report, Moston Campus April'17 Appendix 6).* The buildings were subject to and internal inspection for bats September 2017 by Mr Martin Prescott (Natural England bat licence 2015-15466-CLS).

Nocturnal bat surveys were carried out following the internal inspection of the on the buildings in September 2017, May 2018 and June 2018 *(P.846.17, Ascerta Bat Survey Report, Moston Campus, August '18 Appendix 6).* During the 2018 nocturnal surveys a common pipistrelle bat roost was identified within building B3, therefore the building is assessed to provide **high** potential for roosting bats and will require three nocturnal surveys in 2020.

The site is a disused further education college and contains multiple buildings, previously used as offices and teaching facilities. The site was last fully occupied July 2016 and is now occupied by a single security officer. The habitats on site include buildings, areas of hardstanding, unmanaged amenity grassland, introduced shrubs, scattered trees, scrub vegetation and species-rich hedgerows.

Our client seeks planning consent to redevelop the site for the erection of 58 residential dwellings.

2.0 Objectives

Our client's objectives are to assess the ecological constraints of the site

Our objectives are as follows:

- Identify and evaluate any features of ecological value and the potential of the site to support protected species based on the walkover survey and biological records search;
- Identify designated sites within 2km of the site;
- Review protected species records within 2km of the site;
- Map the habitats within the site using JNCC (2010) methods;
- Provide recommendations for further species-specific surveys and mitigation measures where current legislation requires;
- Provide recommendations that seek to enhance the ecological value of the site;
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current wildlife legislation.

3.0 Survey Methods

The Preliminary Ecological Appraisal involved the collection and review of data from a desk study and field survey along with assessment of the value of the habitats following CIEEM guidelines.

3.1 Desk Study

A review of the designated sites and habitats within 2km of the site has been undertaken in June 2020 using the Multi-Agency Geographic Information for the Countryside (MAGIC) and the Natural England websites.

A review of UK and Local priority species and habitats known to occur within 2km of the site has been undertaken in June 2020; using the Joint Nature Conservation Committee website, Multi-Agency Geographic Information for the Countryside (MAGIC) and local records from Greater Manchester Ecology Unit (Appendix 5).

3.2 Field Survey

A walkover survey of the site was conducted on 3rd June 2020 by Liz Kenyon Qual CIEEM. when the habitat types and features of ecological interest were identified and mapped in compliance with the Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit (*JNCC, 2010*). The survey methods involve the recording and mapping of all habitat types and ecological features present on site, including the identification of the main species present and examination of the potential for any protected species. Habitats were mapped and target notes made for any interesting features.

The surveys particularly focused on the following species and habitat features:

- Mammals (badgers and bats);
- Birds;
- Amphibians and reptiles;
- Invertebrates;
- Hedgerows and boundaries;
- Invasive plant species; and
- Plant communities and trees.

Weather conditions during the survey were warm (13ºC), with occasional light rain showers, $^{3}/_{8}$ cloud cover with a F2 (Beaufort Scale) light breeze, therefore appropriate for this type of survey.

3.3 Bat Survey Methods

The survey methods followed the guidelines set out by the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016). Habitats, buildings and trees were assessed for suitability for use by bats and categorised independently using table 4.1 page 35 within the Bat Conservation Trust Guidelines (Collins, 2016).

Preliminary Ecological Appraisal for Bats

Habitats on site were assessed for their suitability for bats to use them for roosting, commuting and foraging both on the site and surrounding area. Commuting and foraging habitat suitability was categorised **low** to **high**. Commuting and foraging habitat valued as **moderate** or above may need further survey effort if lost to the proposals.

Preliminary Roost Assessment Trees

All trees were inspected for Potential Roost Features (PRFs). Features searched for included: Natural or woodpecker holes, cracks/splits in major limbs, loose bark, hollows/cavities, dense epicormic growth, bird and bat boxes. Where such features were found they were investigated for scratches or staining, bat droppings and smoothing of surfaces around entry points. Trees assigned a suitability of **moderate** or above may require further inspection if they are to be lost to the development.

External Inspection of the Building

An updated daytime external inspection of the buildings was carried out prior to the bat nocturnal survey on the 19th May 2020 by licenced bat ecologist Amy Stanley (Natural England Bat Licence2017-27774-CLS-CLS). The buildings were searched externally looking for signs of bats, including staining on barge boards, soffits and more commonly droppings on flat surfaces i.e. window ledges that would indicate potential roosting sites. Possible bat access points such as loose tiles, cracks and crevices or crawl spaces beneath and/or behind roofing materials such as roofing felt, panelling, soffits and tiles were identified and checked for signs of use by bats, for example droppings, scratch marks and staining.

The building was categorised as per Table 4.1 (below). Buildings assigned a suitability of **Low** or above may require further inspection if they are to be lost to the development.

Table 4.1: Guidelines for assessing Potential Roost Features (PRFs), commuting and foraging habitat within a proposed development site. Guidelines taken from table 4.1 page 35 of the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016).

Suitability	Roosting Habitats	Commuting and Foraging Habitats
Negligible	*Negligible habitat features on site likely to be used by roosting bats.*	*Negligible habitat features on site likely to be used by commuting or foraging bats.*
Low	*A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions [a] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation [b]).* *A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential. [c]*	*Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat.* *Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.*
Moderate	*A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[a] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).*	*Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.* *Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.*
High	*A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions [a] and surrounding habitat.*	*Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.* *High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.* *Site is close to and connected to known roosts.*

[a] For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

[b] Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2015). This phenomenon requires some research in the UK but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in large buildings in highly urbanised environments.

[c] This system of categorisation aligns with BS 8596:2015 Surveying for bats in trees and woodland (BSI,2015).

3.4 Badger Survey Methods

The site was searched for setts and badger field signs including foraging areas, latrines and tracks. Attention was paid to the presence of the following field signs:

- Setts: single holes or a series of holes likely to be interconnected underground;
- Latrines: badgers usually deposit faeces in excavated pits;
- Paths and footprints;
- Scratching posts: at the base of trees;
- Snuffle holes: areas where badgers have searched for insects;
- Day nest: bundles of vegetation where badgers may sleep above ground; and
- Traces of hair.

3.5 Evaluation

Habitats and species on the site were evaluated following the '*Guidelines for Ecological Impact Assessment in the UK and Ireland'* 2018. A geographical frame of reference is assigned to each habitat and species, with International Value being most important, then National, Regional, County, District, Local and lastly, within the immediate Zone of Influence (ZoI) of the proposals only.

Value judgements are based on characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations such as SSSIs. For undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource are considered. Ecological resource quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

Although we cannot assess the survey findings fully in relation to the draft Environment Bill and Biodiversity Metric, the recommendations detailed within this report aim to meet requirements of the Environment Bill and Biodiversity Metric as far as possible at this stage.

3.6 Limitations

The site visit was undertaken in June 2020, which is within the optimal time of year for phase 1 habitat surveys, sufficient vegetation was present to enable habitat identification. It is not considered a limit to the conclusions of the report based on the habitats found within the site and the works proposed. The site was fully assessable at the time of the walkover survey with a security guard present.

In May 2020 the buildings were inspected for bats from the external of the building only. This is not considered to the limit the conclusions of the report as the inspection of the buildings was an updated survey, with nocturnal surveys for bats to be completed in May, July, and August 2020.

The absence of biological records does not necessarily mean the absence of species. This has been taken into account within the report conclusions.

4.0 Survey Results

4.1 Desk Study

One statutory site was identified within a 2km radius of the proposed development site and five non-statutory sites such as Sites of Biological Importance (SBI) were identified within a 1km radius the proposed development site.

The following statutory site was identified within the vicinity of the proposals (with approximate distance and direction from the site):

- Boggart Hole Clough - Local Nature Reserve (LNR) (approximately 520m north of the site)

The following non-statutory sites were identified within the vicinity of the proposals (with distance and direction from the site):

- Boggart Hole Clough – Site of Biological Importance (SBI) (approximately 500m north of the site);
- Broadhurst Clough – SBI (approximately 820m east of the site);
- Baileys Wood – SBI (approximately 1.4km north of the site;
- Reservoirs at Harpurhey SBI (approximately 1.2km west of the site);
- Moston Fairway SBI (approximately 1.6km west of the site); and
- Rochdale Canal – Stotts Lane to Ducie Street Basin SBI (approximately 1.6km south of the site.

The site does not lie within a Natural England SSSI Impact Risk Zone.

No European Protected Species Licence (EPSL) applications within 2km of the site since 2015 were identified using Magic Maps.

Following a review of records held by the Great Manchester Ecology Unit (GMEU), several priority species that have the potential to occur within the vicinity of the proposed development have been identified. These include nesting birds, bats, amphibians, reptiles, and terrestrial mammals. The species records are summarised below, and the detailed records held by GMEU within 2km of the survey area are displayed within Appendix 5.

No species records were returned by GMEU within the survey area boundary, however a record dating from 2011 for an area adjacent to the northern site boundary was returned for an injured common pipistrelle.

Birds

No records of protected or notable birds were returned for the site. The nearest record was for a bullfinch from 2014, approximately 640m north of the site, at Boggart Hole Clough LNR. All species recorded within 2km are displayed within Appendix 5. Other bird records including kingfisher, dunnock, bullfinch, grey heron, little ringed plover, dunnock, house sparrow, song thrush and starling were returned.

Bats

Forty-eight records for common pipistrelle were returned within the search area. The closest record related to a location adjacent to the northern site boundary for an injured pipistrelle that was later euthanised. The furthest records from the survey area are 2km to the south east and north west. Five records for common pipistrelle roost were returned within the 2km search area, the closest roost record is approximately 870m and the furthest 2km, both records relate to locations north east of the site.

Three records for daubenton's bat were retuned, two of the records are approximately 1.2km west and the third 1km north of the site.

One record for myotis was returned 1km south east of the site and one record for noctule related to a location approximately 300m west of the site.

Five records for pipistrelle species. The closest roost is approximately 325m south of the site and the closer record for a pipistrelle species bat is 200m west. Two records for bat species roosts were retuned within the search, 1.7km west and 1.6km north.

Three records for soprano pipistrelle, two approximately 1.6km to the south of the site and one 2km north were also returned.

Amphibians

Records for common toad were returned from locations within Boggart Hole Clough SBI, 500m north of the site. No further results for amphibians were returned within the search area.

Reptiles

Two records for slow worm were returned approximately 1.7km south within Newton Heath. No further records for reptiles were returned within the search area.

Terrestrial mammals

Four records for badger setts were returned, one within Boggart Hole Clough SBI, one approximately 1.1km, within an area adjacent to Broadhurst Clough SBI. Two further records were also returned approximately 1.6km west of the site.

Two records for hedgehog were returned 1km west and 1.2km north of the site.

A list of key habitats is shown in table 5.1 below and a summary description of key habitats within the survey area is provided in Section 5.2. Notes on the presence or potential presence of protected species are provided in Section 5.3. The Phase 1 Habitat map can be found in Appendix 1. The Target Notes (TN) and lists of species recorded during survey are presented in Appendix 2.

4.2 Habitat Survey

The site is a disused further education college and contains multiple buildings, previously used as offices and teaching facilities. The site was last fully occupied July 2016 and is now occupied by a single security officer. The habitats include buildings, areas of hardstanding, unmanaged amenity grassland, introduced shrubs, scattered trees, scrub vegetation and species-rich hedgerows.

The site is situated within the residential area of Mosley with most of the surrounding landscape consisting of residential dwellings, shops and offices. There are numerous green spaces, parks and playing fields within the wider landscape.

The habitat types identified within the site are detailed below and are displayed on drawing P.1306.20.03 *Phase One Habitat Survey* in Appendix 1 and on Photographs within Appendix 3. Species lists and target notes are displayed in Appendix 2.

Hard standing

The site contains several areas of hardstanding (tarmac, concrete and paving slabs). The tarmacked areas are currently used as roads, and carparking facilities throughout the site. A small area located to the east of the site is a mixture of paving slabs and concrete that appear to of previously been areas for recreation for the students. The hardstanding has become encroached by tall ruderal throughout its margins and adjacent to the buildings. Discarded litter was present throughout the site. This habitat is displayed in Photograph 1 within Appendix 3.

Buildings

Four buildings are present within the site. The buildings are a mixture of teaching and office spaces, with a substation building also present within the site. The buildings have not been fully occupied since July 2016. The buildings are detailed within section 4.3 below.

Amenity grassland

Unmanaged amenity grassland is present throughout the site. The grass sward height is approximately 10-15cm. Flora species present include red fescue, bent sp., annual meadow grass, Yorkshire fog are abundant with daisy and white clover frequent. To the eastern boundary of the site, tall ruderal vegetation has also started to encroach the grass areas with species including smooth sow thistle, cleavers and creeping buttercup. Occasional bramble strands were also noted. Full species lists are detailed within Appendix 2. This habitat is shown in Photograph 6 within Appendix 3.

Dense/continuous scrub

Mixed scrub vegetation is present to the central area of the site. The area has become dominated by non-native invasive species Japanese knotweed (TN2), other species present include dog rose and gorse. This habitat is displayed in Photograph 8 within Appendix 3.

Introduced shrub

Areas of introduced shrubs and ornamental planting are present throughout the site within the formal landscaping. Non-native invasive species cotoneaster was noted within these areas during the walkover survey (TN1) This habitat is displayed in Photograph 7 within Appendix 3.

Scattered trees

Scattered trees are present throughout the site, predominantly to the western site boundary. Species present include sycamore, ash, Norway maple and whitebeam. Sycamore saplings were also present to the margins of the grassland areas. Two sycamore trees to the western site boundary within group G2 were noted to have ivy cladding to the trunk and were assessed to provide **low** bat roost potential *(drawing P.1306.20.01, Ascerta Tree Survey and Removal Plan).* They will be retained within the proposals and require no further surveys. This habitat is displayed in Photograph 2 within Appendix 3.

Species Rich Hedge

A Species rich hedgerow lines the southern site boundary. The hedge is dominated by prunus sp. with self-seeded ash and birch. Holly, hazel and hawthorn are also present. This habitat is displayed in Photograph 3 within Appendix 3.

Tall ruderal vegetation

Tall ruderal vegetation is present within the margins of the hardstanding areas and adjacent to the buildings. Tall ruderal vegetation is also within the groundcover of the scattered trees to the west of the site. Species present include greater willow herb, thistle sp., cleavers and nettle. This habitat is displayed in Photograph 9 within Appendix 3.

4.3 Preliminary bat roost assessment of buildings

Building 1-

Building 1 is the largest building on the site and sits within the centre of the site. It is 5 storeys and brickwork construction with concrete rendered walls. The windows are double glazed with metal frames, all of which are intact and tight fitting. Due to the height of the buildings part of the roof could not be viewed in full. The central part of the building has a fibreglass tile roof and some of the tiles are damaged and hanging down. These loose and damaged tiles could allow bat access into the building. The eastern and southern part of the building is of a different construction and is two-storey with wooden and metal fascias. Some gaps are present within the brickwork and under the fascias. The building is not used as a teaching facility however, a guard is present, as such minimal lighting and heating is active. Active security lights are present on all elevations.

The building was assessed to have **low** hibernation potential for crevice and void dwelling bats and **low** potential for day and maternity roosts for crevice dwelling bats and **low** potential for void dwelling bats. Overall, the building is classified as having **low** bat roosting potential. A nocturnal survey for bats was carried out by Ascerta in May 2020. The survey confirmed that bats are not using the building as a roost. It is considered that no further nocturnal surveys are necessary so long as any developments are completed before September 2021.

Building 2

Building 2 is a single storey flat roofed substation. The brickwork and roof are in good condition and no potential access features were observed. The building has been assessed as having **negligible** bat roost potential. This is primarily due to the building being in good condition and the lack of potential access features observed during the inspection.

The building was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **low** potential for day and maternity roosts for crevice dwelling bats and **negligible** potential for void dwelling bats. Overall, the building is classified as having **negligible** bat roosting potential. It is considered that no nocturnal surveys are necessary so long as any developments are completed before September 2021.

Building 3

Building 3 is a two-storey brickwork construction which is generally in good condition. The metal framed, double glazed windows are all intact and tight fitting. The building has plastic fascias, all of which are tight fitting and in good condition. The brickwork is damaged and bolt holes are present on the eastern elevation of the building. These damaged holes and damaged brickwork could allow bat access into the cavity.

During the 2018 nocturnal surveys a common pipistrelle roost was identified within the building. The building was assessed to have **high** hibernation potential for crevice and void dwelling bats and **low** potential for day and maternity roosts for crevice dwelling bats and **high** potential for void dwelling bats. Overall, the building is classified as having **high** bat roosting potential. Nocturnal surveys for bats will be carried out in 2020 by Ascerta.

Building 4

Building 4 is a single storey building with corrugated metal cladding. The windows and doors are all tight fitting and intact. The roof is sloped, made of corrugated metal and in good condition.

The building was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **low** potential for day and maternity roosts for crevice dwelling bats and **negligible** potential for void dwelling bats. Overall, the building is classified as having **negligible** bat roosting potential. Nocturnal surveys for bats will be carried out in 2020 by Ascerta.

4.4 Protected and Notable Species

Birds

The habitats within the site provide suitable foraging and nesting opportunities for bird species. These habitats include scrub, introduced shrub, scattered trees, species rich hedgerow and buildings. During the survey common gull and woodpigeon species were identified within the site.

Bats

The buildings on site offer **negligible** to **high** potential to support bat roosts as detailed above in section 4.3. Evidence of bats was not identified within the site during the survey, however a common pipistrelle roost was identified within B3 during the 2018 nocturnal surveys and building B3 will require three surveys for bats

The species rich hedgerow and scattered trees within the site provide limited suitability for commuting and foraging bats.

Badger and other small mammals

The grassland areas and scrub habitats within the site provide limited foraging and shelter habitat for badger and other small mammal species such as hedgehog. No evidence of badger or hedgehog was identified within the site during the survey. A fox had been noted commuting across the site from the north by the security guards. During the nocturnal survey for bats in May 2018, three fox cubs and an adult were noted within the hedge line to the south of the site. No evidence of fox was recorded within the site during the walkover survey.

Amphibians

No ponds are present within the site, or within the adjacent land use of the site. The site provides limited terrestrial habitat for amphibians within the tall ruderal vegetation and scrub. Amphibians do not require further consideration within this planning application and will not be discussed further within this report.

Reptiles

The habitats within the site do not offer suitability to support reptiles. There are no suitable habitats within the immediate vicinity of the site either that would provide suitable areas of refuse, within more preferable habitat within the locations the record search data relates to. The habitats within the site are also prone to human disturbance. Reptiles do not require further consideration within this planning application and will not be discussed further within this report.

Invasive species

Non-native invasive species Japanese knotweed (target note 1) and cotoneaster sp. (target note 2) were identified within the landscaping throughout the site. The locations of the non-native invasive species identified within the site are displayed on plan *P.1306.20.03* within Appendix 1. A survey for Japanese Knotweed was carried out in May 2020 by Japanese Knotweed Solutions Ltd and needs no further consideration within this report.

5.0 Evaluation and Recommendations

5.1 Designated Sites and Habitats

There is one statutory and six non-statutory protected sites within the vicinity of the proposals that are likely to be influenced by the proposals. However, due to the distance these sites are located from the proposed development site and the proposals of the site it is considered that there will be no impact on any statutory or non-statutory sites in the vicinity as a result of the proposals.

The site does not lie within a Natural England SSSI Impact Risk Zone; therefore, Natural England will not need to be consulted for this planning proposal. It is considered that there will be no impact on any SSSIs in the vicinity as a result of the proposals.

The habitats on site comprise hardstanding, amenity grassland, scrub, tall ruderal vegetation, scattered trees and species rich hedgerow. These habitats are considered to have an ecological value of **within the zone of influence** of the site or lower. The site contains no designated or priority habitats. Overall, the proposals are unlikely to adversely affect the ecological value of the area.

5.2 Protected and Notable Species

Birds

The species rich hedge, tall ruderal vegetation, scattered trees, and scrub provide suitable habitat for nesting and foraging bird species. It is recommended that vegetation clearance should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. If vegetation clearance cannot be undertaken outside of the breeding bird season, a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing. If an active birds' nest is identified a suitable buffer zone should be implemented where no works are to occur within until the young have fledged the nest.

Bats

Bat records were returned within 2km of the site. The closest record was record was adjacent to the northern site boundary.

The habitats on site provide **low** suitability for commuting and foraging bats. The buildings on site were assessed to provide **negligible** to **low** potential for bats. The buildings were assessed as followed:

- High potential - B3
- Low potential-B1.
- Negligible potential - B2 and B4;

The buildings will be demolished to accommodate the proposals within the site, therefore the building with **high** bat roost potential will require three nocturnal surveys and the building with **low** bat roost potential will require a minimum of one nocturnal survey undertaken between May and August to assess if bats are using the buildings within the site as a roost and to inform further recommendations if required.

Two sycamore trees within the western site boundary have been assessed to provide **low** bat roost potential due to ivy cladding on the trunk. The trees will be retained within the proposals and require no further surveys.

Small mammals

The survey area provides limited habitat for hedgehog within the scrub and species rich hedge. These habitats are likely to be impacted by the proposals and therefore, it is recommended that a Hedgehog Reasonable Avoidance Measures (RAMS) Method Statement is implemented during the works to avoid harm to this species. The RAMS should include:

- Construction materials stored on pallets so as not to create a hedgehog refuge area; and
- Existing refuge areas (scrub, shrubs and hedgerow) should be removed by hand so hedgehog within are not harmed during their removal.

To enable hedgehog continued use of the site it is advised that gaps of at least 13cm by 13cm are left under any new garden fences to enable hedgehog to roam freely within the area following development. To mitigate for the loss of habitat that could be used by hibernating hedgehog it is recommended that a hedgehog hibernaculum is provided within the landscaping.

Invasive species

Cotoneaster and Japanese knotweed have been identified within the site. To avoid the spread of these species within the survey area during site clearance it is recommended that an invasive species management plan is produced and adhered to during the works. It is recommended that the management plan details suitable management of these species, biosecurity measures and avoidance measures where possible. A survey for Japanese Knotweed was carried out in May 2020 by Japanese Knotweed Solutions Ltd, they will continue with the works to remove the Japanese Knotweed. The areas of cotoneaster will require the above recommendations for its removal.

5.3 Enhancements

In order to meet requirements for biodiversity protection and enhancement outlined within the NPPF, it is recommended that ecological enhancements are included. These could include:

1. Provision of 15 bird boxes (25mm and 32mm entrance hole box, house sparrow terrace, swift box), attached to or integrated within new buildings on site;
2. Provision of 20 bat features (e.g. Vivara Pro WoodStone Bat box or similar) attached to a retained or new tree on site or provision of a bat box (e.g. Vivara bat bricks or '*bird brick houses*' bat boxes) integrated within new buildings; and
3. Suitable landscaping incorporating species that provide a food or shelter resource to wildlife to include hawthorn, hazel, holly, blackthorn, dog rose and honeysuckle as hedgerow species and oak, alder, field maple, silver birch, crab apple, rowan and bird cherry as tree species together with implementing a relaxed mowing regime and establishing wildflowers in these areas.

6.0 Conclusions

The survey area was subject to an extended phase one habitat survey and a preliminary bat roost assessment of all buildings. During the survey and following review of historical species records is it considered that impact on nesting birds, bats and hedgehog are likely to occur in relation to the proposals for the site. In summary the following recommendations have been made to avoid impact on these species:

- Three nocturnal bat surveys on buildings B3 between May and August to determine if bats are using the buildings as a roost;
- A minimum of one nocturnal bat survey on buildings B1, between May and August to determine if bats are using the buildings as a roost;
- Production and implementation of a hedgehog RAMS to avoid any harm to this species during the proposed works.
- Production of an invasive species method statement to avoid the spread of invasive species into the wider landscape during the proposed works; and
- Enhancing the site for species through appropriate landscape planting that includes native, species rich hedgerows, trees, and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings.

It is considered that there would be very limited impact on the local ecology as a result of the proposals, provided the recommendations detailed within section 5.0 above are followed.

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Appendix 1



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KEY

- Survey boundary
- A — Amenity grassland
- Scattered trees
- Hard standing
- Introduced shrubs
- Tall ruderal
- Scrub
- 1 — Building
- Species poor hedge
- Species rich hedge
- 1 — Target note
  1 - Approximate location of Cotoneaster stand
  2 - Approximate location of Japanese Knotweed

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CLIENT:
One Manchester

PROJECT:
Moston Campus, Manchester College

DRAWING TITLE:
Phase One Habitat Survey

SCALE:	DRAWN BY:	DRAWING No:	REV:
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Appendix 2

Species Lists and Target Notes

Table 1: Flora Species list

English Name	Scientific Name
Ash	*Fraxinus excelsior*
Berberis	*Berberis vulgaris*
Bindweed	*Convolvulus arvensis*
Birch	*Betula*
Bramble	*Rubus fruticosus agg*
Broadleaved dock	*Rumex obtusifolius*
Broadleaved plantain	*Plantago major*
Cedar	*Cedrus*
Cherry	*Prunus sp.*
Cleavers	*Galium aparine*
Clover	*Trifolium repens*
Cock's-foot	*Dactylis glomerata*
Common daisy	*Bellis perennis*
Cotoneaster*	*Cotoneaster*
Creeping bent-grass	*Agrostis stolonifera*
Creeping buttercup	*Ranunculus repens*
Creeping thistle	*Cirsium arvense*
Cypress	*Cupressus sp.*
Dandelion	*Taraxacum officinale*
Gorse	*Ulex*
Hawthorn	*Crataegus monogyna*
Holly	*Ilex aquifolium*
Horse chestnut	*Aesculus hippocastanum*
Ivy	*Hedera helix*
Japanese knotweed *	*Fallopia japonica*
Laurel	*Laurus sp.*
Leyland cypress	*Cupressus × leylandii*
Lime	*Tilia*
Maple	*Acer sp.*
Meadow grass	*Poa sp.*
Perennial ryegrass	*Lolium perenne*
Poplar	*Populus sp.*
Red fescue	*Festuca rubra*
Rose	*Rosa sp.*
Sphagnum moss	*Sphagnum sp.*
Stinging nettle	*Urtica dioica*
Sycamore	*Acer pseudoplatanus*
Whitebeam	*Sorbus aria*

*** invasive species**

Table 2: Animal Species List

English Name	Scientific Name
Common gull	*Larus canus*
Squirrel	*Sciuridae*
Woodpigeon	*Columba palumbus*

*** invasive species**

Table 3: Target Notes

Target Note Number	Description
TN1	Cotoneaster
TN2	Japanese Knotweed

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Appendix 3

Photographs

Table 4: Photographs of the site



Photograph 1: Tarmacked hardstanding access road with parking



Photograph 2: Scattered trees to the western site boundary



Photograph 3: Species Rich hedge to the southern site boundary



Photograph 4: Tall ruderal vegetation to the western boundary with sycamore saplings and an ivy clad sycamore withing group G2



Photograph 5: Continuous scrub vegetation to the north of the site with building B2



Photograph 6: Unmanaged amenity grassland



Photograph 7: Introduced shrub with cotoneaster to the north of the site (TN1)



Photograph 8: Japanese Knotweed (TN2)

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Appendix 4

Relevant Legislation

European Legislation

The following Directives have been adopted by the European Union and provide protection for fauna and flora species of European importance and the habitats which support them:

- Directive 2009/147/EC on the Conservation of Wild Birds (Birds Directive);
- Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive).

UK Legislation

The Habitats Directive has been transposed into national legislation through the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (The Habitats Regulations). This provides for the designation and protection of 'European Sites' (SPAs, SACs and Ramsar Sites, including proposed or potential European Sites) and the protection of 'European Protected Species'.

The key UK legislation relating to nature conservation is the Wildlife and Countryside Act 1981 (as amended) (W&C Act). This Act is supplemented, *inter alia*, by provision in the Countryside and Rights of Way (CRoW) Act 2000, and the Natural Environment and Rural Communities Act 2006 (NERC Act). Additional species and habitat specific UK legislation includes the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997.

The UK legislation is due to be updated, with the publication of The Environment (Principles and Governance) Bill, which is due to be passed through parliament in the 2020. The draft Environment Bill sets out how the UK will maintain environmental standards following leaving of the EU. The Bill builds on the vision of the 25 Year Environment Plan, with the ambition from the government to leave the environment in a better state than it was when inherited.

The Defra Biodiversity Metric is being implemented to work alongside the Environment Bill. This tool calculates potential biodiversity impacts as a result of development and identifies mitigation and compensation requirements to ensure no net loss of biodiversity. In addition, it identifies measures that can be implemented in order to meet Biodiversity gain as a result of development. Defra released a beta version of the biodiversity metric in July 2019. This metric is likely to be the default metric used by councils once the Environment Bill comes into force.

The National Planning Policy Framework (NPPF) 2019 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 15 '*Conserving and enhancing the natural environment*'. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: recognising the wider benefits of ecosystem services, minimising impacts on biodiversity and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Further guidance is provided within Government Circular *06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System*.

Species and Habitats of Principal Importance

Species and Habitats of Principal Importance are listed under section 41 of the NERC Act and are a material consideration in planning decisions. Planners require relevant, up to date information from ecological surveys in order to assess the effects of a proposed development on biodiversity as Councils have a statutory obligation under section 40 of the NERC Act to consider biodiversity conservation in the determination of planning applications.

Background information about the lists of priority habitats and species (Species and Habitats of Principal Importance) can be found within the UK Biodiversity Action Plan (UK BAP). Although this has been succeeded by the '*UK Post-2010 Biodiversity Framework*', many of UK BAP tools are still relevant. BAPs identify habitats and species of nature conservation priority on a UK (UK BAP) and Local (LBAP) scale. Most BAP priority habitats and species have Habitat Action Plans (HAP) and Species Action Plans (SAP) and there are also "grouped action plans" for groups of related species with similar conservation requirements. The LBAP relating to this Site is the Greater Manchester Biodiversity Action Plan.

Badgers

The legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992.

Under the Protection of Badgers Act 1992 it is an offence *inter alia* to:

- Wilfully kill, injure or take a badger, or to attempt to do so;
- Cruelly ill-treat a badger; or
- Intentionally or recklessly interfere with a badger sett by (a) damaging a sett or any part of one; (b) destroying a sett; (c) obstructing access to or any entrance of a sett; (d) causing a dog to enter a sett; or (e) disturbing a badger when it is occupying a sett.

Bats

In England, all bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 (as amended). Several species of bat are also highlighted as Priority Species under the UK Biodiversity Action Plan and within the Local BAP.

Under the current legislation as summarised on pages 8 and 9 of the Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016) it is a criminal offence to:

"To kill, capture, injure or take a wild bat;

- *To damage or destroy a place used by a bat for breeding or resting. All offences of this nature are identified within the Habitats Regulations. This offence is unique in that it can be committed accidently. No element of intentional, reckless or deliberate action needs to be evidenced;*
- *To disturb bats anywhere (roosts, flight lines or foraging areas) if levels of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate or to affect significantly local distribution or abundance;*
- *To intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection;*
- *To intentionally or recklessly obstruct access to any place used by a bat for shelter or protection; and*
- *To be in possession or control of a bat alive or dead (or any part of a bat or anything derived from a bat, although bat droppings are generally considered to be acceptable), or to transport a bat, to sell or exchange a bat or to offer to sell or exchange a bat taken from the wild."*

Breeding Birds

Breeding Birds are protected under the Wildlife and Countryside Act which make it an offence to:

- *intentionally kill, injure or take any wild bird or take, damage or destroy the nest of any wild bird whilst it is in use or being built;*
- *intentionally take or destroy the egg of any wild bird;*
- *have in one's possession or control any wild bird, dead or alive, or any part of a wild bird (including eggs), which has been taken in contravention of the Act or the Protection of Birds Act 1954;*
- *intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.*

Invasive Species

It is an offence under Section 14(2) of the Wildlife and Countryside Act 1981 to '*plant or otherwise cause to grow*' in the wild any plant in Schedule 9 Part II.

It is a criminal offence to intentionally, wilfully kill, injure or take any of the aforementioned protected species or to destroy or disturb its habitat.

Local Policy

The site lies within Manchester and is covered by Manchester's Local Development Framework Core Strategy Development Plan Document (adopted 11 July 2012) and extant policies within the Unitary Development Plan. The policy of relevance is EN 15 within the Core Strategy document.

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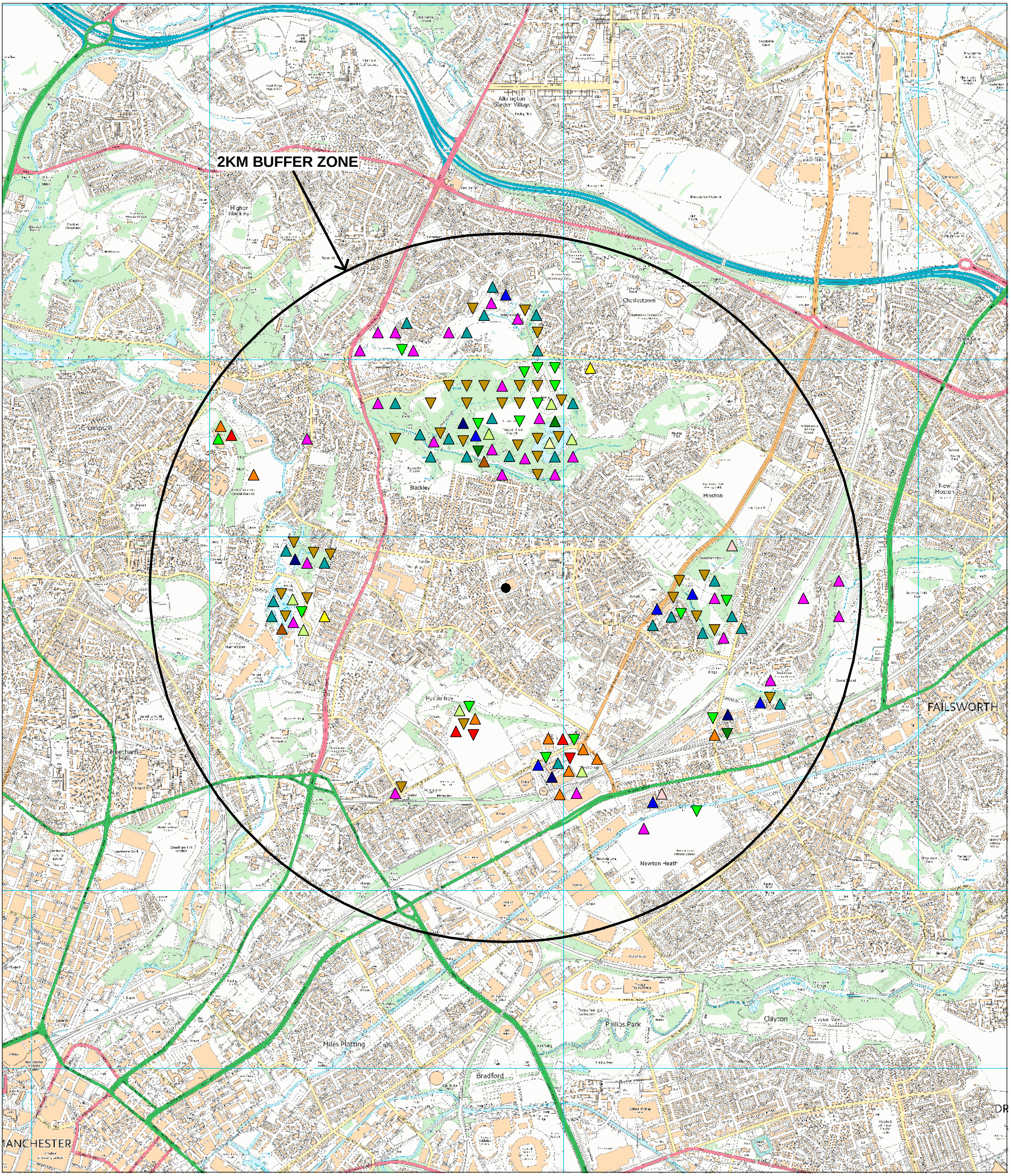
Appendix 5



KEY

SECTION 41 SPECIES

- BULLFINCH
- COMMON TOAD
- DUNNOCK
- EUROPEAN EEL
- GR.HOPPER WARBLER
- HEDGEHOG
- HERRING GULL
- HOUSE SPARROW
- LAPWING
- LESSER REDPOLL
- LINNET
- REED BUNTING
- S41 MOTH
- SKYLARK
- SONG THRUSH
- SP. FLYCATCHER
- STARLING

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SD 8667 0171
MANCHESTER COLLEGE MOSTON - MAP 4

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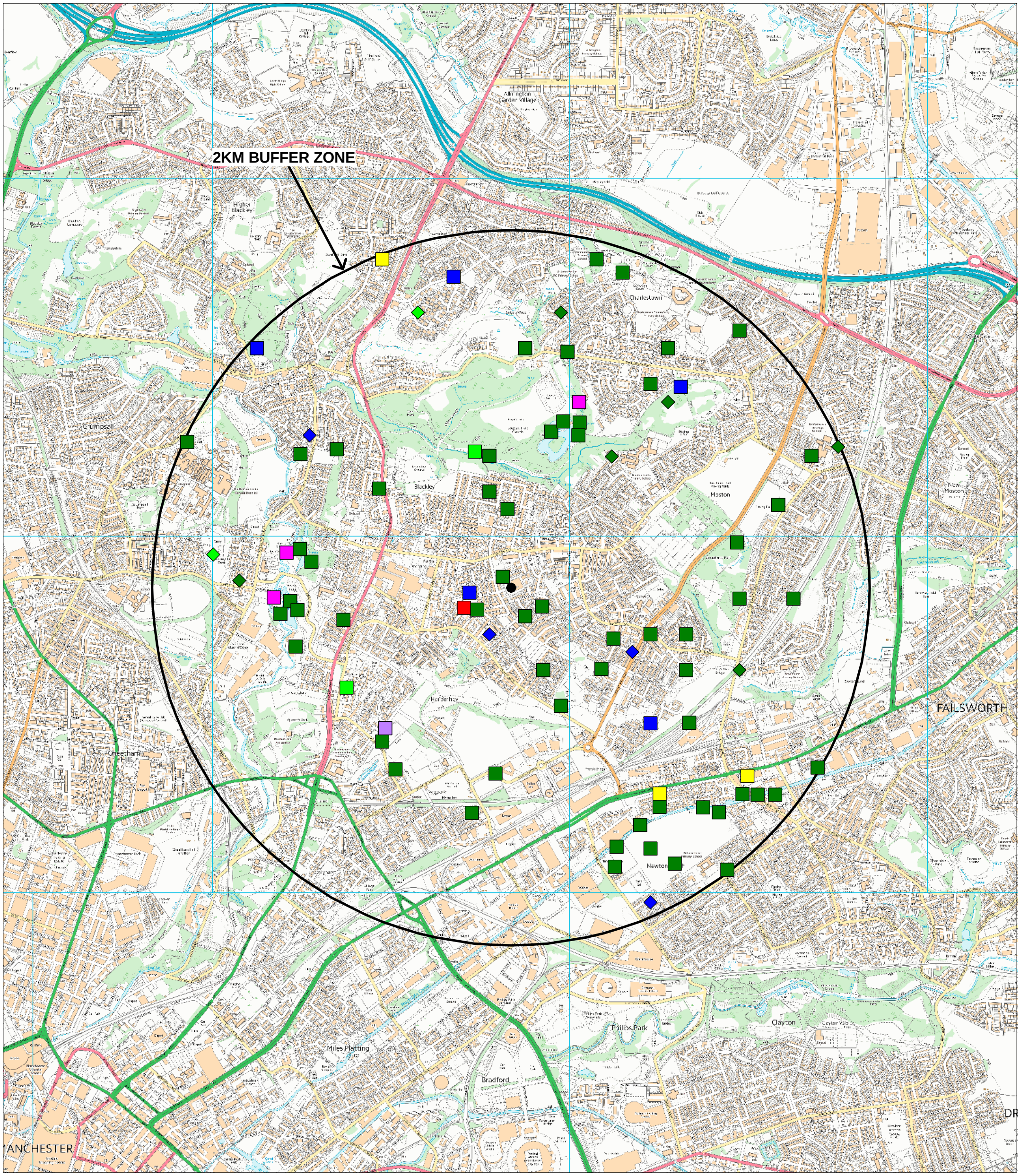

KEY

BAT ROOSTS

- BAT SP
- COMMON PIPISTRELLE
- PIPISTRELLE SP

BATS OTHER SIGNS

- BAT SP
- COMMON PIPISTRELLE
- DAUBENTON'S BAT
- MYOTIS SP
- NOCTULE BAT
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE

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MANCHESTER COLLEGE MOSTON - MAP 3

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BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

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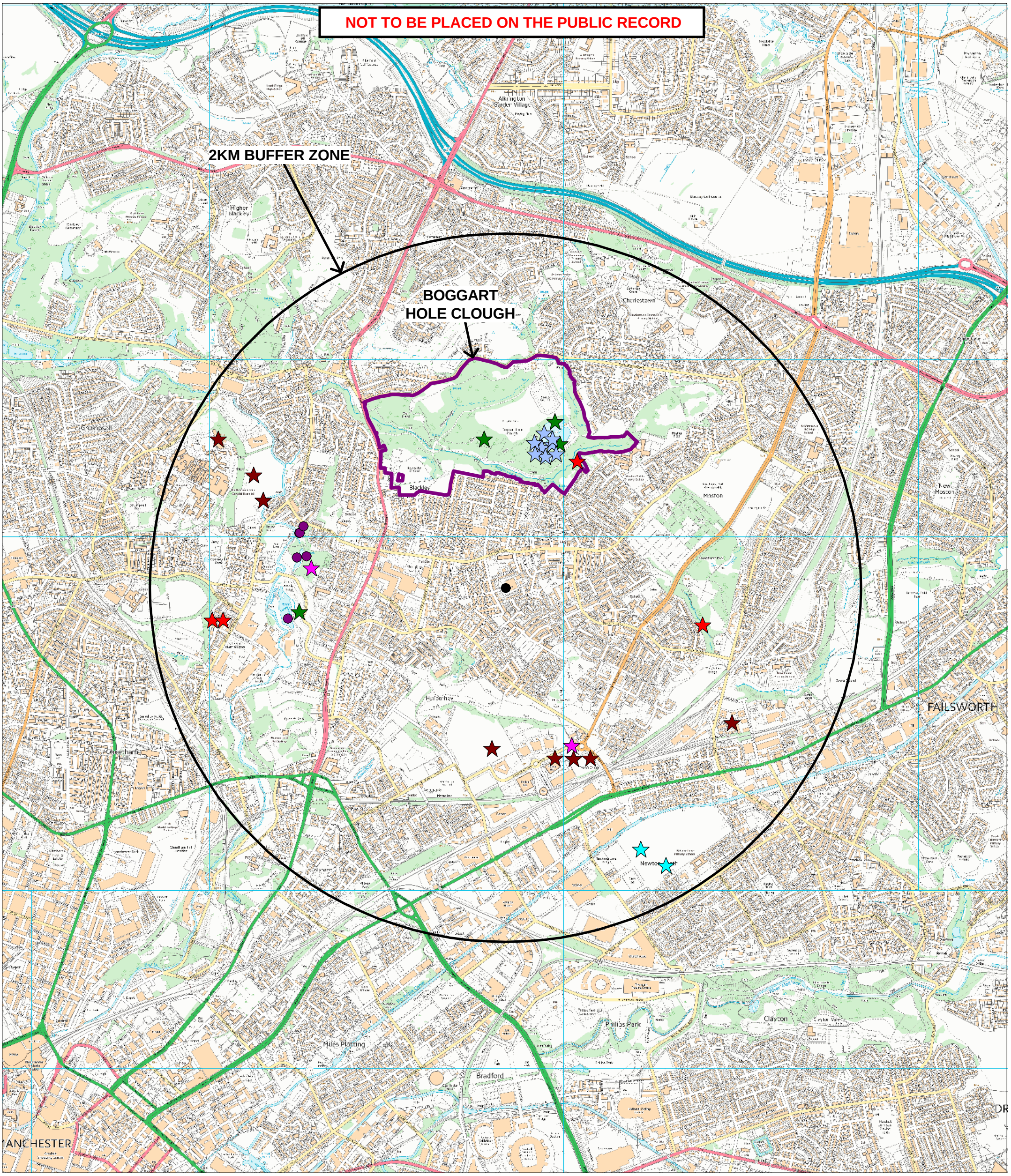

KEY

PROTECTED SPECIES

- BADGER SETT
- GREAT CRESTED NEWT ABSENCE
- GREY HERON
- KINGFISHER
- LITTLE RINGED PLOVER
- PEREGRINE
- SLOW-WORM

SITES

- LOCAL NATURE RESERVES

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MANCHESTER COLLEGE MOSTON - MAP 2
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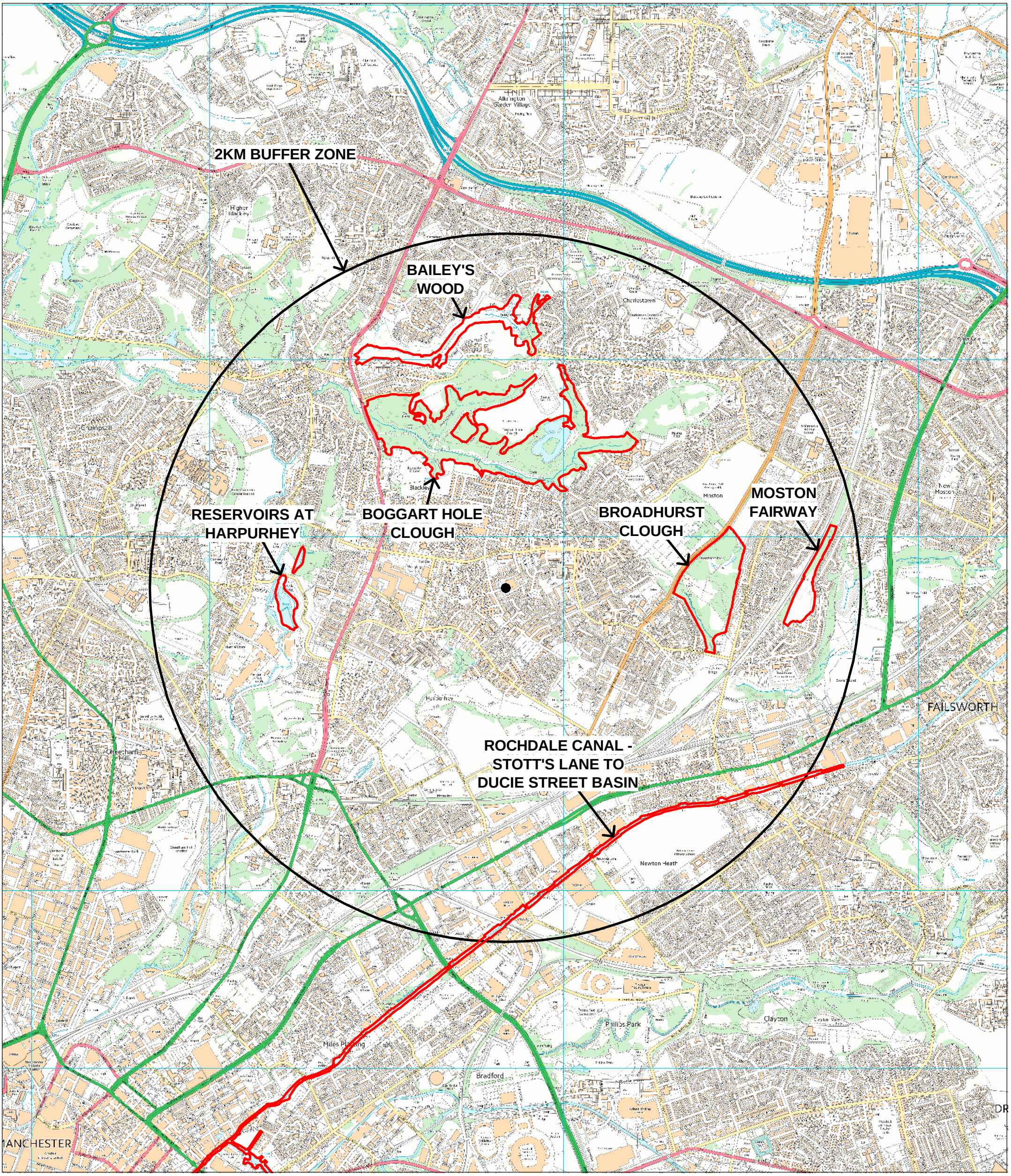

KEY

SITE OF BIOLOGICAL IMPORTANCE

SBI BOUNDARY

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MANCHESTER COLLEGE MOSTON - MAP 1

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Appendix 6

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Preliminary Ecological Appraisal

Moston Campus
Ashley Lane
Moston
Manchester
M9 4WU

April 2017

Revision	Date	Description

This document contains sensitive information regarding the location of a badger sett. The report is issued in confidence and on the basis that the material will not enter the public domain.

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P.846.17

Preliminary Ecological Appraisal

Of

Moston Campus
Ashley Lane
Moston
Manchester
M9 4WU

For

Cushman and Wakefield

7 April 2017

Field Work by	Neil Everett Grad CIEEM & Tom Kenwright MSc
Document Author	Tom Kenwright MSc
Technical Review	Dr Rosalind King MCIEEM
QA Review & Approval	Susan O'Connor, B.A. (Law/CJ) Dist.

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Appendix 1 Drawing P.846.17.15 *Phase One Habitat Survey*

Appendix 2 Species Lists

Appendix 3 Photographs

Appendix 4 Data Search Report

EXECUTIVE SUMMARY

A Preliminary Ecological Appraisal has been carried out at Moston Campus, Ashley Lane, Moston, Manchester, M9 4WU on 29th March, 2017 by Mr Neil Everett Grad CIEEM & Mr Tom Kenwright MSc. The assessment comprised a desk study and biological records search, as well as a site walkover survey in order to map habitat types. The survey was extended to assess the potential for protected species to use the site. The assessment provides baseline data as to current site conditions and, where appropriate, allows recommendations to be made in respect of further potential work in order to satisfy current wildlife legislation.

The survey area is a disused college campus comprising 4 buildings, hardstanding, amenity grassland, scrub vegetation, scattered trees, introduced shrubs and species-rich hedgerow.

As assessed against the '*Guidelines for Ecological Impact Assessment in the UK andIreland'* 2nd edition (2016), the habitats range in ecological value from **negligible** to **within the zone of influence.** All habitats may be lost on site. As the habitats to be lost to the proposals are small in area and of not of high ecological value it is considered that their loss will not adversely affect the ecological value of the wider area provided the recommendations detailed below are followed.

The site provides habitat for birds and bats. Provided the recommendations below are followed these species will not be adversely affected by the proposals.

The recommendations, if fully implemented, will enable the proposals to meet the requirements of national and local guidance and legislation including the NPPF and Policy EN 15 within Manchester's Local Development Framework Core Strategy Development Plan Document (adopted 11 July 2012).

Recommendations

1. A nocturnal survey is recommended to determine whether bats are roosting within building 1;
2. Have a suitably qualified ecologist check the bird boxes attached to trees for roosting bats or nesting birds prior to their removal;
3. Avoiding vegetation removal during the bird breeding season (1 March to 31 August inclusive) or undertake a survey for breeding birds and ensure any active nests found are protected within a suitable buffer zone until they are no longer in use;
4. Compensation for any loss of nesting and foraging bird habitat through tree planting or the inclusion of a landscape planting scheme that incorporates species that provide foraging or nesting resources;
5. Replacement of any removed bird boxes;
6. Use of lighting sensitive to the needs of bats, designed to avoid overspill onto the scattered trees at the western boundary of the site;
7. Retaining the species rich hedgerows on site or replacing it within the development plans; and
8. Use of appropriate measures to control the invasive species cotoneaster and Japanese knotweed to ensure they do not spread into the wild during development works.

1.0 Introduction

Ascerta has been instructed by Cushman and Wakefield to carry out an ecological assessment of land at Moston Campus, Ashley Lane, Moston, Manchester M9 4WU (hereafter referred to as the site). The site OS grid reference is SD 867 017.

Our client seeks planning consent to develop the site with the potential construction of residential dwellings or convert the building for other uses.

The site was visited on 29th March, 2017 by Dr Mr Neil Everett BSc (Hons) Grad CIEEM and Mr Tom Kenwright MSc, when a Preliminary Ecological Appraisal, which includes an assessment of the potential for protected species to be using the site or surroundings, was carried out in accordance with the *Handbook for Phase 1 Habitat Survey: a Technique for Environmental Audit* (*JNCC, 2010*). The report was prepared following methods detailed in the CIEEM '*Guidelines for Ecological Impact Assessment in the UK and Ireland'* 2nd edition (2016) and '*Guidelines for Ecological Report Writing*' (2015). This report presents the results of the survey including evaluation of habitats on site and potential for protected species to be using the site. The report includes recommendations for further actions where applicable in order to satisfy current wildlife legislation and to achieve our client's objectives.

2.0 Objectives

Our client's objectives are to determine any ecological constraints to development of the site.

Our objectives are as follows:

- Identify and evaluate any features of ecological value and the potential of the site to support protected species based on the walkover survey and biological records search;
- Identify designated sites within 2km of the site;
- Review protected species records within 1km of the site;
- Map the habitats within the site using JNCC (2010) methods;
- Provide recommendations for further species-specific surveys and mitigation measures where current legislation requires;
- Provide recommendations that seek to enhance the ecological value of the site where possible; and
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current wildlife legislation.

3.0 Relevant Legislation

3.1 European Legislation

The following Directives have been adopted by the European Union and provide protection for fauna and flora species of European importance and the habitats which support them:

- Directive 2009/147/EC on the Conservation of Wild Birds (Birds Directive);
- Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive).

3.2 UK Legislation

The Habitats Directive has been transposed into national legislation through the Conservation of Habitats and Species Regulations 2010 (updated 2012) (The Habitats Regulations). This provides for the designation and protection of 'European Sites' (SPAs, SACs and Ramsar Sites, including proposed or potential European Sites) and the protection of 'European Protected Species'.

The key UK legislation relating to nature conservation is the Wildlife and Countryside Act 1981 (as amended) (W&C Act). This Act is supplemented, *inter alia*, by provision in the Countryside and Rights of Way (CRoW) Act 2000, and the Natural Environment and Rural Communities Act 2006 (NERC Act). Additional species and habitat specific UK legislation includes the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997.

Species and Habitats of Principal Importance
Species and Habitats of Principal Importance are listed under section 41 of the NERC Act and are a material consideration in planning decisions. Planners require relevant, up to date information from ecological surveys in order to assess the effects of a proposed development on biodiversity as Councils have a statutory obligation under section 40 of the NERC Act to consider biodiversity conservation in the determination of planning applications.

The National Planning Policy Framework (NPPF) 2012 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 11 '*Conserving and enhancing the natural environment'*. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: recognising the wider benefits of ecosystem services, minimising impacts on biodiversity and providing net gains in biodiversity where possible, including by establishing coherent ecological networks that are more resilient to current and future pressures. Further guidance is provided within Government Circular *06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System*.

3.0 Relevant Legislation (continued)

Background information about the lists of priority habitats and species (Species and Habitats of Principal Importance) can be found within the UK Biodiversity Action Plan (UK BAP). Although this has been succeeded by The '*UK Post-2010 Biodiversity Framework*', many of UK BAP tools are still relevant. BAPs identify habitats and species of nature conservation priority on a UK (UK BAP) and Local (LBAP) scale. Most BAP priority habitats and species have Habitat Action Plans (HAP) and Species Action Plans (SAP) and there are also "grouped action plans" for groups of related species with similar conservation requirements. The LBAP relating to this Site is the Greater Manchester Biodiversity Action Plan.

Badgers
The legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992.

Under the Protection of Badgers Act 1992 it is an offence *inter alia* to:

- *Wilfully kill, injure or take a badger, or to attempt to do so;*
- *Cruelly ill-treat a badger; or*
- *Intentionally or recklessly interfere with a badger sett by (a) damaging a sett or any part of one; (b) destroying a sett; (c) obstructing access to or any entrance of a sett; (d) causing a dog to enter a sett; or (e) disturbing a badger when it is occupying a sett.*

The Badger Act 1992 defines a badger's sett as "*any structure or place which displays signs indicating current use by a badger*"

Natural England can issue licences to enable works to continue that may affect a protected species. In relation to disturbance of badgers, Natural England (2009) gives guidelines on disturbance which will require a licence. These includes: "*using very heavy machinery (generally tracked vehicles) within 30 metres of any entrance to an active sett; using lighter machinery (generally wheeled vehicles), particularly for any digging operation, within 20 metres; light work such as hand digging or scrub clearance within 10 metres. There are some activities which may cause disturbance at greater distances (such as using explosives or pile driving) and these should be given individual consideration.*"

Bats
In England, all bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended). Several species of bat are also highlighted as Priority Species under the UK Biodiversity Action Plan and within the Greater Manchester Biodiversity Action Plan.

3.0 Relevant Legislation (continued)

Under the current legislation as summarised on pages 8 and 9 of the Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016) it is a criminal offence to:

"To kill, capture, injure or take a wild bat;

- *To damage or destroy a place used by a bat for breeding or resting. All offences of this nature are identified within the Habitats Regulations. This offence is unique in that it can be committed accidently. No element of intentional, reckless or deliberate action needs to be evidenced;*
- *To disturb bats anywhere (roosts, flight lines or foraging areas) if levels of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate or to affect significantly local distribution or abundance;*
- *To intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection;*
- *To intentionally or recklessly obstruct access to any place used by a bat for shelter or protection; and*
- *To be in possession or control of a bat alive or dead (or any part of a bat or anything derived from a bat, although bat droppings are generally considered to be acceptable), or to transport a bat, to sell or exchange a bat or to offer to sell or exchange a bat taken from the wild."*

Breeding Birds

Breeding Birds are protected under the Wildlife and Countryside Act which make it an offence to:

- *intentionally kill, injure or take any wild bird or take, damage or destroy the nest of any wild bird whilst it is in use or being built;*
- *intentionally take or destroy the egg of any wild bird;*
- *have in one's possession or control any wild bird, dead or alive, or any part of a wild bird (including eggs), which has been taken in contravention of the Act or the Protection of Birds Act 1954;*
- *intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.*

Great Crested Newt

The great crested newt (*Triturus cristatus*) is fully protected under the Wildlife and Countryside Act, 1981 (as amended) and the Habitats Regulations, 2010. It is also a Species of Principal Importance. The legislation makes it an offence to:

- *Deliberately (or intentionally) kill, injure or capture (or take) a great crested newt, or great crested newt egg or eft;*
- *Deliberately (intentionally) damage or destroy any breeding site or resting place (i.e. pond, refuge, hibernaculum);*
- *Deliberately or recklessly obstruct access to any breeding site or resting place;*
- *Deliberately, intentionally or recklessly disturb a great crested newt, in particular disturbance which is likely to:*
    - *impair the ability of the great crested newt to survive, breed, reproduce, or to rear or nurture young;*
    - *impair the ability of the great crested newt to hibernate or migrate; or significantly affect the local distribution or abundance of great crested newts*

Invasive Species

It is an offence under Section 14(2) of the Wildlife and Countryside Act 1981 to '*plant or otherwise cause to grow*' in the wild any plant in Schedule 9 Part II.

3.3 Local Legislation

The site lies within Greater Manchester and is covered by Manchester's Local Development Framework Core Strategy Development Plan Document (adopted 11 July 2012) and extant policies within the Unitary Development Plan. The policy of relevance is EN 15 within the Core Strategy document.

The following table provides a summary of the main species within the UK that could be encountered within or within proximity of this development site, together with the legislation that affords them protection.

Table 3.1 Protected Species and the Associated Legislation.

Species		Legislation
Amphibians	Great crested newt (*Triturus cristatus*)	Schedule 5, W&C Act 1981 (as amended); Schedule 2, The Habitats Regulations 2010; and Section 41, NERC.
Mammals	Badger (*Meles meles*)	Protection of Badgers Act 1992.
	All species of bat	Schedule 5, W&C Act 1981 (as amended); Schedule 2, The Habitats Regulations 2010; and Section 41, NERC.
Birds	All wild birds	Schedule 5, W&C Act 1981 (as amended) and Section 41, NERC.
Reptiles	Adder (*Vipera berus*) Common lizard (*Zootoca vivipara*) Grass snake (*Natrix natrix*) Slow worm (*Anguis fragilis*)	Schedule 5, W&C Act 1981 (as amended) and Section 41, NERC.

It is a criminal offence to intentionally, wilfully kill, injure or take any of the aforementioned protected species or to destroy or disturb its habitat.

4.0 Survey Methods

The Preliminary Ecological Appraisal involved the collection and review of data from a desk study and field survey along with assessment of the value of the habitats following CIEEM guidelines.

4.1 Desk Study

A review of the designated sites and habitats within 2km of the site has been undertaken using the Multi-Agency Geographic Information for the Countryside (MAGIC) and the Natural England websites.

A review of UK and Local priority species and habitats known to occur in the region of the site has been undertaken; using the Joint Nature Conservation Committee website and local records from Greater Manchester Ecology Unit (Appendix 4).

4.2 Field Survey

A walkover survey of the site was conducted on 29th March, 2017 when the habitat types and features of ecological interest were identified and mapped in compliance with the Handbook for Phase 1 Habitat Survey: a Technique for Environmental Audit (*JNCC, 2010*). The survey methods involve the recording and mapping of all habitat types and ecological features present on site, including the identification of the main species present and examination of the potential for any protected species. Habitats were mapped and target notes made for any interesting features.

When conducting the surveys focus was concentrated on the following species and habitat features:

- Mammals (badgers and bats);
- Birds;
- Amphibians and reptiles;
- Hedgerows and boundaries;
- Invasive plant species; and
- Plant communities and trees.

4.0 Survey Methods (continued)

4.3 Bat Survey Methods

The survey methods followed the guidelines set out by the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016). Habitats, Buildings and Trees were assessed for suitability for use by bats and categorised independently using table 4.1 page 35 within the Bat Conservation Trust Guidelines (Collins, 2016).

Preliminary Ecological Appraisal for Bats

Habitats on site were assessed for their suitability for bats to use them for roosting, commuting and foraging both on the site and surrounding area. Commuting and foraging habitat suitability was categorised **low** to **high**. Commuting and foraging habitat valued as Moderate or above may need further survey effort if lost to the proposals.

Preliminary Roost Assessment Trees

All trees were inspected for Potential Roost Features (PFRs). Features searched for included: Natural or woodpecker holes, cracks/splits in major limbs, loose bark, hollows/cavities, dense epicormic growth, bird and bat boxes. Where such features were found they were investigated for scratches or staining, bat droppings and smoothing of surfaces around entry points. Trees assigned a suitability of **moderate** or above may require further inspection if they are to be lost to the development.

Preliminary Roost Assessment Structures

The buildings on site were inspected for features suitable for use by roosting bats. The buildings were searched externally using close focusing binoculars, looking for signs of bats, including staining on barge boards, soffits and more commonly droppings on flat surfaces i.e. window ledges, that would indicate potential roosting sites. Possible bat access points such as loose tiles, cracks and crevices or crawl spaces beneath and/or behind roofing materials such as roofing felt, panelling, soffits and tiles were identified and checked for signs of use by bats.

Structures assigned a suitability of **Low** or above may require further survey if they are to be lost to the development.

4.0 Survey Methods (continued)

Table 4.1: Guidelines for assessing Potential Roost Features (PRFs), commuting and foraging habitat within a proposed development site. Guidelines taken from table 4.1 page 35 of the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016).

Suitability	Roosting Habitats	Commuting and Foraging Habitats
Negligible	*Negligible habitat features on site likely to be used by roosting bats.*	*Negligible habitat features on site likely to be used by commuting or foraging bats.*
Low	*A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions [a] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation [b]).* *A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential. [c]*	*Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un vegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat.* *Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.*
Moderate	*A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[a] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).*	*Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.* *Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.*
High	*A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions [a] and surrounding habitat.*	*Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.* *High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.* *Site is close to and connected to known roosts.*

[a] For example, in terms of temperature, humidity, height above ground level, light levels of disturbance.

[b] Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2015). This phenomenon requires some research in the UK but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in large buildings in highly urbanised environments.

[c] This system of categorisation aligns with BS 8596:2015 Surveying for bats in trees and woodland (BSI,2015).

4.0 Survey Methods (continued)

4.4 Badger Survey Methods

The site was searched for setts and badger field signs including foraging areas, latrines and tracks. Attention was paid to the presence of the following field signs:

- Setts: single holes or a series of holes likely to be interconnected underground;
- Latrines: badgers usually deposit faeces in excavated pits;
- Paths and footprints;
- Scratching posts: at the base of trees;
- Snuffle holes: areas where badgers have searched for insects;
- Day nest: bundles of vegetation where badgers may sleep above ground; and
- Traces of hair.

4.5 Evaluation

Habitats and species on the site were evaluated following the '*Guidelines for Ecological Impact Assessment in the UK and Ireland'* 2nd edition (2016). A geographical frame of reference is assigned to each habitat and species, with International Value being most important, then National, Regional, County, District, Local and lastly, within the immediate Zone of Influence (ZoI) of the proposals only

Value judgements are based on characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations such as SSSIs. For undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource are considered. Ecological resource quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

4.6 Limitations

The site visit was undertaken in March. Although this is outside the most appropriate time of year for phase 1 habitat surveys, sufficient vegetation was present to enable habitat identification. It is not considered a limit to the conclusions of the report based on the habitats found within the site and the works proposed.

Access to carry out an internal inspection of the building was not available. Small gaps under tiles, between stone work and between roof linings could not be fully examined for the presence of bats. However all entrance features could be easily examined with the aid of close focusing binoculars and no signs of staining or scratches were present. The lack of internal inspection has been taken into account when writing the conclusion of this report.

5.0 Survey Results

5.1 Desk Study

The following non-statutory sites were identified within the vicinity of the proposals (with distance and direction from the site):

- Boggart Hole Clough – Site of Biological Importance (SBI) (approximately 500m north of the site) and
- Broadhurst Clough – SBI (approximately 820m east of the site).

The following statutory sites were identified within the vicinity of the proposals (with distance and direction from the site):

- Boggart Hole Clough - Local Nature Reserve (LNR) (approximately 520m north of the site).

The site lies within a Natural England SSSI Impact Risk Zone, however Natural England advise that they do not need to be contacted for development proposals of this type.

Following a review of records held by the Greater Manchester Ecology Unit, several priority species that have the potential to occur within the vicinity of the proposed development have been identified. These include Eurasian badger, common pipistrelle, noctule bats, Daubenton's bat, kingfisher, little winged plover, grey heron, bullfinch, dunnock and lapwing.

A list of key habitats is shown in table 5.1 below and a summary description of key habitats within the survey area is provided in Section 5.2. Notes on the presence or potential presence of protected species are provided in Section 5.3. The Phase 1 Habitat map can be found in Appendix 1. The lists of species recorded during survey are presented in Appendix 2

5.2 Habitat Survey

The site is a disused further education college and contains multiple buildings, previously used as offices and teaching facilities. The site was last fully occupied July 2016 and is now occupied by a single security officer. The habitats include buildings, areas of hardstanding, amenity grassland, introduced shrubs, scattered trees, scrub vegetation and species-rich hedgerows. The site is managed and maintained with regular mowing of the amenity grassland areas and trimming of the hedges.

The site is situated within the residential area of Mosley with most of the surrounding landscape consisting of residential dwellings, shops and offices. There are numerous green spaces, parks and playing fields within the wider surrounding landscape. The site is bordered by residential dwellings in all directions.

Weather conditions during the survey were mild (13ºC), dry and overcast (8/8 cloud cover) with a F2 (Beaufort Scale) light breeze, therefore appropriate for this type of survey.

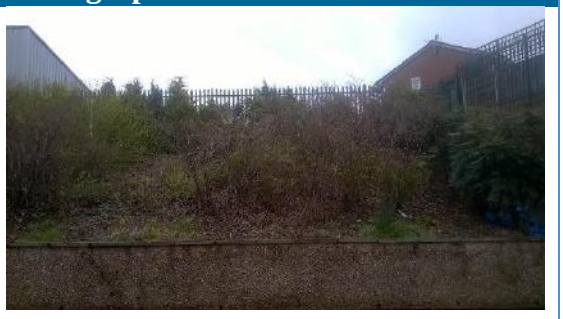
5.0 Survey Results (continued)

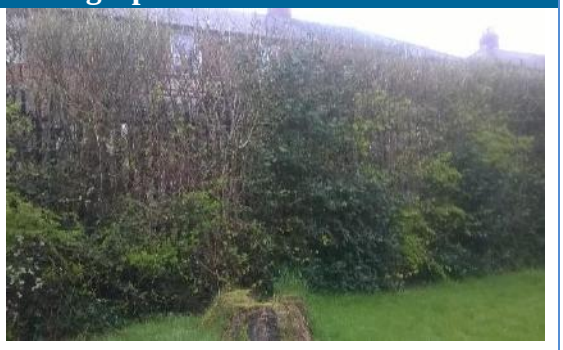
Table 5.1 details the habitat types recorded on the site.

Table 5.1 Habitat Types on the Proposed Development Site.

Description	Photograph
Buildings: The site comprises a disused further education college and contains four buildings comprising a mix of offices and teaching facilities. Buildings can provide roosting habitat for birds and bats. The buildings on site have been assessed in greater detail in section 5.4 below. The buildings may be lost or developed as part of the proposals.	
Ecological Value	**Within the Zone of Influence**
Hardstanding: The site contains multiple areas of hardstanding, including large car parking areas. Hardstanding can provide basking habitat for reptiles, but provides little in the way of foraging resource for any species.	
Ecological Value	**Negligible**
Amenity Grassland: There are numerous areas of amenity grassland spread throughout the site, all of which are managed through regular mowing. Species present include, meadow grass, fescue species, common daisy, common dandelion and red clover and creeping buttercup, ribwort plantain and cleavers. Amenity grassland can provide foraging habitat for birds but provides little resources to other wildlife. Some of this habitat may be removed within the proposals but is common in the wider environment.	
Ecological Value	**Within the Zone of Influence**

5.0 Survey Results (continued)

Description	Photograph
Scrub vegetation: An area of mixed scrub vegetation and introduced shrubs are present at the centre of the site. Species present include dog rose, dogwood, gorse and bramble in addition to introduced shrubs. Japanese knotweed was also noted within this area. Areas of scrub vegetation can provide foraging opportunities for birds, bats, small mammals and reptiles. Birds may also nest in scattered scrub.	
Ecological Value	**Within the Zone of Influence**
Introduced shrubs: The site contains many areas of introduced shrubs that have been planted as part of a landscaping scheme. Introduced shrubs can provide nesting and foraging opportunities for birds. This habitat may be lost to the proposals but is common in the wider environment and can be easily replaced within the proposals.	
Ecological Value	**Within the Zone of Influence**
Scattered trees: There are many mature trees along the western boundary of the site. Species present include silver birch, willow, Scots pine, sycamore, holly and horse chestnut. Scattered trees can provide roosting, foraging and commuting habitats for bats and foraging and nesting opportunities for birds. The ecological value of the trees on site is discussed in greater detail in section 5.3 below.	
Ecological Value	**Within the Zone of Influence**

Description	Photograph
Species rich hedgerow: This species-rich hedgerow has been planted along the northern and southern boundaries of the site. Species include dog rose, hawthorn, holly, beech, blackthorn and privet. Species rich hedgerows provide nesting sites for birds and forage for birds, amphibians, small mammals and invertebrates. Species rich hedgerows are a UK Priority habitat however the hedgerow on site has been recently planted is thin and regularly trimmed. It is advised that this habitat is retained or replaced within the proposals.	
Ecological Value	**Within the Zone of Influence**

5.3 Protected and Invasive Species

Species Results	Evaluation and Recommendations
Badger: Two records of badger were returned from within 1km of the site. One record was of a sett at Boggart Hole Clough LNR approximately 700m north-east of the site, dating from 2015. The other record was of a sett from 2014, located within Broadhurst Clough SBI approximately 950m east of the site. No evidence of badger use of the site was noted during survey and the site provides limited sett building habitat as most of the site consists of buildings and hardstanding.	It is considered that badgers are not using the site for foraging or commuting and the site provides low quality sett building habitat as it mostly consists of buildings and hardstanding. Badgers are unlikely to be influenced by the proposals and need no further consideration within the current planning application.
Ecological Value	**N/A as unlikely present**

5.0 Survey Results (continued)

Species Results	Evaluation and Recommendations
Bats: There is a record from 2011 of a common pipistrelle found at the perimeter of the site. The record is of an injured female that was later euthanised. Other records of common pipistrelle, Daubenton's and noctule bats were returned from within 1km of the site. Two records of roosts were returned, the record located closest to the site is of a potential roost from 2008, approximately 250m south-west of the site. <u>Preliminary Ecological Appraisal for Bats</u> The habitats on site, including the scattered trees, hedgerows and introduced shrubs provide low foraging and commuting habitat. <u>Preliminary Roost Assessment Trees</u> A detailed assessment of all trees on site was undertaken. The majority of trees on site have limited bat roost potential as they have not yet developed features suitable for use by bats. Some trees were identified as having low bat roost potential as they may develop suitable features in the future and two trees have attached bird boxes. <u>Preliminary Roost Assessment Buildings</u> An external assessment of the buildings was undertaken. This is discussed further in section 5.4 below.	<u>Habitat</u> The habitats on the site are considered to provide **low** bat commuting and foraging suitability. Some of these features may be retained within the proposals, including the mature trees and the species-rich hedgerow. <u>Trees</u> The trees on site have been assessed to have **negligible-low** bat roost potential. This is due to the lack of features suitable for bats. Two trees on site have attached bird boxes (indicated on drawing P.846.17.15) which have the potential to support roosting bats. It is considered unlikely that bats are roosting within the nest boxes as one is open-fronted and the other is currently in use by blue tits. These boxes should be checked by a suitably qualified ecologist for roosting bats or nesting birds prior to their removal. <u>Buildings</u> The buildings on site have been assessed to provide **negligible-low** bat roost potential. This is discussed further in section 5.4 below. To enable bats continued use of retained commuting and foraging habitats on the site it is advised that lighting is kept to a minimum and designed to avoid spill into the foraging habitat i.e. any retained scattered trees at the western boundary of the site. Lighting design should follow advice set out in *Bats and lighting in the UK- bats and the built environment series*, (Bat Conservation Trust, 2009).
Evaluation	**Low bat foraging and commuting habitat, negligible-low bat roosting habitat**

5.0 Survey Results and Evaluation (continued)

Species Results	Evaluation and Recommendations
Breeding Birds: No records of protected or notable birds were returned for the site. The nearest record was for a bullfinch from 2014, approximately 640m north of the site, at Boggart Hole Clough LNR. Other bird records including kingfisher, dunnock, bullfinch, grey heron, little ringed plover, song thrush and starling were returned. Full details are included within Appendix 4. The site provides nesting and foraging habitat for some of these species, although not for little ringed plover, grey heron or kingfisher. The habitats on site also offer nesting opportunities for other, more common bird species within trees and scrub. Birds observed during the site walkover include blackbird, house sparrow, blue tit and chaffinch. Blue tits were observed entering a nest box attached to a tree on site.	There will be habitat loss for breeding and foraging birds as a result of the proposals. However, some nesting habitat may be retained and can be compensated for through a landscape planting scheme, tree planting and the replacement of any removed bird boxes. Two trees on site have attached bird boxes (indicated on drawing P.846.17.15). One of these boxes is considered to be in use by nesting birds as blue tits were observed entering the box. These boxes should be checked by a suitably qualified ecologist for roosting bats or nesting birds prior to their removal. In order to avoid harm to nesting birds, vegetation should not be cleared during the bird breeding season (between 1 March and 31 August). If vegetation needs to be cleared during this period, a nesting bird survey will be required, conducted by a suitably qualified ecologist, before works begin. If any active nests are observed during the survey, exclusion zones will be set up and works will not occur in these areas until nesting is complete.
Ecological Value	**Within the Zone of Influence**
Other Species: No records of any reptiles or amphibians, water vole, otter or white clawed crayfish were returned for the site or from within 1km of the site. The site and the surrounding landscape contain no waterbodies suitable for these species or breeding amphibians. The site contains little terrestrial habitat suitable for reptiles and is isolated from any large areas of suitable habitat by urban areas.	The site contains no suitable aquatic habitat for amphibians, water vole, otter or white clawed crayfish. The site contains suitable terrestrial habitat for reptiles and amphibians but is isolated from other suitable habitat by urban areas. It is therefore considered that these species are not using the site and need no further consideration
Ecological Value	**N/A as unlikely present**

Species Results	Evaluation and Recommendations
Invasive Species: The invasive species cotoneaster was observed on site within the introduced planting. Japanese knotweed was observed within the scrub and introduced shrubs at the centre of the site.	Japanese knotweed and cotoneaster are listed in Schedule 9 Part II of the Wildlife and Countryside Act 1981. It is advised that these species be controlled using suitable methods to avoid spread during works.
Ecological Value	**Within the Zone of Influence**

5.4 Building description

The buildings on site could not be accessed internally to give a full inspection; however, an external assessment of bat roost potential was undertaken for all buildings.

Building 1

Building 1 is the largest building on the site and sits within the centre of the site. It is a 5-storey brickwork construction with concrete rendered walls. The windows are all double glazed with metal frames, all of which are intact and tight fitting. Due to the height of the buildings part of the roof could not be viewed in full. The central part of the building has a fibreglass tile roof and some of the tiles are damaged and hanging down. These loose and damaged tiles could allow bat access into the building. The eastern and southern part of the building is of a different construction and is double-storey with wooden and metal fascias. Some gaps are present within the brickwork and under the fascias. The building is not used as a teaching facility however, a guard is present, as such minimal lighting and heating is active. Active security lights are present on all elevations.

The building has been assessed as having **low** bat roost potential. This is primarily due to the number of damaged and hanging tiles within the central portion of the building. Should the proposals involve demolition of the building, or works to the roof, a single nocturnal survey would be necessary to determine whether bats are roosting within the building.

Building 2

Building 2 is a single storey flat roofed substation. The brickwork and roof are in good condition and no potential access features were observed.

The building has been assessed as having **negligible** bat roost potential. This is primarily due to the building being in good condition and the lack of potential access features observed during the inspection. It is considered that no nocturnal surveys are necessary so long as any developments are completed before May 2018.

Building 3

Building 3 is a 2-storey brickwork construction which is generally in good condition. The metal framed, double glazed windows are all intact and tight fitting. The building has plastic fascias, all of which are tight fitting and in good condition. The brickwork is damaged and bolt holes are present on the eastern elevation of the building. These damaged holes and damaged brickwork could allow bat access into the cavity.

5.0 Survey Results (continued)

The building has been assessed as having **low** bat roost potential. This is primarily due to the number damaged brickwork and bolt holes on the eastern elevation. Should the proposals involve demolition of the building or works to the roof a further nocturnal survey would be necessary to determine whether bats are roosting within the building.

Building 4

Building 4 is a single storey building with corrugated metal cladding. The windows and doors are all tight fitting and intact. The roof is sloped, made of corrugated metal and in good condition.

The building has been assessed as having **negligible** bat roost potential. This is primarily due to the building being in good condition and the lack of potential access features observed during the inspection. It is considered that no nocturnal surveys are necessary so long as any developments are completed before May 2018.

6.0 Assessment & Recommendations

6.1 Designated Sites and Habitats

There are no statutory or non-statutory protected sites within the vicinity of the proposals that are likely to be influenced by the proposals.

The site lies within a Natural England SSSI Impact Risk Zone; however, Natural England will not need to be consulted for this type of planning proposal. It is considered that there will be no impact on any SSSIs in the vicinity as a result of the proposals.

The habitats on site comprise buildings, hardstanding, introduced shrubs, scrub vegetation, scattered trees, amenity grassland and species-rich hedgerow. These habitats are considered to have an ecological value of **within the zone of influence** of the site itself or lower. Species-rich hedgerows are a priority and BAP habitat. However, the species rich hedgerow on site has been assessed to have an ecological value of within the zone of influence of the site. This is due to the fact that the hedgerow has been recently planted as part of a landscaping scheme, not fully formed and regularly trimmed. Overall the proposals are unlikely to adversely affect the ecological value of the area provided the recommendations below are followed.

6.2 Protected and Invasive Species

The site has been assessed as providing **low** bat foraging and commuting habitat (section 5.3 above). Most of the trees on site have not yet developed any features suitable to support a bat roost. The trees on site have been assessed as having **negligible-low** bat roost potential. Two trees on site have attached bird boxes which will need to be checked by a suitable qualified ecologist for roosting bats and birds prior to their removal. The buildings on site have been assessed as providing **negligible-low** bat roost potential (section 5.4 above).

6.0 Assessment & Recommendations (continued)

Further works to be taken in relation to protected and invasive species are presented in section 5.3 above. These include undertaking a nocturnal bat survey for buildings 1 and 3 (if the proposals involve demolition or work to the roof), checking the bird boxes attached to trees prior to their removal, compensation for the loss of nesting and foraging bird habitat through the implementation of a landscape management plan and replacing any removed bird nest boxes, avoiding vegetation removal during the nesting bird survey, lighting sensitive to the needs of bats, avoiding the removal of the species-rich hedgerow or compensating for its loss through replacement planting and controlling the Japanese knotweed and cotoneaster to avoid spread into the wild.

7.0 Conclusions

It is considered that there would be very limited impact on the local ecology as a result of the proposals, provided the recommendations detailed above are followed. In summary these include:

1. A nocturnal survey is recommended to determine whether bats are roosting within building 1 and 3;
2. Have a suitably qualified ecologist check the bird boxes attached to trees for roosting bats or nesting birds prior to their removal;
3. Avoiding vegetation removal during the bird breeding season (1 March to 31 August inclusive) or undertake a survey for breeding birds and ensure any active nests found are protected within a suitable buffer zone until they are no longer in use;
4. Compensation for any loss of nesting and foraging bird habitat through tree planting or the inclusion of a landscape planting scheme that incorporates species that provide foraging or nesting resources;
5. Replacement of any removed bird boxes;
6. Use of lighting sensitive to the needs of bats, designed to avoid overspill onto the scattered trees at the western boundary of the site;
7. Retaining the species rich hedgerows on site or replacing it within the development plans; and
8. Use of appropriate measures to control the invasive species cotoneaster and Japanese knotweed to ensure they do not spread into the wild during development works.

The above recommendations, if fully implemented, will enable the proposals to meet the requirements of national and local guidance and legislation including the NPPF and policy EN 15 within Manchester's Local Development Framework Core Strategy Development Plan Document (adopted 11 July 2012).

8.0 References

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Appendix 1



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KEY

- Survey boundary
- A — Amenity grassland
- Scattered trees
- Hard standing
- Introduced shrubs
- Scrub
- 1 — Building
- Species poor hedge
- Species rich hedge
- Tree with bird boxes
- Potential bat access points
- 1 — Target note
  1 - Approximate location of Cotoneaster stand
  2 - Approximate location of Japanese Knotweed

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CLIENT: Cushman Wakefield

PROJECT: Moston Campus, Manchester College

DRAWING TITLE: Phase One Habitat Survey

SCALE:	DRAWN BY:	DRAWING No:	REV:
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DATE:	CHKD BY:		
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Appendix 2

Species List

English Name	Scientific Name
Beech	*Fagus sylvatica*
Blackthorn	*Prunus spinosa*
Bramble	*Rubus fruticosus agg*
Broadleaved dock	*Rumex obtusifolius*
Cleavers	*Galium aparine*
Common daisy	*Bellis perennis*
cotoneaster	*Cotoneaster sp.*
Creeping buttercup	*Ranunculus repens*
Dandelion	*Taraxacum officinale*
Dog rose	*Rosa canina*
Fescue	*Festuca sp.*
Gorse	*Ulex sp.*
Hawthorn	*Crataegus monogyna*
Holly	*Ilex aquifolium*
Horse chestnut	*Aesculus hippocastanum*
Horsetail	*Equisetum sp.*
Japanese knotweed *	*Fallopia japonica*
Laurel	*Prunus sp.*
Lesser celendine	*Ficaria verna (Ranunculus ficaria)*
Meadow grass	*Poa sp.*
Meadow buttercup	*Ranunculus acris*
Privit	*Ligustrum vulgare*
Red clover	*Trifolium pratense*
Red dogwood	*Cornus sp.*
Ribwort plantain	*Plantago lanceolata*
Scots pine	*Pinus sylvestris*
Silver birch	*Betula pendula*
Stinging nettle	*Urtica dioica*
Sycamore	*Acer pseudoplatanus*
White Clover	*Trifolium repens*
Willow	*Salix sp.*
Willowherb	*Epilobium sp.*

*** invasive species**

Animal Species List

English Name	Scientific Name
Blackbird	*Turdus merula*
Blue tit	*Cyanistes caeruleus*
Chaffinch	*Fringilla coelebs*
House sparrow	*Passer domesticus*

Target Notes

TN1 - Approximate location of cotoneaster stand
TN2 – Approximate location of Japanese knotweed stands

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Appendix 3

Photographs



Photograph 1: western elevation of building 1.



Photograph 2: Southern elevation of building 2.



Photograph 3: Eastern elevation of building 3.



Photograph 4: Northern elevation of building 4.

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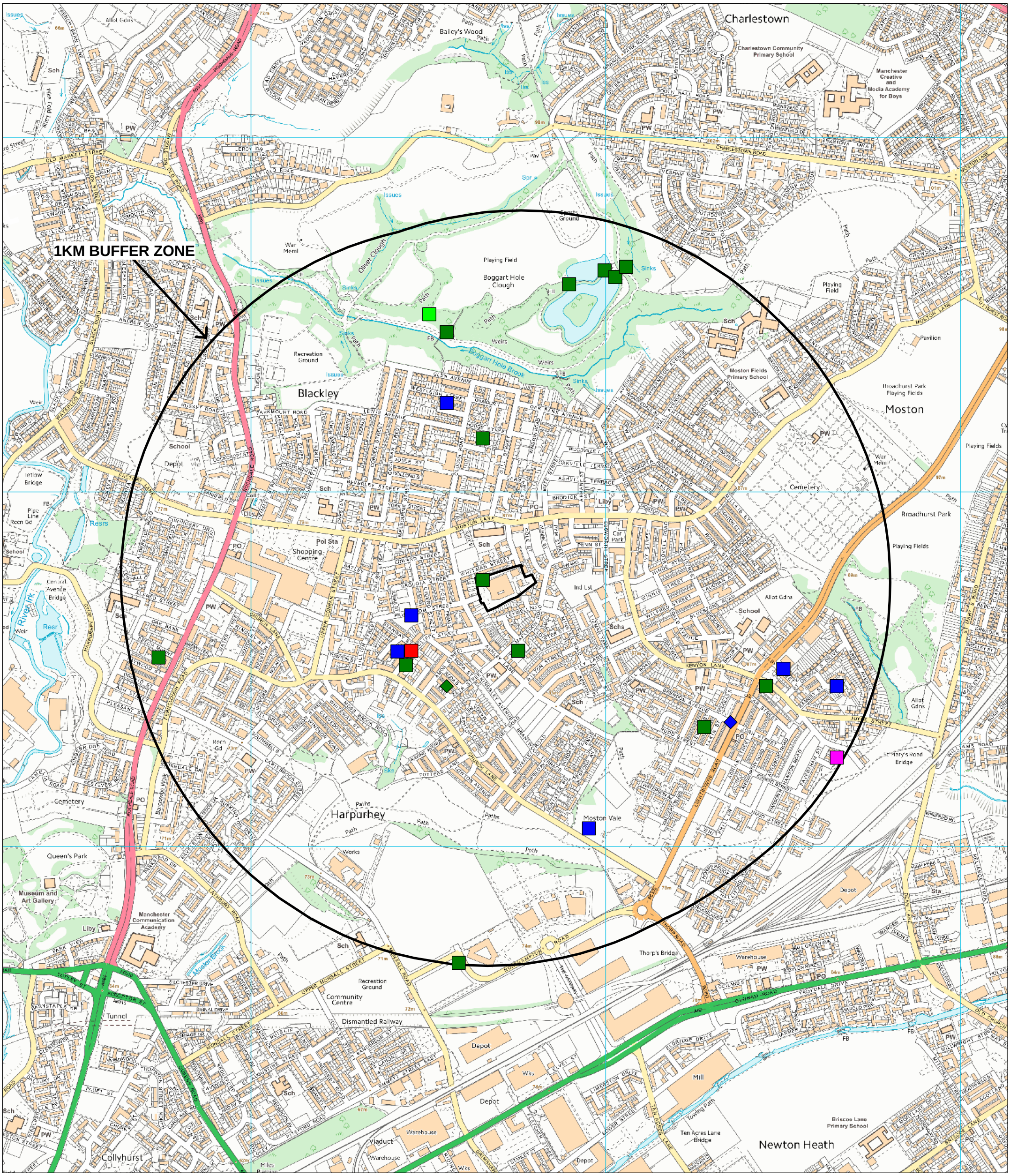
Appendix 4



KEY

BAT ROOSTS

- COMMON PIPISTRELLE
- PIPISTRELLE SP

BATS OTHER SIGNS

- BAT SP
- COMMON PIPISTRELLE
- DAUBENTON'S BAT
- NOCTULE BAT
- PIPISTRELLE SP

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SD867017
MOSTON COLLEGE - MAP 4

SCALE 1:10,000

BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

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Greater Manchester Ecology Unit

ECOLOGICAL SEARCH
MOSTON COLLEGE
GRID REF SD867017
1KM RADIUS SEARCH
PROTECTED PRIORITY SPECIES

greater manchester Local Record Centre

Species	Grid_Ref	Site	Date	Abundance	Comment
Bat roosts					
Common Pipistrelle	SD865014	Moston Manchester	08/08/2008	Present Roost	Potential roost but no bats seen on visit. Zeta Street, Moston, Manchester, M9 4ZA
Pipistrelle sp	SD873013	Moston Manchester	09/04/2002	1 Sex/Stage Not Recorded; Present Roost	roost at Lightbowne Rd. - excluded due to noise in bedroom
Bats other signs					
Bat sp	SD8602	Blackley, Zeneca Building	01/03/1996	1 Adult	bat found in building
Common Pipistrelle	SD8573501531	Road Survey	24/09/2008	1 Sex/Stage Not Recorded	Road Survey Bat Contact. Start Temp 12 C dropping to 11 C. Patchy Cloud, calm and dry.
Common Pipistrelle	SD864015	Harpurhey	19/08/2003	1 Male	Adult male injured bat at Kingscliffe Street - released
Common Pipistrelle	SD865024	Blackley Manchester	15/09/2002	1 Female	female injured bat at Westleigh St. - died
Common Pipistrelle	SD8658300669	Road Survey	24/09/2008	1 Sex/Stage Not Recorded	Road Survey Bat Contact. Start Temp 12 C dropping to 11 C. Patchy Cloud, calm and dry.
Common Pipistrelle	SD866017	Harpurhey	21/05/2011	1 Female	Compound fracture to left forearm. Found at Ashley Rd. Euthanased
Common Pipistrelle	SD866021	Blackley	08/09/2012	1 Adult Female	Found at Rossendale Avenue, Blackley M9 4FQ. Extensive wing damage, broken arm. Died.
Common Pipistrelle	SD867015	Moston Manchester	16/07/2009	1 Female	Found at Ashley Lane Broken L 5th, bruising, few small holes.
Common Pipistrelle	SD86890258	Boggart Hole Clough	24/04/2015	5 Sex/Stage Not Recorded	

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MOSTON COLLEGE
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PROTECTED PRIORITY SPECIES

greater manchester Local Record Centre

Species	Grid_Ref	Site	Date	Abundance	Comment
Common Pipistrelle	SD86990262	Boggart Hole Clough	24/04/2015	1 Sex/Stage Not Recorded	
Common Pipistrelle	SD87020260	Boggart Hole Clough	24/04/2015	12 Sex/Stage Not Recorded	
Common Pipistrelle	SD87050263	Boggart Hole Clough	24/04/2015	5 Sex/Stage Not Recorded	
Common Pipistrelle	SD87270133	Moston Manchester	01/04/2011	1 Male	Broken L forearm. Found at Levens Street. Euthanased
Common Pipistrelle	SD874014	Moston, Manchester	26/08/2001	1 Feeding	feeding over garden of Douglas St.
Daubenton's Bat	SD876012	Moston Manchester	22/08/2007	1 Male	Highbown Road Moston Manchester. Grounded. Died.
Noctule Bat	SD864015	Manchester	08/09/2004	Present Sex/Stage Not Recorded	See 070908/FO/2004/N1
Pipistrelle sp	SD864015	Manchester	08/09/2004	Present Sex/Stage Not Recorded	see 070908/FO/2004/N1
Pipistrelle sp	SD864016	Moston Manchester	13/12/2002	1 Sex/Stage Not Recorded	Injured, released Jan 03
Pipistrelle sp	SD865022	Blackley, Manchester	24/07/1996	1 Adult	found in bath of Westleigh St. - released
Pipistrelle sp	SD869010	Manchester	15/08/2005	Present Foraging	Foraging. Survey related to Newlands development
Pipistrelle sp	SD8701	Moston, ASDA car park	29/05/1994	1 Male	found stranded but not injured. Won't fly, improving with care

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ECOLOGICAL SEARCH
MOSTON COLLEGE
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PROTECTED PRIORITY SPECIES

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Species	Grid_Ref	Site	Date	Abundance	Comment
Pipistrelle sp	SD876014	Moston, Manchester	25/09/1997	1 Adult	found hanging in a garage at Kirby Ave. - flew off when disturbed
Other protected species					
Kingfisher	SD869026	Boggart Hole Clough Fish Pond	25/04/2015	Present Sex/Stage Not Recorded	Records from the Fisheries Manager for the King William IV Angling Society.
Little Ringed Plover	SD865007	Harpurhey	30/05/2006	Present Sex/Stage Not Recorded	breeding - breeding lapwings also present.
Grey Heron					
Grey Heron	SD865025	Boggart Hole Clough SBI	02/08/2006	Present Sex/Stage Not Recorded	Heronry on island in lake
Grey Heron	SD86870250	Boggart Hole Clough SBI	09/03/2014	2 ON - adults entering or leaving nest...	
Grey Heron	SD86880249	Boggart Hole Clough SBI	09/03/2014	1 ON - adults entering or leaving nest...; 2 B - nest Building or excavating nest...	building nest 2 herons on nest possible pair
Grey Heron	SD86890248	Boggart Hole Clough SBI	09/05/2015	3 NY - Nest with Young seen or heard	well grown juvs in nest

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ECOLOGICAL SEARCH
MOSTON COLLEGE
GRID REF SD867017
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PROTECTED PRIORITY SPECIES

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Species	Grid_Ref	Site	Date	Abundance	Comment
Grey Heron	SD86900249	Boggart Hole Clough SBI	28/03/2015	6 ON - adults entering or leaving nest...	3 birds sitting on nests. Full survey of heronry not carried out due to bad weather
Grey Heron	SD86900250	Boggart Hole Clough SBI	22/03/2004	Present Sex/Stage Not Recorded	3 nests - grid ref incorrect
Grey Heron	SD869025	Boggart Hole Clough	13/05/2015	14 NY - Nest with Young seen or heard	7 nests occupied with almost fully fledged birds (1 nest with 3 NY, 3 nests with 2 NY and 3 nests with 1 NY), difficult to view some nests due to tree cover and visit was delayed due to unfavourable weather conditions
Grey Heron	SD869025	Boggart Hole Clough SBI	26/04/2015	1 NY - Nest with Young seen or heard	
Grey Heron	SD869025	Boggart Hole Clough SBI	26/04/2015	2 ON - adults entering or leaving nest...	
Grey Heron	SD869025	Boggart Hole Clough SBI	25/04/2015	Present NY - Nest with Young seen or heard	Young in nest calling

ECOLOGICAL SEARCH
MOSTON COLLEGE
GRID REF SD867017
1KM RADIUS SEARCH
PROTECTED PRIORITY SPECIES

Species	Grid_Ref	Site	Date	Abundance	Comment
Grey Heron	SD869025	Boggart Hole Clough	06/04/2015	15 ON - adults entering or leaving nest...; Present NY - Nest with Young seen or heard	22 nest seen with 15 occupied and 4 nests with young seen or heard (1 with 4 young 1 with 1 young and 2 with young heard)
NERC Act S41 species					
Bullfinch	SD86250252	Boggart Hole Clough SBI	09/03/2014	1 Sex/Stage Not Recorded	
Bullfinch	SD86710243	Boggart Hole Clough	26/07/2014	1 Sex/Stage Not Recorded	
Dunnock	SD865025	Boggart Hole Clough SBI	08/05/1991	Present	
Dunnock	SD86980242	Boggart Hole Clough SBI	09/03/2014	1 S - Singing male	
Lapwing	SD865007		30/05/2006		Breeding
Song Thrush	SD856018	Ponds and Reservoirs at Harpurhey - Compartment 7	16/07/2011	1 Sex/Stage Not Recorded	
Song Thrush	SD85650188	Harpurhey Resrs & Ponds	16/07/2011	1 - location estimated from map	

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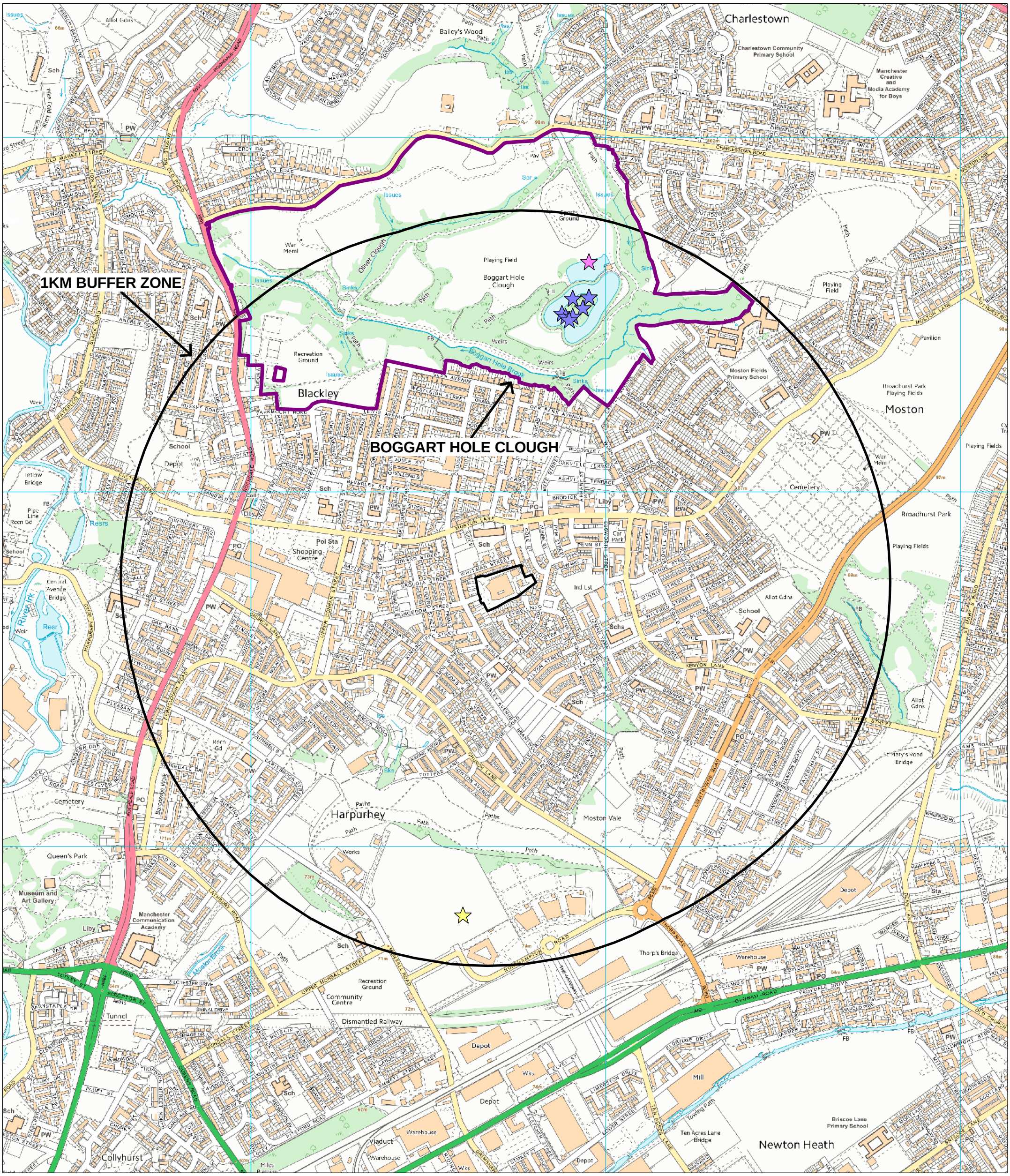
ECOLOGICAL SEARCH
MOSTON COLLEGE
GRID REF SD867017
1KM RADIUS SEARCH
PROTECTED PRIORITY SPECIES

greater manchester Local Record Centre

Species	Grid_Ref	Site	Date	Abundance	Comment
Song Thrush	SD86830256	Boggart Hole Clough	02/05/2014	1 S - Singing male	
Song Thrush	SD86900251	Boggart Hole Clough SBI	09/03/2014	1 S - Singing male	
Starling	SD85950192	Rochdale Rd, Harpurhey	16/07/2011	30	Feeding in the road



KEY

PROTECTED SPECIES

- ★ GREY HERON
- ★ KINGFISHER
- ★ LITTLE RINGED PLOVER

SITES

- LOCAL NATURE RESERVES

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MOSTON COLLEGE - MAP 2

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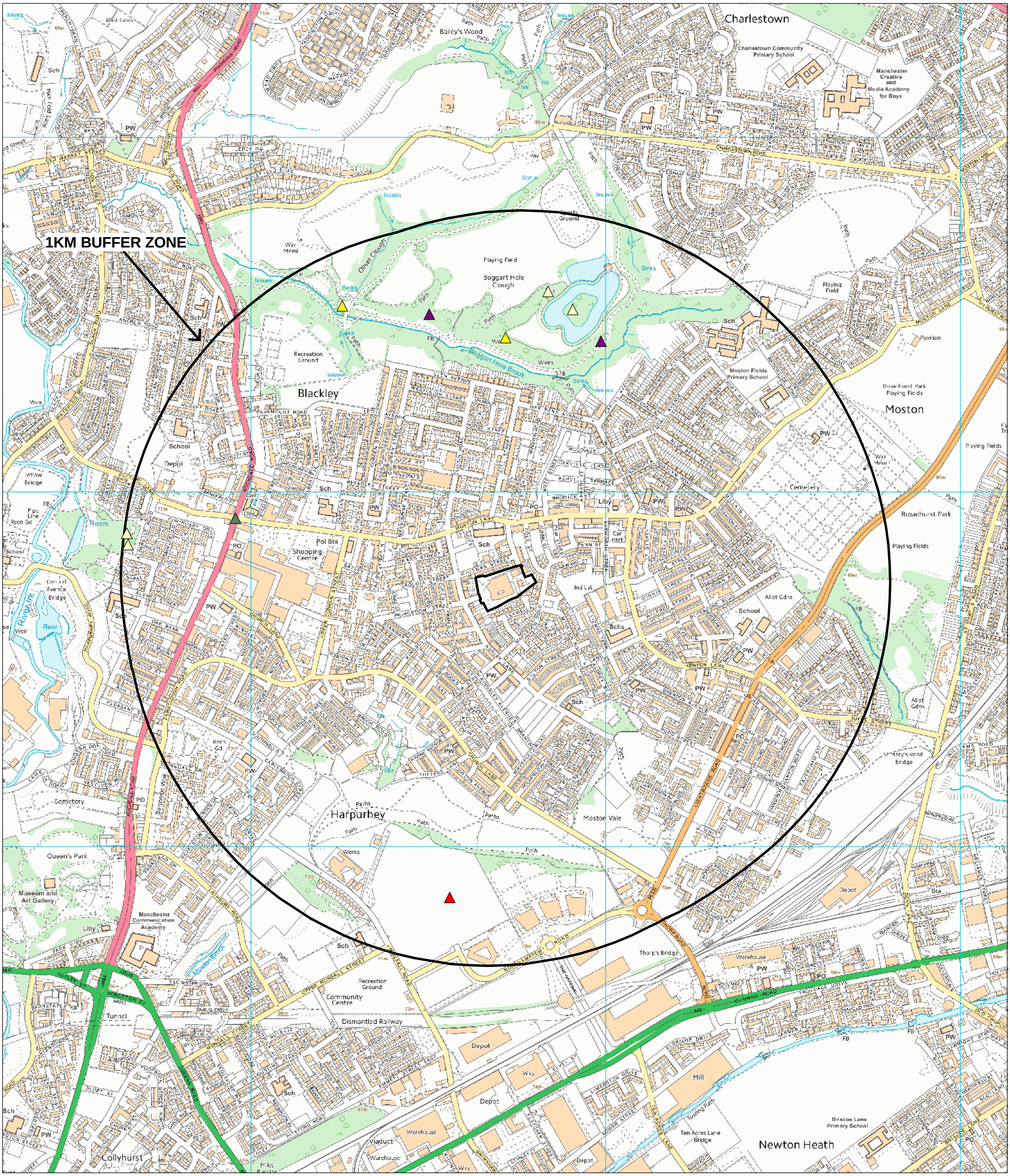

KEY

SECTION 41 SPECIES

- △ BULLFINCH
- ▲ DUNNOCK
- ▲ LAPWING
- △ SONG THRUSH
- ▲ STARLING

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MOSTON COLLEGE - MAP 5

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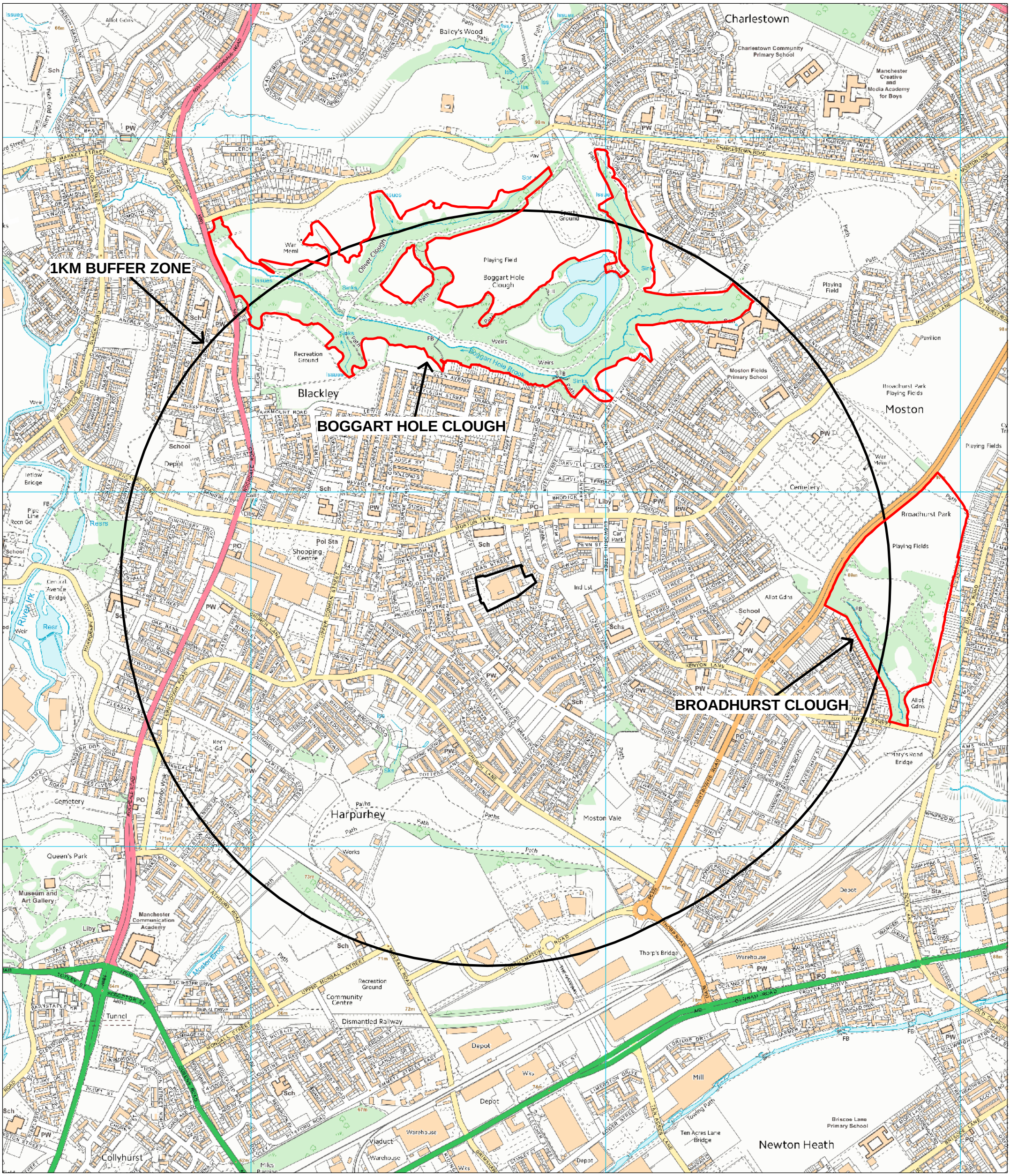

KEY

SITE OF BIOLOGICAL IMPORTANCE

SBI BOUNDARY

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MOSTON COLLEGE - MAP 1

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Ascerta

Landscape, Arboricultural & Ecological Solutions
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Bat Survey and Assessment

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08 August 2018

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P.846.17

Bat Survey Report

For

Cushman and Wakefield

08 August 2018

Field Work by	Neil Everett GradCIEEM, Liz Neale BSc (Hons), Ayeisha Threadgill BSc (Hons), Danielle Rowlands, Tom Kenwright and Martin Prescot (Natural England bat licence 2015-15466-CLS)
Document Author	Liz Neale
Technical Review	Dr Rosalind King MCIEEM
QA Review & Approval	Amber Hall, Administrator.

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3.0 Relevant Legislation ..... - 3 -
4.0 Survey Method ..... - 4 -
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Appendix 1 Drawings P.846.17.19, P.846.17.20 and P.846.17.22

Appendix 2 Bat Survey Tables

EXECUTIVE SUMMARY

Ascerta has been instructed by Cushman and Wakefield to carry out surveys to determine if bats are using buildings as a roost at Moston Campus, Ashley Lane, Moston, Manchester, M9 4WU.

An external inspection of the building was carried out on 29th March, 2017, by Mr Neil Everett GradCIEEM and Mr Tom Kenwright MSc. An internal inspection was carried out on 8th September, 2017, by Mr Martin Prescott (Natural England bat licence 2015-15466-CLS) and Mr Neil Everett.

The site was revisited on 27th September, 2017, by Neil Everett, Danielle Rowlands and Ayeisha Threadgill BSc (Hons), when a dawn re-entry survey took place. The site was also visited on 21st May, 2018, by Neil Everett, Liz Neale BSc (Hons) and Danielle Rowlands for a dusk emergence survey. A further dawn re-entry survey took place on the 28th June, 2018, by Neil Everett, Liz Neale and Ayeisha Threadgill. All surveys and inspection followed revised guidelines set out by the Bat Conservation Trust (2016).

The initial building external inspection results are detailed within *P.846.17 Ascerta Preliminary Ecological Report, Moston Campus, April 2017*. The four buildings were valued as having low to negligible bat roost potential and no evidence of bats using the building was found during the internal inspection.

During nocturnal surveys Buildings 1, 2 and 4 were not used by bats as a roost. Building 3 was **confirmed as a bat roost**, with re-entry by one common pipistrelle bat on one occasion under a window ledge in September 2017. Bat activity on site was low during the nocturnal surveys and common pipistrelle was the main bat species recorded.

The following recommendations are made such as to satisfy current wildlife guidance and legislation including the NPPF and Manchester's Local Development Framework Core Strategy Development Plan Document.

1. If demolition of Buildings 1, 2 and 4 are not complete by June 2019, a further daytime assessment or nocturnal survey may be required to confirm bats are not using these buildings as a roost;
2. Works to the Buildings 1, 2 and 4 should occur outside the period 1st March to 31st August to protect breeding birds, unless an ecologist has confirmed that the actions proposed will not disturb birds breeding on the site;
3. Demolition of Building 3, or works in the vicinity of the confirmed bat roost, have the potential to disturb bats and destroy a bat roost. As such a licence from Natural England will be required before works begin on Building 3;
4. Inclusion of an integral bat brick into any new build to mitigate for loss of the existing bat roost if Building 3 is to be demolished or worked on;
5. In order to retain the value of the site for bats it is recommended that lighting levels do not exceed current levels and should follow advice set out in *Bats and lighting in the UK- bats and the built environment*; and
6. Habitat enhancement with the installation of a bird box (25mm or 32mm entrance hole box) and one bat box (e.g. Schwegler 2F type) attached to a retained or new tree on site and suitable landscaping incorporating species that provide a food or shelter resource to wildlife to include hawthorn, honeysuckle and holly as hedgerow species and silver birch, oak, hazel, crab apple, rowan and bird cherry as tree species.

1.0 Introduction

Ascerta has been instructed by Cushman and Wakefield to carry out a bat survey at Moston Campus, Ashley Lane, Moston, Manchester M9 4WU (OS Grid Ref: SD 867 017).

An external inspection of the building on site was carried out on 29th March, 2017, by Mr Neil Everett and Mr Tom Kenwright. An internal inspection was carried out on 8th September, 2017, by Mr Martin Prescott (Natural England bat licence 2015-15466-CLS) and Mr Neil Everett. Re-entry surveys for bats also took place on the out on the 27th September, 2017, and the 28th June, 2018. An emergence survey for bats carried out on the 21st May 2018. The inspection and the surveys followed guidelines within the Bat Conservation Trust Guidelines '*Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016)*'.

This report presents the results of the surveys and includes recommendations for further actions where applicable in order to satisfy current wildlife legislation and in order to achieve our client's objectives.

2.0 Objectives

Our client's objective is to ascertain the potential constraints within the site with a view to developing the site at a later date.

Our objectives are as follows:

- Carry out an external inspection of the buildings on site;
- Carry out an emergence and re-entry surveys for bats;
- Provide recommendations for mitigation measures where current legislation requires;
- Provide recommendations that seek to enhance the ecological value of the site where possible; and
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current wildlife legislation.

3.0 Relevant Legislation

The key UK legislation is the Wildlife and Countryside Act 1981 (as amended by the Countryside Rights of Way Act 2000) which consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive) in Great Britain. It is complemented by the Conservation of Habitats and Species Regulations 2010, which implements Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive). The Regulations provide for the designation and protection of 'European sites', and the protection of 'European protected species'.

In England, all bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended). Several species of bat are also highlighted as Priority Species under the UK Biodiversity Action Plan and within Greater Manchester Biodiversity Action Plan (BAP).

Under the current legislation as summarised on pages 8 and 9 of the Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016) it is a criminal offence to:

"To kill, capture, injure or take a wild bat;

- *To damage or destroy a place used by a bat for breeding or resting. All offences of this nature are identified within the Habitats Regulations. This offence is unique in that it can be committed accidently. No element of intentional, reckless or deliberate action needs to be evidenced;*
- *To disturb bats anywhere (roosts, flight lines or foraging areas)if levels of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate or to affect significantly local distribution or abundance;*
- *To intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection;*
- *To intentionally or recklessly obstruct access to any place used by a bat for shelter or protection; and*
- *To be in possession or control of a bat alive or dead (or any part of a bat or anything derived from a bat, although bat droppings are generally considered to be acceptable), or to transport a bat, to sell or exchange a bat or to offer to sell or exchange a bat taken from the wild."*

The site lies within Greater Manchester and is covered by Manchester's Local Development Framework Core Strategy Development Plan Document (adopted 11 July 2012) and extant policies within the Unitary Development Plan. The policy of relevance is EN 15 within the Core Strategy document.

4.0 Survey Method

4.1 Bat Survey

The survey methods followed the guidelines set out by the Bat Conservation Trust (Collins 3rd Edition 2016).

Table 4.1: Guidelines for assessing Potential Roost Features (PRFs), commuting and foraging habitat within a proposed development site. Guidelines taken from table 4.1 page 35 of the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016).

Suitability	Roosting Habitats	Commuting and Foraging Habitats
Negligible	*Negligible habitat features on site likely to be used by roosting bats.*	*Negligible habitat features on site likely to be used by commuting or foraging bats.*
Low	*A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions [a] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation [b]).* *A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential. [c]*	*Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un vegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by another habitat.* *Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.*
Moderate	*A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).*	*Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.* *Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.*
High	*A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions [a] and surrounding habitat.*	*Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.* *High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.* *Site is close to and connected to known roosts.*

[a] For example, in terms of temperature, humidity, height above ground level, light levels of disturbance.

[b] Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2015). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in large buildings in highly urbanised environments.

[c] This system of categorisation aligns with BS 8596:2015 Surveying for bats in trees and woodland (BSI,2015).

4.0 Survey Method (Continued)

Record Search

The local biological records centre, The Greater Manchester Ecology Unit was consulted for records of bats within 1km of the site. Due to the nature of the proposals and the site no other records were considered necessary on this occasion.

External Inspection of the Building

A daytime external and internal inspections of the building were carried out on 29th March, 2017, and the 8th September, 2017, respectively. The building was searched externally looking for signs of bats, including staining on barge boards, soffits and more commonly droppings on flat surfaces i.e. window ledges that would indicate potential roosting sites. Possible bat access points such as loose tiles, cracks and crevices or crawl spaces beneath and/or behind roofing materials such as roofing felt, panelling, soffits and tiles were identified and checked for signs of use by bats, for example droppings, scratch marks and staining.

Bat Emergence / Re-entry surveys

Following the findings of the daytime internal and external inspection, an emergence survey was carried out on the 21st May 2018. Re-entry surveys were carried out on the 27th September, 2017, and the 28th June, 2018. The nocturnal emergence surveys commenced 15 minutes before sunset and continued until 2 hours after sunset. The dawn re-entry survey commenced 1 hour and 30 minutes before dawn and continued until dawn.

During the survey the surveyors were strategically positioned around the building, focusing on areas where potential access points had been identified during the building inspection so as to be able to observe any bats leaving or entering a roost. Surveyor locations are marked on drawing P.846.17.19, P.846.17.20 and P.846.17.22.

Observed bat passes are recorded on drawing P.846.17.19, P.846.17.20 and P.846.17.22. The time, the location and where possible, the direction of flight, species and behaviour of bats (i.e. commuting, foraging, social calling) are detailed within the report.

On the 27th September, 2017, the surveyor at Location NE was equipped with a Wildlife Acoustics Echo Meter Touch connected to an iPad mini2. The surveyor at Location AT was equipped with a Batbox Duet connected to a digital recording device (H2n Zoom Recorder) and the surveyor at Location DR was equipped with a Peersonic RPA3.

On the 21st May, 2018, the surveyor at Location NE was equipped with a Wildlife Acoustics Echo Meter Touch connected to an iPad mini2. The surveyor at Location LN was equipped with a Batbox Duet and the surveyor at Location DR was equipped with a Peersonic RPA3.

On the 28th June, 2018, the surveyor at Location NE was equipped with a Wildlife Acoustics Echo Meter Touch connected to an iPad mini2. The surveyor at Location LN was equipped with a Batbox Duet and the surveyor at Location AT was equipped with a Batbox Duet connected to a digital recording device (H2n Zoom Recorder)

Temperature, wind speed/direction and cloud cover were recorded at the beginning and end of the survey, along with any significant weather changes during the survey (e.g. heavy showers).

4.0 Survey Method (Continued)

During the survey, the following details were noted:

- Weather and temperature;
- Time bat detected/seen;
- Frequency at which the bat was detected;
- Location within the survey area;
- Whether bats emerged from the building or re-entered it;
- Direction of flight;
- Number of bats present; and
- Whether the bats appeared to be foraging or commuting.

Limitations

Access to carry out an internal inspection of the buildings was not available during the Preliminary Ecological Appraisal, therefore small gaps under roof coverings and between brickwork could not be fully examined for the presence of bats during the daytime survey. An internal building inspection was carried following the Preliminary Ecology Appraisal, any areas which could not be fully examined were covered during the nocturnal surveys.
These survey limitations are not considered a limit to the conclusions of the report as the nocturnal survey was undertaken to ascertain bat use of the site. The nocturnal surveys were undertaken at an appropriate time of year and during suitable weather conditions and is considered to have no limitations to the report conclusions.

5.0 Survey Results and Evaluation

5.1 Site Description

The site is a disused further education college and contains four buildings, previously used as offices and teaching facilities. The habitats include buildings, areas of hard standing, managed amenity grassland, introduced shrubs, scattered trees, scrub vegetation and species rich hedgerows.

These habitats are small in area and provide little in the way of forage or shelter resource to local ecology (see section 5.5). The habitats are considered to be of value within the **Zone of Influence** of the site only. Their loss is not considered to adversely affect the local ecology and there is scope for replacement of any lost habitat within the proposals.

5.2 Record Search

There is a record from 2011 of a common pipistrelle found at the perimeter of the site. The record is of an injured female that was later euthanised. Other records of common pipistrelle, Daubenton's and noctule bats were returned from within 1km of the site. Two records of roosts were returned, the record located closest to the site is of a potential roost from 2008, approximately 250m south-west of the site. Full details are provided within the April 2017 Ecological Appraisal.

One European Protected Species Licence (EPSL) application within 2km of the site since 2010 was identified. The record is approximately 1,910m southwest of the site and is EPSM2010-1888, for the destruction of common pipistrelle and soprano pipistrelle bat resting place (licence start date 25/10/2010 licence end date 29/02/2012).

5.3 Internal/External Inspection

The weather during the daytime building survey was mild (13°C), dry and overcast with $^{8}/_{8}$ cloud cover. There was a force 2 (Beaufort scale) light breeze during the survey. These weather conditions were considered suitable for this type of survey. Weather conditions during the nocturnal surveys are presented in Table 1.

Building descriptions

<u>Building 1</u>
Building 1 is the largest building on the site and sits within the centre of the site. It is a 5-storey brickwork construction with concrete rendered walls. The windows are all double glazed with metal frames, all of which are intact and tight fitting. Due to the height of the buildings part of the roof could not be viewed in full during the first survey. The roof was accessed during the internal inspection when an inspection of the winding gear/tank room was carried out. The winding gear/tank room was well sealed. The flat roof was covered with felt which was generally in good condition however there were some gaps under the felt where it is turned over the edge.

5.0 Survey Results and Evaluation (Continued)

The central part of Building 1 has a fibreglass tile roof and some of the tiles are damaged and hanging down. These loose and damaged tiles could allow bat access into the building. The eastern and southern part of the building is of a different construction and is double-storey with wooden and metal fascia's. Some gaps are present within the brickwork and under the fascia's. The building is not used as a teaching facility however, a guard is present. As such minimal lighting and heating is active. Active security lights are present on all elevations.

The building has been assessed as having **low** bat roost potential. This is primarily due to the number of damaged and hanging tiles within the central portion of the building.



Photograph 1: Main part of building one.



Photograph 2: Part of the single section of building one.



Photograph 3: Well sealed tank room on the roof of building one.

Building 2

Building 2 is a single storey flat roofed substation. The brickwork and roof are in good condition and no potential access features were observed. The building has been assessed as having **negligible** bat roost potential. This is primarily due to the building being in good condition and the lack of potential access features observed during the inspection.



Photographs 4 and 5: Building two well sealed substation.

Building 3

Building 3 is a 2-storey brickwork construction which is generally in good condition. The metal framed, double glazed windows are all intact and tight fitting. The building has plastic fascia's, all of which are tight fitting and in good condition. The brickwork is damaged and bolt holes are present on the eastern elevation of the building. These damaged holes and damaged brickwork could allow bat access into the cavity wall.

5.0 Survey Results and Evaluation (Continued)

The building has been assessed as having **low** bat roost potential. This is primarily due to the number damaged brickwork and bolt holes on the eastern elevation.



Photograph 6: West facing elevation of building three.



Photograph 7: South east facing elevation of building three.

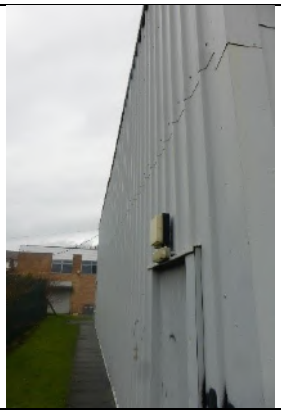
Building 4

Building 4 is a single storey building with corrugated metal cladding. The windows and doors are all tight fitting and intact. The roof is sloped, made of corrugated metal and in good condition.

The building has been assessed as having **negligible** bat roost potential. This is primarily due to the building being in good condition and the lack of potential access features observed during the inspection.



Photograph 8: Building 4



Photograph 9: Tight fitting door of building 4.

5.0 Survey Results and Evaluation (Continued)

5.4 Bat Emergence Surveys

Table 2: Survey metadata for the 27th September, 2017, 21st May, 2018, and 28th June, 2018, including weather conditions, survey start and end times. Surveyors Location NE - Neil Everett and Location LN – Liz Neale, Location DR – Danielle Rowlands and Location AT – Ayeisha Threadgill. Sunrise on the 27th September, 2017, was at 07:03, Sunset on the 21st May was at 21:12 and Sunrise on the 28thJune, 2018, was at 04:46.

	27thSeptember 2017		21st May 2018		28thJune 2018	
Date	**Start**	**End**	**Start**	**End**	**Start**	**End**
Start time	05.30	07.03	20:55	23:12	03:15	04:46
Temp at start (°C)	15	15	17	14	17	14
Cloud Cover (%)	80	80	40	50	0	0
Wind speed (Beaufort Scale)	F3	F3	F2	F0	F0	F1
Precipitation	None	None	None	None	None	None

Conditions were dry for the duration of the surveys, with the exception of the 21st May, 2018, following earlier light rain. The building was well lit on all aspects by security lighting.

On the 27th September, 2017, bat activity at Location DR commenced at 05:41 (1 hour and 19 minutes before sunrise) with a commuting common pipistrelle and finished at 06:24 (39 minutes before sunrise) with a commuting myotis. Bat activity at Location NE only recorded one bat (a common pipistrelle) at 06:29 with no further activity being recorded during the remainder of the survey. Bat activity at location AT commenced at 06:23 and finished at 06:47 when a common pipistrelle entered building 3 below a window (TN 3, drawing P.846.17.19, Bat re-entry survey). This was 16 minutes before sunrise and was the last bat recording of the survey.

On the 21st May, 2018, bat activity at Location LN commenced at 21:36 (24 minutes after sunset) and finished at 23:09. Bat activity at Location NE commenced at 21:47 (35 minutes after sunset) and finished at 23:03. Bat activity at location DR commenced at 21:57 (45 minutes after sunset) and finished at 23:09. At 22:37 a common pipistrelle landed on a window ledge, but was not seen to have emerged from the building (TN2 P846.17.20, Bat Emergence Survey). All bats recorded were common pipistrelle, apart from one with a short echolocation around 32kHz that could not be identified.

On the 28th June, 2018, bat activity at Location NE commenced at 03:47 and finished at 04:03 (43 minutes before sunrise). Bat activity at Location AT only recorded one bat at 04:03 with no further activity being recorded during the remainder of the survey. Bat activity at location LN commenced at 03:51 and finished at 04:05 (41 minutes before sunrise).

The majority of bat passes on the 27th September, 2017, were by common pipistrelle, with one recording of a myotis. A common pipistrelle re-entered building 3 under a window to the south elevation (TN 3 on drawing P.846.17.19). Common pipistrelle bats were also recorded commuting across the site towards the residential dwellings to the east site boundary.

5.0 Survey Results and Evaluation (Continued)

On the 21st May, 2018, the majority of bat activity recorded was common pipistrelle commuting and some foraging activity, with two soprano pipistrelle recordings. A common pipistrelle was identified on the brickwork below a window of building 3, the same area as previously recorded on the 27th September, 2018.

On the 28th June, 2018, all bat recordings were commuting common pipistrelle activity. No bats re-entered the buildings during the dawn emergence survey.

The survey results are presented on the tables in Appendix 2. Flight Line numbers refer to figures in Appendix 1.

5.5 Other wildlife

No notable birds were recorded using the site. There are two bird boxes present within on-site trees, one was considered in 2017 to be used by nesting blue tits. During the dusk survey on the 21st May, 2018, 3 fox cubs and one adult fox were recorded within the hedge line along the southern boundary of the site (TN 1 on drawing P.846.17.20). Full details of other species present on the site are reported in the April 2017 Ecological Appraisal.

5.6 Evaluation

Based on the results of the nocturnal surveys, the site is considered to be of **low** value for foraging and commuting bats as there was low level of bat activity on site. Buildings 1, 2 and 4 were not used by bats during the survey and need no further work in relation to bats if they are demolished by June 2019.

However, Building 3 was identified as a bat roost in September 2017. It was only used on one occasion and not during the bat maternity season. In addition, this building was used by a single common bat species of low conservation concern. As such loss of the building is unlikely to impact the conservation status of the local bat population (i.e. the proposals meet the third test of the 'three test assessment' as outlined in the Habitats Regulations).



Photograph 9: Re entry point on building 3 (TN3, P846.17.19, Bat re-entry survey).

6.0 Recommendations and Conclusions

The site is considered to be of **low** value for foraging and commuting bats. Buildings 1, 2 and 4 were not used by bats during the survey and need no further work in relation to bats provided they are demolished by June 2019.

However, Building 3 is a confirmed bat roost used on one occasion by a bat species of low conservation concern (common pipistelle). As such loss of the building is unlikely to impact the conservation status of the local bat population (i.e. the proposals meet the third test of the 'three test assessment' as outlined in the Habitats Regulations).

As the Building is a confirmed bat roost, an application to Natural England will need to be made with regards to acquiring a European Protected Species licence if the building is to be demolished or if works in the vicinity of the bat roost are to occur. This in order to legalise the destruction of the bat roost and to ensure no harm will come to bats as a result of the works.

A licence is usually only granted after planning consent has been gained and will need to rely on up to date information to include nocturnal surveys no more than 12 months old and a daytime inspection no more than 3 months old. The bat roost will likely need to be replaced as part of the works. An integral bat brick would be appropriate mitigation for loss of this roost. In order to retain the value of the site for bats it is recommended that lighting levels do not exceed current levels and should follow advice set out in *Bats and lighting in the UK- bats and the built environment*

Recommendations

The following recommendations are made such as to satisfy current wildlife guidance and legislation including the NPPF and Manchester's Local Development Framework Core Strategy Development Plan Document (adopted 11 July 2012).

1. If demolition of Buildings 1, 2 and 4 are not complete by June 2019, a further daytime assessment or nocturnal survey may be required to confirm bats are not using these buildings as a roost;
2. Works to the Buildings 1, 2 and 4 should occur outside the period 1 March to 31 August to protect breeding birds, unless an ecologist has confirmed that the actions proposed will not disturb birds breeding on the site;
3. Demolition of Building 3, or works in the vicinity of the confirmed bat roost, have the potential to disturb bats and destroy a bat roost. As such a licence from Natural England will be required before works begin on Building 3;
4. Inclusion of an integral bat brick into any new build to mitigate for loss of the existing bat roost if Building 3 is to be demolished or worked on;
5. In order to retain the value of the site for bats it is recommended that lighting levels do not exceed current levels and should follow advice set out in *Bats and lighting in the UK- bats and the built environment*; and
6. Habitat enhancement with the installation of a bird box (25mm or 32mm entrance hole box) and one bat box (e.g. Schwegler 2F type) attached to a retained or new tree on site and suitable landscaping incorporating species that provide a food or shelter resource to wildlife to include hawthorn, honeysuckle and holly as hedgerow species and silver birch, oak, hazel, crab apple, rowan and bird cherry as tree species.

7.0 References

Nature on the Map Natural England:
http://www.natureonthemap.naturalengland.org.uk/

Bat Conservation Trust (2000). *Distribution atlas of bats in Britain and Ireland 1980-1999:* Bat Conservation Trust, London.

Bat Conservation Trust (2009) *Bats and lighting in the UK- bats and the built environment series* [online] Available at: http://www.bats.org.uk/pages/bats_and_lighting.html

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

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

Ascerta (April 2017) "*P.846.17 Ascerta Prelminary Ecological Report, Moston Campus, April 2017"*

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Appendix 1

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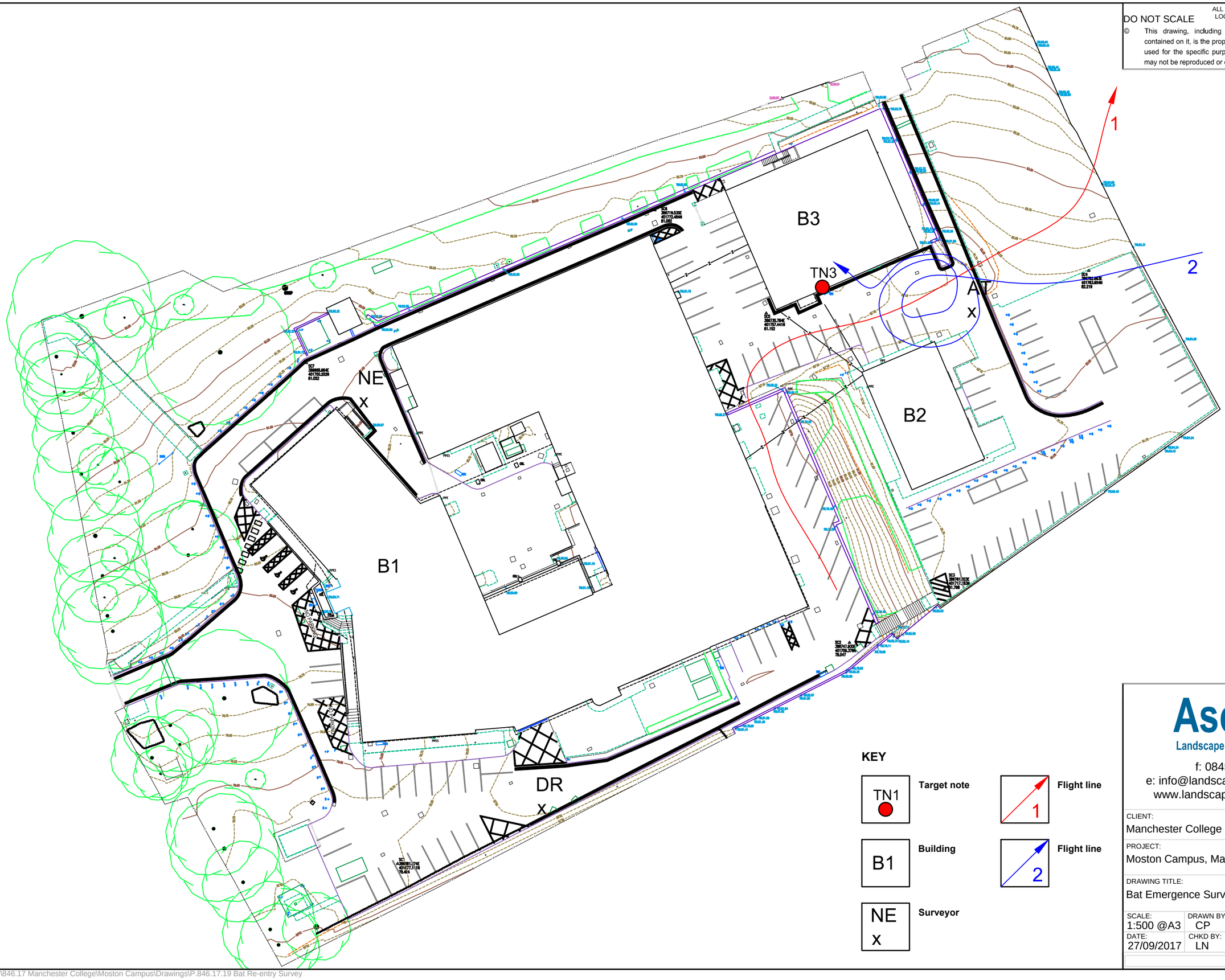

KEY

TN1	Target note	1	Flight line
B1	Building	2	Flight line
NE x	Surveyor		

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CLIENT:
Manchester College

PROJECT:
Moston Campus, Manchester College

DRAWING TITLE:
Bat Emergence Survey

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:500 @A3	CP		
DATE:	CHKD BY:		
27/09/2017	LN	P.846.17.19	-

S:\All Jobs\846.17 Manchester College\Moston Campus\Drawings\P.846.17.19 Bat Re-entry Survey

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B1

B2

B3

NE
x

LN
x

TN1

TN2

1

2

DR
x

KEY

TN1	**Target note**
B1	**Building**
NE x	**Surveyor**
1	**Flight line**
2	**Flight line**

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CLIENT:
Manchester College

PROJECT:
Moston Campus, Manchester College

DRAWING TITLE:
Bat Emergence Survey

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:500 @A3	CP		
DATE:	CHKD BY:		
21/05/2018	LN	P.846.17.20	-

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WHITMAN STREET

4
Swarming around end house off site

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KEY

1 Bat flight line

x NE Surveyor location

1
2
3
4
5
6
x NE
x LN
x AT
A

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CLIENT:
Cushman Wakefield

PROJECT:
Moston Campus, Manchester College

DRAWING TITLE:
Bat Flight Lines

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:500 @A3	CP		
DATE:	CHKD BY:		
28/06/2018	LN	P.846.17.22	-

S:\All Jobs\846.17 Manchester College\Moston Campus\Drawings\P.846.17.22 Bat Flight Lines

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Appendix 2

Date:	27/9/2017	**Equipment and Special Notes:**	Peersonic RPA 3
Site:	P.846.17 Moston Campus		
Surveyor:	D Rowlands	**Sunrise:**	07:03
Start:	05:30	**Finish:**	07:03
	Start	**Finish:**	**Notes:**
Temp ° C	15°C	15°C	No bats entered the building
Cloud (eighths)	6/8	6/8	
Wind (Beaufort Scale)	F3	F3	
Precipitation	None	None	

SITE	**P.846.17 Manchester College, Moston Campus**		**SURVEYOR / DATE**	**Danielle Rowlands/27th September, 2017**	
Flight line	**Time**	**Species and Number**	**Activity**	**Location, Direction, other notes inc recording file No if unidentified bat**	**Method of ID**
	05:42	1 x common pipistrelle	Commute		Detector
	06:24	1 x Myotis sp	Forage/Commute	45-50 kHz	Detector

Date:	27/9/2017	**Equipment and Special Notes:**	Batbox Duet and Zoom
Site:	P.846.17 Moston Campus		
Surveyor:	A Threadgill	**Sunrise:**	07:03
Start:	05:30	**Finish:**	07:03
	Start	**Finish:**	**Notes:**
Temp ° C	15°C	15°C	
Cloud (eighths)	6/8	6/8	
Wind (Beaufort Scale)	F3	F3	
Precipitation	None	None	

SITE	**P.846.17 Manchester College, Moston Campus**		**SURVEYOR / DATE**	**Ayeisha Threadgill/27th September, 2017**	
Flight line	**Time**	**Species and Number**	**Activity**	**Location, Direction, other notes inc recording file No if unidentified bat**	**Method of ID**
1	06:23	1 x common pipistrelle	Flight	Straight flight towards offsite houses in the east	Detector and visual
2	06:47	1 x common pipistrelle	Foraging and Entry point	Entered under the window ledge on the 2nd double window from the left of Building Number 3.	Detector and visual

Date:	27/9/2017	**Equipment and Special Notes:**	Echometer touch and iPad mini 2
Site:	P.846.17 Moston Campus		
Surveyor:	Neil Everett	**Sunrise:**	07:03
Start:	05:30	**Finish:**	07:03
	Start	**Finish:**	**Notes:**
Temp ° C	15°C	15°C	Area well lit with security lights
Cloud (eighths)	6/8	6/8	
Wind (Beaufort Scale)	F3	F3	
Precipitation	None	None	

SITE	**P.846.17 Manchester College, Moston Campus**		**SURVEYOR / DATE**	**Neil Everett/27th September, 2017**	
Flight line	**Time**	**Species and Number**	**Activity**	**Location, Direction, other notes inc recording file No if unidentified bat**	**Method of ID**
	06:29	1 x common pipistrelle	Commuting		Detector

Date:	21 May 2018	**Equipment and Special Notes:**	Bat box duet
Site:	Moston College		
Surveyor:	Liz Neale	**Sunset:**	21:12
Start:	20:55	**Finish:**	23:12
	Start	**Finish:**	**Notes:**
Temp ° C	17°C	14°C	2 fox cubs from hedge row to south, ran back towards house. 3rd cub at out later also playing on tarmac area. Adult left site to the East.
Cloud (eighths)	3/8	4/8	
Wind (Beaufort Scale)	F2	F0	
Precipitation	None	None	

SITE	**P846.17 Manchester College - Moston**		**SURVEYOR / DATE**	**L Neale/ 21 May 2018**	
Flight line	**Time**	**Species and Number**	**Activity**	**Location, Direction, other notes inc recording file No if unidentified bat**	**Method of ID**
	21:36	1 x common pipistrelle	Distant Pass		Detector
	21:44	1 x common pipistrelle	Distant Pass		Detector
2	21:49	1 x common pipistrelle	Commute		Visual/Detector
	22:27	1 x common pipistrelle	Distant Pass		Detector
	23:01	1 x soprano pipistrelle	Forage	Distant	Detector
	23:09	1 x common pipistrelle	Commute		Detector

Date:	21 May 2018	**Equipment and Special Notes:**	Echometer touch iPad mini 2
Site:	Moston College		
Surveyor:	N Everett	**Sunset:**	21:12
Start:	20:55	**Finish:**	23:12
	Start	**Finish:**	**Notes:**
Temp ° C	17°C	14°C	Someone came on site at 21:35 so called security to advise. Light rain half an hour before start of survey. Dry at start. Security light on around the outside of building. Security lights went off 22:52 and remained on my side 22:56
Cloud (eighths)	3/8	4/8	
Wind (Beaufort Scale)	F2	F0	
Precipitation	None	None	

SITE	**P846.17 Manchester College - Moston**		**SURVEYOR / DATE**	**Neil Everett/ 21 May 2018**	
Flight line	**Time**	**Species and Number**	**Activity**	**Location, Direction, other notes inc recording file No if unidentified bat**	**Method of ID**
	21:47	Unidentified	Pass	32 kHz very brief pass did not record so could not analyse	Detector
	22:10	1 x common pipistrelle	Pass		Detector
	22:18	1 x common pipistrelle	Pass		Detector
	22:27	1 x common pipistrelle	Pass		Detector
	22:48	1 x common pipistrelle	Pass	42 kHz	Detector
	22:59	1 x common pipistrelle	Pass		Detector
	23:03	1 x common pipistrelle	Pass		Detector

Date:	21 May 2018	**Equipment and Special Notes:**	Peersonic RPA3
Site:	Moston College		
Surveyor:	D Rowlands	**Sunset:**	21:12
Start:	20:55	**Finish:**	23:12
	Start	**Finish:**	**Notes:**
Temp ° C	17°C	14°C	.
Cloud (eighths)	3/8	4/8	22:11 1 fox cub near stairs
Wind (Beaufort Scale)	F2	F0	
Precipitation	None	None	

SITE	**P846.17 Manchester College - Moston**		**SURVEYOR / DATE**	**D Rowlands/ 21 May 2018**	
Flight line	**Time**	**Species and Number**	**Activity**	**Location, Direction, other notes inc recording file No if unidentified bat**	**Method of ID**
1	21:57	1 x common pipistrelle	Foraging	Circled courtyard and flew the length of building 3.	Visual/Detector
1	22:02	1 x common pipistrelle	Feeding	Followed direction of flightpath 1	Visual/Detector
1	22:04	1 x common pipistrelle	Commute		Visual/Detector
	22:11	1 x pipistrelle	Pass	Very brief pass too short to ID species but definitely pipistrelle probably CP.	Detector
1 (in reverse)	22:29	1 x pipistrelle	Commute	Flew Flight Path 1 in reverse, frequency 51-52 kHz	Visual/Detector
	22:33	1 x common pipistrelle	Social call	Very Brief	Detector
	23:34	1 x pipistrelle	Pass	Silent at first then frequency 48-51 kHz	Visual/Detector
	22:37	1 x pipistrelle	Landed on B3	Lander under middle double window on side of building 3. (TN 2). Didn't see emerge but seemed as though warm up flight.	Visual/Detector
	22:47	1 x pipistrelle		Brief pass frequency 51 kHz so unable to ID	Detector
	22:53	1 x pipistrelle		Frequency 51 kHz	Detector
	23:09	1 x common pipistrelle	Feeding	Brief foraging pass	Detector

Date:	**28/06/18**	**Equipment and Special Notes:**	Echo Meter touch Ipad mini 2
Site:	**Moston Campus**		
Surveyor:	**Neil Everett**	**Sunset:**	04:46
Start:	**03:15**	**Finish:**	04:46
	Start	**Finish:**	**Notes:**
Temp ° C	17˚c	14˚c	One bat unless otherwise mentioned.
Cloud (eighths)	0/8	0/8	
Wind (Beaufort Scale)	F0	F1	
Precipitation	None	None	

SITE		**SURVEYOR / DATE**	

Flight line	**Time**	**Species and Number**	**Activity**	**Location, Direction, other notes inc recording file No if unidentified bat**	**Method of ID**
	03:47	Common Pipistrelle	Distant Pass	Very distant. 3 echo locations	Detector
	03:49	Common Pipistrelle	Distant Pass	Very distant. 3 echo locations	Detector
	03:54	Common Pipistrelle	Pass		Detector
	03:55	Common Pipistrelle	Pass		Detector
	03:57	Common Pipistrelle	Pass		Detector
	03:59	Common Pipistrelle	Pass		Detector
	04:00	Common Pipistrelle	Pass		Detector
	04:00	Common Pipistrelle	Pass		Detector
	04:01	Common Pipistrelle	Pass		Detector
	04:01	Common Pipistrelle	Pass		Detector
	04:02	Common Pipistrelle	Pass		Detector
	04:03	Common Pipistrelle	Pass		Detector
1	04:03	Common Pipistrelle	Commuting		Detector/Visual

Date:	**28/06/18**	**Equipment and Special Notes:**	Bat box duet
Site:	**Moston Campus**		
Surveyor:	**Liz Neale**	**Sunset:**	04:46
Start:	03:15	**Finish:**	04:46
	Start	**Finish:**	**Notes:**
Temp ° C	17˚c	14˚c	One bat unless otherwise stated.
Cloud (eighths)	0/8	0/8	
Wind (Beaufort Scale)	F0	F1	
Precipitation	None	None	

SITE	**Moston Campus**		**SURVEYOR / DATE**	**28/06/18**	
Flight line	**Time**	**Species and Number**	**Activity**	**Location, Direction, other notes inc recording file No if unidentified bat**	**Method of ID**
2	03:51	Common Pipistrelle	Commuting	To north boundary of site	Visual
3	03:55	Common Pipistrelle	Commuting		Detector +Visual
4	03:56	Common Pipistrelle	Dawn Swarming	First house next to site. 1 bat. Species determined by flight pattern visually	Visual
5	04:05	Common Pipistrelle	Commuting	Very faint	Detector +Visual

Date:	**28/06/18**	**Equipment and Special Notes:**	Batbox duet and Zoom recorder
Site:	**Moston Campus**		
Surveyor:	**Ayeisha Threadgill**	**Sunset:**	04:46
Start:	**03:15**	**Finish:**	04:50
	Start	**Finish:**	**Notes:**
Temp ° C	17	14	One bat unless states otherwise.
Cloud (eighths)	0/8	0/8	
Wind (Beaufort Scale)	F0	F1	
Precipitation	None	None	

SITE		**SURVEYOR / DATE**		
Flight line	**Time**	**Species and Number**	**Activity**	**Location, Direction, other notes inc recording file No if unidentified bat**	**Method of ID**
6	04:03	Common Pipistrelle	Foraging		Detector/Visual