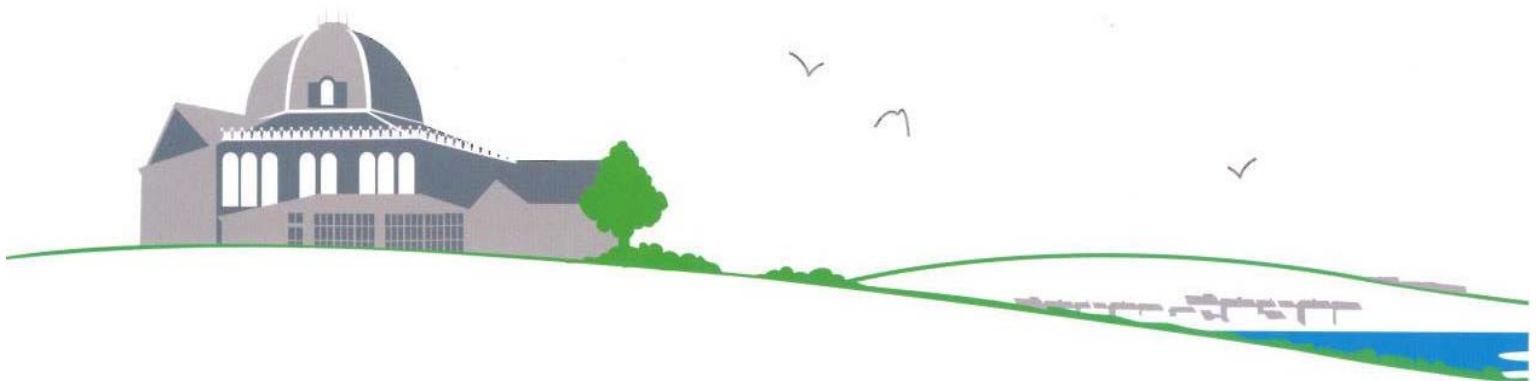




ADELPHI (KENYON LANE) DEVELOPMENTS LTD

LAND AT KENYON LANE, MOSTON

EXTENDED PHASE 1 HABITAT SURVEY,  
INSPECTION OF BUILDINGS FOR BATS AND  
DUSK EMERGENCE BAT SURVEY



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### **LAND AT KENYON LANE, MOSTON**

### **EXTENDED PHASE 1 HABITAT SURVEY, INSPECTION OF BUILDINGS FOR BATS AND DUSK EMERGENCE BAT SURVEY**

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Penny Anderson Associates Limited  
'Park Lea'  
60 Park Road  
Buxton  
Derbyshire  
SK17 6SN

Project Manager  
Sarah Ross BSc (Hons), PhD, MCIEEM, CEnv

Author  
Rob Lamb BSc (Hons), MSc, ACIEEM (Ecologist)

June 2020

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed:  \_\_\_\_\_

## CONTENTS

|                                                       | Page     |
|-------------------------------------------------------|----------|
| <b>1. INTRODUCTION .....</b>                          | <b>1</b> |
| Site Location and Proposed Development .....          | 1        |
| Bat Biology .....                                     | 1        |
| Legislative Context .....                             | 1        |
| <b>2. METHODS .....</b>                               | <b>4</b> |
| Desk Study .....                                      | 4        |
| Extended Phase 1 Habitat Survey .....                 | 4        |
| Bat Buildings Inspection .....                        | 4        |
| Dusk Emergence and Dawn Re-Entry Survey .....         | 5        |
| Limitations .....                                     | 6        |
| <b>3. RESULTS .....</b>                               | <b>7</b> |
| Desk Study .....                                      | 7        |
| Statutory Protected Sites .....                       | 7        |
| European Sites .....                                  | 7        |
| Sites of Special Scientific Interest .....            | 7        |
| Local Nature Reserves .....                           | 8        |
| Priority Habitats .....                               | 8        |
| Non-Statutory Protected Sites .....                   | 8        |
| Sites of Biological Interest .....                    | 8        |
| Protected and Notable Species .....                   | 9        |
| Granted European Protected Species Applications ..... | 9        |
| Badger .....                                          | 9        |
| Otter .....                                           | 9        |
| Water Vole .....                                      | 9        |
| Bats .....                                            | 9        |
| Other Mammals .....                                   | 10       |
| Birds .....                                           | 10       |
| Amphibians .....                                      | 11       |
| Reptiles .....                                        | 11       |
| Invertebrates .....                                   | 11       |
| White-clawed Crayfish .....                           | 11       |
| Notable Fish .....                                    | 11       |

|                                                |           |
|------------------------------------------------|-----------|
| Notable and Invasive Non-Native Plants .....   | 11        |
| Phase 1 Habitat Survey .....                   | 11        |
| Bat Building Inspection .....                  | 12        |
| Habitat Suitability .....                      | 12        |
| Building - External .....                      | 12        |
| Building - Internal .....                      | 12        |
| Bat Dusk Emergence Survey .....                | 13        |
| Other Protected Species .....                  | 13        |
| <b>4. DISCUSSION AND RECOMMENDATIONS .....</b> | <b>14</b> |
| Discussion .....                               | 14        |
| Recommendations .....                          | 14        |
| Biodiversity Enhancement Opportunities .....   | 15        |
| <b>5. REFERENCES .....</b>                     | <b>16</b> |
| <b>6. ABBREVIATIONS .....</b>                  | <b>17</b> |

## TABLES

|   |                                            |    |
|---|--------------------------------------------|----|
| 1 | Building Assessment Criteria .....         | 5  |
| 2 | Sites of Biological Interest .....         | 9  |
| 3 | Bat Records .....                          | 10 |
| 4 | Bird Species of Principal Importance ..... | 10 |
| 5 | Dusk Emergence Survey Results .....        | 13 |

## FIGURE

|   |                        |
|---|------------------------|
| 1 | Phase 1 Habitat Survey |
|---|------------------------|

## APPENDICES

|   |                        |
|---|------------------------|
| 1 | Botanical Species List |
| 2 | Photographs            |

# 1. INTRODUCTION

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- 1.1 Penny Anderson Associates Ltd (PAA) was commissioned by Adelphi (Kenyon Lane) Developments Limited to carry out an extended Phase 1 habitat survey and bat inspection of land at Kenyon Lane, Moston, Manchester (hereafter referred to as the 'site').
- 1.2 This report describes the methods and results of an extended Phase 1 habitat survey carried out in May 2020 and a review of desk study data obtained in June 2020 from the Greater Manchester Ecology Unit (GMEU). A detailed assessment of the potential for the built structures within the site to support roosting bats was also undertaken, and was followed by a dusk emergence survey on the built structure, with the results also described here.

## Site Location and Proposed Development

- 1.3 The proposed development site is located in Moston, Greater Manchester. It comprises a large 1930s cinema building, formerly known as the Adelphi Cinema. The building is now used as a DIY warehouse.
- 1.4 The immediate surroundings of the site are suburban with large, open green spaces present in the wider landscape including Moston Vale to the south, Broadhurst Park to the north-east and Boggart Hole Clough Local Nature Reserve (LNR) to the north-west.

## Bat Biology

- 1.5 There are 17 species of native bats known to be resident (i.e. breed) in the British Isles. British bats feed entirely on insects and have developed a complex sonar system, known as echolocation, which enables them to find prey and navigate around their environment at night.
- 1.6 Habitat requirements vary widely, both on an individual and species level, although certain features, such as woodland, parkland, traditional pasture, marshes and areas of freshwater, are often focal points for foraging, as insects are plentiful in these areas (Mitchell-Jones 2004). Bats use linear features, such as rivers, hedgerows, smaller roads and woodland edges, as landmarks in order to commute from one location to another (Schofield and Mitchell-Jones 2003).
- 1.7 Bats utilise different roosts at different times of the year. Between late October and March, bats hibernate; this requires an unexposed roost with a stable temperature, typically a cave, cellar or tunnel. Around March, the bats emerge and gradually move to their summer roosts, typically within man-made structures or suitable crevices in trees. During the spring and summer female bats gather together at maternity roosts to give birth and rear their young. Most births occur between late June and mid-July, with the young able to fly within three to five weeks (Altringham 2003; Waters and Warren 2003). By the end of August, most of the young bats are independent and the colony begins to break up (Schofield and Mitchell-Jones 2003). Mating takes place between August and December, either at the winter hibernation site or at autumn breeding sites. The numbers of bats utilising these roosts can vary from single bats to hundreds in a nursery colony or hibernation site (Altringham 2003).

## Legislative Context

- 1.8 The text given below provides a brief summary of the legislation in relation to the species or species group in England and Wales. The original Acts, Regulations and any amendments should be referred to for the precise wording.
- 1.9 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation

provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (amended); further details can be obtained from the Joint Nature Conservation Committee (JNCC) web site at [www.jncc.defra.gov.uk](http://www.jncc.defra.gov.uk).

- 1.10 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA) (1981) (as amended) and Countryside and Rights of Way (CRoW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).
- 1.11 At the national level, the UK Post-2010 Biodiversity Framework published in 2012 is the Government's response to the Convention on Biological Diversity (2010). It describes the UK's biological resources, commits a detailed plan for the protection of these resources within the UK's devolved framework across England, Wales, Scotland and Northern Ireland. The document identifies future priorities for nature conservation and adopts a more strategic approach, including ecosystem services and sustainability alongside biodiversity. Despite administrative changes following devolution, there is still an underlying objective of protecting and enhancing a range of priority species and habitats, often still based on the objectives and classifications of the original UK Biodiversity Action Plan. *Biodiversity 2020* is England's national biodiversity strategy. Building on the *Natural Environment White Paper* published in 2011, this provides a means of delivering the international and EU commitments to biodiversity. Under Biodiversity 2020, Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006.
- 1.12 Finally, the National Planning Policy Framework (NPPF 2019) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks. Furthermore, the NPPF also states that any planning proposals for which significant negative impacts on biodiversity cannot be avoided, mitigated or compensated for should be refused. The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:
  - protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;
  - recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services; and
  - minimising impacts on biodiversity and providing net gains for biodiversity including establishing coherent ecological networks that are more resilient to current and future pressures.
- 1.13 To protect and enhance biodiversity and geodiversity, plans should:
  - Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

- promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- Further guidance on assessing and valuing natural heritage is provided in 'The Natural Choice: securing the value of nature' (Defra 2011) and more recently, the government's paper 'A Green Future: Our 25 year Plan to Improve the Environment' (Defra 2018) that sets out a number of wide-ranging goals and policies.

## 2. METHODS

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### Desk Study

- 2.1 A request for details of protected and notable species and locally designated sites within 2km of the centre of the Site was made to GMEU, with data returned in June 2020. The Multi-Agency Information for the Countryside (MAGIC) website was consulted for details of statutory designated sites and Priority Habitats within a 2km search area from the centre of the site.
- 2.2 It is important to note that the desk study results provide an indication of the species present in and around the site, and do not confirm current presence or absence of any particular species. Protected species are often under-recorded in county wildlife databases.

### Extended Phase 1 Habitat Survey

- 2.3 An extended Phase 1 habitat survey was undertaken by Ecologist Rob Lamb ACIEEM<sup>1</sup> on 28<sup>th</sup> May 2020.
- 2.4 The survey was carried out in accordance with the methodology in the *Handbook for Phase 1 Habitat Survey* (JNCC 2010). This entailed mapping, describing and collating plant species lists for habitats within the site boundary. The broad habitat types were mapped, with each habitat type coded according to the standard JNCC Phase 1 habitat survey procedure.
- 2.5 Each plant species was assigned abundance codes within each habitat. This was done using the 'DAFOR' scale (where: d = dominant; a = abundant; f = frequent; o = occasional; r = rare), which provides an indication of the relative abundance of each plant species present within a particular habitat. The text largely uses common names according to Stace (2019). Common names and scientific names are provided in the species list (Appendix 1) but common names only are referred to in the text.
- 2.6 The survey was 'extended' (IEA 1995) to include notes on fauna and habitats which could potentially support protected and notable species. The presence of, or potential for, protected and notable species was noted on the field map and in the written target notes during the survey.

### Bat Buildings Inspection

- 2.7 The built structure on site was subject to a detailed inspection to assess potential to support roosting bats. This element of the survey was carried out by Ecologist Rob Lamb ACIEEM (Natural England Bat Survey Class 1 Licence Registration Number 2020-44441-CLS-CLS) on 28<sup>th</sup> May 2020 following standard methodologies. This entailed using high-powered torches and binoculars, making detailed notes, taking photographs (Appendix 2) and following survey guidance (Collins 2016).
- 2.8 During the inspection, the exterior of the building was walked around and examined for any signs (such as staining or droppings on surfaces including walls and window ledges) or features suitable for roosting bats. Features of interest would include gaps around door frames, beneath felt/lead flashing, at the wall plates and eaves of pitched roofs, and any crevices beneath fascia boards, barge boards, within soffits or created by missing mortar within the brickwork.

---

<sup>1</sup> Associate Member of the Chartered Institute of Ecology and Environmental Management (CIEEM)

- 2.9 The bat inspection assigned an overall roost potential category, based on its suitability for supporting roosting bats and any evidence found, using criteria in Table 1 adapted from the *Bat Mitigation Guidelines* (Mitchell-Jones 2004) and *Bat Surveys Good Practice Guidelines* (Collins 2016).
- 2.10 During the survey any evidence of the buildings being used by nesting birds (e.g. old nest material) was also looked for.

**Table 1 Building Assessment Criteria**

| Suitability     | Description of Roosting Habitats                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Negligible      | No features likely to be used by roosting bats.                                                                                                                                                                                                                                                                                                                                                                                        |
| Low             | A structure with one or more potential roost sites that could be used by individual bats opportunistically, but does not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.<br>A tree of sufficient size to contain potential roost features but none seen from the ground or only those with very limited suitability. |
| 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 type of high conservation significance (i.e. suitable for day roosting but unsuitable for maternity or hibernation roost.)                                                                                                            |
| 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 and surrounding habitat.<br>(i.e. suitable for maternity and/or hibernation roost.)                                                                                                     |
| Confirmed Roost | A structure or tree with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing (reliable) record of bats roosting at the location.                                                                                                                                                                                                 |

## Dusk Emergence and Dawn Re-Entry Survey

- 2.11 The survey was undertaken by Consultant Ecologist and Level 1 Bat Licence holder Rob Lamb (Survey Class 1 Bat Licence Registration Number 2020-44441-CLS-CLS) and Assistant Ecologist Phoebe Gray on 22<sup>nd</sup> June 2020 in good, clear conditions. Both surveyors have the necessary experience of surveys for protected species, including bats, and are appropriately qualified to carry out this work based on the CIEEM<sup>2</sup> competencies for survey.
- 2.12 The surveyors were positioned at vantage points to cover all faces of the building, and recorded any bat activity heard or seen. A Batbox Duet bat detector was used to aid detection in the field, and an Anabat SD1 to record echolocation calls and enable sonogram analysis for confirmation of species identification.

<sup>2</sup> Chartered Institute of Ecology and Environmental Management

- 2.13 The dusk survey commenced 20 minutes prior to sunset, and continued for 1h 30m, taking into account the typical emergence times for the species considered likely to be present at the location. Weather conditions were recorded at the start and end of the survey and details can be found in Table 5.
- 2.14 The dusk emergence survey followed current good practice guidelines published by The Bat Conservation Trust (Collins 2016).
- 2.15 Recorded bat calls from all surveys were analysed using specialist sound analysis software Analook W. Based on parameters such as peak frequency and call duration, each call was assigned to a particular bat species to confirm the identification recorded by surveyors in the field.

## Limitations

- 2.16 The surveys were undertaken at the optimum time of year for this type of survey under suitable weather conditions.
- 2.17 Site access was limited due to health and safety measures in place to control the spread of Covid-19, however, internal access was still available. Due to the presence of asbestos in the pitched roof area, only the entrance area was fully inspected.

### 3. RESULTS

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#### Desk Study

- 3.1 The desk study utilised data obtained from GMEU in June 2020, searching within a 2km radius of the site centre. The MAGIC search engine was also used to obtain additional data on designated and non-designated sites.

#### ***Statutory Protected Sites***

##### **European Sites**

- 3.2 European protected sites include Special Areas of Conservation (SAC), Special Protection Areas (SPA), RAMSAR wetland sites, possible SAC, potential SPA and proposed RAMSAR sites.
- 3.3 Consultation with the search engine MAGIC revealed that Rochdale Canal SAC falls within 2km of the site boundary. This SAC has been designated due to the presence of floating water plantain (*Luronium natans*) and is located approximately 1.91km east of the site.

##### **Sites of Special Scientific Interest**

- 3.4 Sites of Special Scientific Interest (SSSI) represent a selection of this country's best wildlife and geological sites, and cover approximately 7% of the terrestrial area of the country (with over 4,000 separate sites in England).
- 3.5 During consultation with the search engine MAGIC it was revealed that the Rochdale Canal SSSI falls within the 2km search area, approximately 1.91km east of the site boundary. Furthermore, the application site falls within the impact risk zone (IRZ) of the Rochdale Canal SSSI. Further investigation revealed that within these SSSI IRZ, Natural England should be consulted on the following types of proposal which may pose a risk to the features for which those SSSI are designated:
- All Planning Applications;
  - Infrastructure:
    - o Pipelines, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals.
  - Wind and Solar Energy;
  - Minerals, Oil and Gas:
    - o Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
  - Rural Non Residential;
  - Residential;
  - Rural Residential;
  - Air Pollution;

- o Any industrial/agricultural development that could cause air pollution (including: industrial processes, livestock and poultry units with floorspace > 500m<sup>2</sup>, slurry lagoons > 200m<sup>2</sup> & manure stores > 250t).
- Combustion:
  - o General combustion processes >20MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.
- Waste:
  - o Landfill. Including: inert landfill, non-hazardous landfill, hazardous landfill.
- Composting:
  - o Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Including: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.
- Discharges;
- Water Supply:
  - o Large infrastructure such as warehousing/industry where total net additional gross internal floorspace following development is 1,000m<sup>2</sup> or more.

## Local Nature Reserves

- 3.6 A 2km radius search identified that Boggart Hole Clough LNR is located approximately 827m north of the site boundary. This LNR is the largest woodland site in Manchester and is part ancient woodland.

## Priority Habitats

- 3.7 Several priority habitat deciduous woodlands were present within a 2km search area. The nearest of these to the site boundary is 418m to the north-east.
- 3.8 Several priority habitat lowland fens were located within the 2km search area. The nearest of these to the site boundary is approximately 527m east.
- 3.9 Two areas of ancient woodland were located within the 2km search area. The nearest of these to the site boundary is approximately 858m north.
- 3.10 A single area of the priority habitat purple moor-grass (*Molinia caerulea*) and rush pasture was within the 2km search area. This site is approximately 1.19km to the east.
- 3.11 An area of priority habitat wood pasture and parkland was identified within the 2km search area. This site is approximately 1.65km to the west.

## Non-Statutory Protected Sites

### Sites of Biological Interest

- 3.12 Seven Sites of Biological Interest (SBI) were identified within a 2km search radius of the site's central grid reference. Table 2 presents these sites, along with their distance from the site boundary and the reason for their designation.

**Table 2 Sites of Biological Interest**

| Site Name                                            | Distance from Site Boundary | Reason for Interest                                                                                                                                                       |
|------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bailey's Wood                                        | 1.79km N                    | Semi-natural broadleaved woodland, much of which is ancient, dominated by sessile oak ( <i>Quercus petraea</i> ) with abundant ash and sycamore.                          |
| Boggart Hole Clough                                  | 1.05km N                    | The primary reason for the designation of the site is the presence of broadleaved woodland.                                                                               |
| Broadhurst Clough                                    | 513m E                      | None given.                                                                                                                                                               |
| Reservoirs at Harpurhey                              | 1.79km W                    | Series of reservoirs containing a rich aquatic flora and fauna with marginal reedbed, marsh and scrub.                                                                    |
| Moston Fairway                                       | 979m E                      | Unusual marsh flora is present and contains a variety of species including rushes and orchids.                                                                            |
| Rochdale Canal Stotts Lane - Ducie Street Basin      | 1.19km S                    | Canal supporting regionally important aquatic habitat and species, including internationally important populations of floating water plantain ( <i>Luronium natans</i> ). |
| Rochdale Canal Lock at Scowcroft Farm - Stott's Lane | 1.25km SE                   | Canal supporting regionally important aquatic habitat and species, including internationally important populations of floating water plantain.                            |

## **Protected and Notable Species**

### **Granted European Protected Species Applications**

- 3.13 No granted European protected species (EPS) applications were returned within 2km search area.

#### **Badger**

- 3.14 Three records of badger (*Meles meles*) were returned within a 2km search area. The closest record to the site is for a sett within 500m of the boundary. Due to the sensitive nature of these data the precise locations are not presented in this report.

#### **Otter**

- 3.15 No records of otter (*Lutra lutra*) were returned within a 2km search area.

#### **Water Vole**

- 3.16 No records of water vole (*Arvicola amphibius*) were returned within a 2km search area.

#### **Bats**

- 3.17 The data search returned ten bat roosts within the 2km search area. The nearest roost to the site boundary is located approximately 150m to the south-east and is recorded as a pipistrelle species (*Pipistrellus* sp.) roost.

- 3.18 Table 3 shows the number of records of each bat species recorded (excluding roost data) in the 2km search zone and the proximity to the site of the closest record for each species.

**Table 3 Bat Records**

| Common Name              | Scientific Name                  | No. of Records | Closest Record (approximate distance and direction from site boundary) |
|--------------------------|----------------------------------|----------------|------------------------------------------------------------------------|
| Common pipistrelle       | <i>Pipistrellus pipistrellus</i> | 59             | 100m S                                                                 |
| Daubenton's              | <i>Myotis daubentonii</i>        | 3              | 1.01km N                                                               |
| Noctule                  | <i>Nyctalus noctula</i>          | 1              | 960m W                                                                 |
| Myotis species           | <i>Myotis</i>                    | 1              | 1.5km SW                                                               |
| Pipistrelle species      | <i>Pipistrellus</i> sp.          | 5              | 500m S                                                                 |
| Soprano pipistrelle      | <i>Pipistrellus pygmaeus</i>     | 3              | 750m S                                                                 |
| Unidentified bat species | <i>Chiroptera</i>                | 3              | 1.3km NW                                                               |

### Other Mammals

- 3.19 Two records for West European hedgehog (*Erinaceus europaeus*) were returned within a 2km search area. The nearest record to the site boundary was approximately 1.5km to the north.

### Birds

- 3.20 The Red and Amber conservation status assessment (Eaton *et al.* 2015) is based on a number of criteria including historical decline, trends in population and range, rarity, localised distribution and international importance. Red listed species are the most critical group, followed by Amber. Green listed species are of least concern.
- 3.21 In addition, Schedule 1 species are protected under the WCA (1981 as amended) by the National Environment and Rural Communities (NERC) Act. It is an offence to intentionally disturb any of these species during the breeding season without a valid licence.
- 3.22 All Schedule 1 and Section 41 priority bird species under the NERC Act recorded within the 2km search area are listed in Table 4, along with their conservation status.

**Table 4 Bird Species of Principal Importance**

| Common Name          | Scientific Name           | No. of Records | Amber | Red | Section 41 | Schedule 1 |
|----------------------|---------------------------|----------------|-------|-----|------------|------------|
| Bullfinch            | <i>Pyrrhula pyrrhula</i>  | 25             | x     |     | x          |            |
| Dunnock              | <i>Prunella modularis</i> | 24             | x     |     | x          |            |
| Herring gull         | <i>Larus argentatus</i>   | 4              |       | x   |            | x          |
| House sparrow        | <i>Passer domesticus</i>  | 8              |       | x   |            | x          |
| Kingfisher           | <i>Alcedo atthis</i>      | 4              | x     |     |            | x          |
| Lapwing              | <i>Vanellus vanellus</i>  | 8              |       | x   |            | x          |
| Little ringed plover | <i>Charadrius dubius</i>  | 5              |       |     |            | x          |
| Peregrine            | <i>Falco peregrinus</i>   | 1              |       |     |            | x          |

| Common Name        | Scientific Name             | No. of Records | Amber | Red | Section 41 | Schedule 1 |
|--------------------|-----------------------------|----------------|-------|-----|------------|------------|
| Reed bunting       | <i>Emberiza schoeniclus</i> | 7              | x     |     | x          | x          |
| Skylark            | <i>Alauda arvensis</i>      | 2              |       | x   | x          |            |
| Song thrush        | <i>Turdus philomelos</i>    | 35             |       | x   | x          |            |
| Spotted flycatcher | <i>Muscicapa striata</i>    | 2              |       | x   | x          |            |
| Starling           | <i>Sturnus vulgaris</i>     | 14             |       | x   | x          |            |

## Amphibians

- 3.23 No great crested newt (*Triturus cristatus*, GCN) records were returned within the 2km search area.
- 3.24 Consultation with Natural England's GCN Geoportal revealed no known locations with confirmed presence of GCN within 2km of the central grid reference.
- 3.25 No ponds were identified within 500m of the site from an ordinance survey map search.
- 3.26 One record for common toad (*Bufo bufo*) was returned within a 2km search area, located approximately 1.1km north at Boggart Hole Clough LNR.

## Reptiles

- 3.27 Two records of slow-worm (*Anguis fragilis*) were returned within the 2km search area. Both records were located 1.4km south of the site boundary.

## Invertebrates

- 3.28 Two records of Section 41 moth species were returned; the closest record was located approximately 823m NE of the site boundary at Broad Hurst Clough SBI.

## White-clawed Crayfish

- 3.29 No records of white-clawed crayfish (*Austropotamobius pallipes*) were returned from the 1km search area.

## Notable Fish

- 3.30 One record of European eel (*Anguilla Anguilla*) was returned, located approximately 1.1km north at Boggart Hole Clough LNR.

## Notable and Invasive Non-Native Plants

- 3.31 No notable plant species or listed invasive non-native plant species were returned in the 2km data search.

## Phase 1 Habitat Survey

- 3.32 Figure 1 presents the habitat map. Botanical species lists for the habitats encountered are presented in Appendix 1.
- 3.33 As well as the large built structure, the site comprised hardstanding and patches of marginal vegetative growth typical of derelict urban settings and young scattered trees in the south of the site. The vegetation within the site comprised patches of scattered scrub and introduced shrub, stands of ephemeral/short perennial plant species growth and scattered young trees, all located within the yard along the site boundary or at the foot of the building.

- 3.34 The botanical species recorded within the site boundary were all common and widespread species, and the habitat types present were typical of unmanaged urban locations.

## **Bat Building Inspection**

### ***Habitat Suitability***

- 3.35 The immediate habitat was considered limited and assessed to be of low suitability for bats, with some patches of young native tree growth bordered by gardens and tree lines. However, the majority of the area comprised residential units, roads and other built structures and the roadside was well-lit by street lighting.
- 3.36 In the wider landscape, habitat quality is presumed to be higher, with the presence of a number of large open green spaces as highlighted in the desk study.

### ***Building - External***

- 3.37 The structure is a former single-screen cinema building, originally opened in the 1930s. The structural composition is primarily red brick, with decorative painted white stone bricks present at the front of the building (Photos 1 and 2). The brick work is worn but generally in good condition, without gaps in the mortar. One visible exception to this was on the northern end of the east face, where mortar had worn away and bricks had crumpled, exposing small gaps and crevices potentially suitable for pipistrelle bat species to roost in (Photo 3). No evidence of bats could be seen from ground level.
- 3.38 On the southern end of the eastern face a number of bricks were missing in the external wall, however, these were deemed to be too low down to be suitable for roosting, although they were considered to provide access into the cellar area internally (Photo 4).
- 3.39 Where present, shutters, boards, window frames and lintels did not appear to create suitable gaps and crevices for roosting bats. Other frequently used features by bats such as soffit boxes and eave boards were absent from the structure.
- 3.40 The roof was a mix of a flat aspect above the entrance parlour and a pitched asbestos roof above the cinema and viewing area (Photo 5). Where visible, the asbestos-lined roof appeared to lack suitable gaps externally, with panels aligned adjacent and flush to one another.

### ***Building - Internal***

- 3.41 The asbestos pitched roof was inspected internally and also featured an asbestos floor lining (Photo 6). The area was extensive and not inspected fully. The area inspected in the entrance was very dusty. Gaps were present between the top bricks and the asbestos roof lining (Photo 7). Gaps between timbers and the asbestos roofing were smaller (Photo 8) and no evidence of bats was seen. Access was available with small gaps of daylight visible, however, the area was considered relatively unsuitable for bats.
- 3.42 The internal aspect of the cinema was well-used and subject to high levels of disturbance and lighting as a result of its use as a DIY warehouse (Photo 9). Underneath the seating was a large cellar area. The area was used for DIY storage and had high dust levels in the air (Photo 10). Access was possible into the area but no evidence of bats was noted.
- 3.43 Overall, given the extent of the structure and a small number of low potential features, the structure was assessed as having low potential to support roosting bats based on criteria in Collins (2016).

## Bat Dusk Emergence Survey

- 3.44 As a result of the building being assessed as holding low potential for roosting bats, a dusk emergence survey of the structure was undertaken. The results are detailed in Table 5 below.

**Table 5 Dusk Emergence Survey Results**

| Species                                                                         |  | First Recorded       | Notes                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------|--|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Common pipistrelle                                                              |  | 22:10                | A single common pipistrelle (CP) call was first heard at 22:10 at the south of the site, but was not seen. Likewise a single CP call was heard at 22:28 by the northern surveyor but not seen. Both occurrences were some time after sunset and bat/s did not emerge from the building. |
| <b>Start time:</b> 21:20                                                        |  | <b>Sunset:</b> 21:42 | <b>End time:</b> 22:55                                                                                                                                                                                                                                                                  |
| <b>Conditions:</b> Dry and calm with 100% cloud cover throughout survey.        |  |                      |                                                                                                                                                                                                                                                                                         |
| <b>Temperature:</b> 20.3°C decreasing to 18°C. Humidity: 39% increasing to 46%. |  |                      |                                                                                                                                                                                                                                                                                         |

## Other Protected Species

- 3.45 No evidence of other protected species, including nesting birds, was found during the extended Phase 1 habitat survey. The site was generally considered unsuitable for other protected and notable species due to a lack of suitable habitat within the site. Opportunities for nesting urban bird species associated with the vegetation and the building are considered possible. Access into the structure itself by birds is also possible, but limited due to the small size of the few access points present.

## 4. DISCUSSION AND RECOMMENDATIONS

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### Discussion

- 4.1 The desk study identified a number of ecologically valuable areas within the 2km search radius. This included a LNR, Boggart Hole Clough, 827m to the north. However, all of these areas were located in the wider landscape, with the immediate surroundings limited to residential and urban environments. It is, therefore, considered that no designated sites would be impacted by the location and scale of any proposed demolition or development within the site boundary.
- 4.2 The site is within the IRZ of the Rochdale Canal SSSI/SAC, however, after careful assessment no direct or indirect significant impacts are identified in relation to the proposed development. The risks identified under the IRZ associated with the application site are not applicable to the proposals for the re-development of the site.
- 4.3 The extended Phase 1 habitat survey highlighted no features of significant nature conservation interest within the site. The plant species list was limited to species that are common and typical of urban sites.
- 4.4 The building inspection survey identified low potential for roosting bats to be present within or on the building and no evidence of roosting bats was found during the building inspection. Habitats within and adjacent to the site were considered to be of low value to foraging and commuting bats.
- 4.5 The follow-on dusk emergence survey did not record any bats emerging from the structure. Based on these survey results there is a low level of common pipistrelle commuting activity across the site, with no foraging activity recorded. There was no evidence to indicate bats are roosting within the building at this time. The survey followed current good practice standards for having confidence in a negative result and, therefore, the results are considered to be robust. In conclusion, no further recommendations are made regarding bats for the site.
- 4.6 Bats are a highly mobile species and can investigate and begin using new roost sites at any time during their active season. In the unlikely event that bats are encountered during the demolition, works must cease immediately and must not resume until advice has been sought from a licensed bat ecologist.
- 4.7 If works have not been undertaken within two years of the date of this report, the site should be reassessed for bats to ensure that any decisions or actions taken at that time are based on up-to-date survey data.
- 4.8 No active or disused birds' nests were observed, however, the vegetation and building were considered to offer some limited perching or nesting opportunities for birds.
- 4.9 If demolition of the building or vegetation clearance of the scattered trees in the south of the site is to be undertaken during the active bird nesting season (March - August inclusive), an ecologist should be contacted to perform a check of the area for nesting birds prior to works commencing.

### Recommendations

- 4.10 In summary, the following recommendations are made:
- Bats are a highly mobile species and can investigate and begin using new roost sites at any time during their active season. In the unlikely event that bats are encountered

during the demolition, works must cease immediately and must not resume until advice has been sought from a licensed bat ecologist.

- If works have not been undertaken within two years of the date of this report, the site should be reassessed for bats to ensure that any decisions or actions taken at that time are based on up-to-date survey data.
- Site clearance should occur in the September to February period only, to avoid risk to nesting birds.
- If site clearance during the active bird nesting season (March - August inclusive) cannot be avoided, an ecologist should be contacted to perform a check of the site for nesting birds prior to works commencing. Once declared free of nesting birds, clearance should be undertaken with 48 hours of the check. If nests are present, these should remain undisturbed, with suitable protection measures put in place, until the nest is confirmed as inactive by an Ecologist.

## Biodiversity Enhancement Opportunities

4.11 The site is currently of low ecological value and the project presents an opportunity to increase biodiversity. Potential enhancement measures which could be considered comprise:

- Use of native or wildlife friendly tree, shrub and herbaceous species in any landscape planting, for example, inclusion of species which provide nectar for invertebrates or berries to provide a food source for birds;
- Inclusion of a range of bird boxes to accommodate typical urban bird species including starling (*Sturnus vulgaris*) and house sparrow (*Passer domesticus*);
- Inclusion of integrated or external bat roost features such as bat slates, tiles and bricks or bat boxes to increase opportunities for roosting bats, coupled with a suitable lighting strategy to avoid unnecessary lighting of roost features;
- Limiting exterior lighting to maintain links to the wider area for local bat populations, particularly with nearby priority and ancient woodland habitats; and
- Enabling movement of hedgehogs (known in the local area) across the site by providing small holes in fences at bases or using hedges along boundaries instead of fencing.

## 5. REFERENCES

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## 6. ABBREVIATIONS

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|       |                                                             |
|-------|-------------------------------------------------------------|
| CIEEM | Chartered Institute of Ecology and Environmental Management |
| CP    | Common Pipistrelle                                          |
| CRoW  | Countryside and Rights of Way                               |
| EPS   | European Protected Species                                  |
| EU    | European Union                                              |
| GCN   | Great Crested Newt(s)                                       |
| GMEU  | Greater Manchester Ecology Unit                             |
| IRZ   | Impact Risk Zone(s)                                         |
| JNCC  | Joint Nature Conservation Committee                         |
| LNR   | Local Nature Reserve(s)                                     |
| MAGIC | Multi Agency Geographic Information for the Countryside     |
| NERC  | National Environment and Rural Communities                  |
| NPPF  | National Planning Policy Framework                          |
| PAA   | Penny Anderson Associates Ltd                               |
| SAC   | Special Area(s) of Conservation                             |
| SBI   | Site(s) of Biological Importance                            |
| SPA   | Special Protection Area(s)                                  |
| SSSI  | Site(s) of Special Scientific Interest                      |
| WCA   | Wildlife and Countryside Act                                |

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FIGURE

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- Legend**
- Site boundary
  - Habitat**
    - Scattered scrub
    - Ephemeral/short perennial
    - Building 1 - low potential for roosting bats
    - Hardstanding
    - Stand of introduced shrubs (Buddleia)
    - Scattered tree

British National Grid  
Projection: Transverse Mercator  
False Easting: 400000.000000  
False Northing: 100000.000000  
Central Meridian: -2.000000  
Scale Factor: 0.999601  
Latitude Of Origin: 49.000000

ISO A3

0 1.5 3 6 9 12 Metres

Penny Anderson Associates Ltd  
Parklea, 60 Park Road,  
Buxton, Derbyshire, SK17 6SN.  
Telephone 01298 27086

Project Name: Kenyon Lane

Discipline: Ecology

Title: Phase 1 Habitat Survey

|                                             |                      |                  |
|---------------------------------------------|----------------------|------------------|
| Scale: 1:300                                | Drawing No. Figure 1 |                  |
| Drawn By: MDM                               | Originator: RL       | Date: 23/06/2020 |
| PAA Ref: G:\ADEL01_Adelphi_Kenyon_Lane\Mapa | Revision: 1.0        |                  |

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# APPENDICES

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**APPENDIX 1**  
**Botanical Species List**

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## Appendix 1 Botanical Species List

| Common Name                          | Scientific Name                   | Scattered<br>Scrub and<br>Trees | Ephemeral/<br>Short<br>Perennial |
|--------------------------------------|-----------------------------------|---------------------------------|----------------------------------|
| <b>Woody Species</b>                 |                                   |                                 |                                  |
| Alder                                | <i>Alnus glutinosa</i>            | R                               |                                  |
| Ash                                  | <i>Fraxinus excelsior</i>         | F                               | R                                |
| Butterfly-bush                       | <i>Buddleja davidii</i>           | F-LA                            | F-LA                             |
| Cedar species                        | <i>Cedrus</i> sp.                 | R                               |                                  |
| Cherry laurel                        | <i>Prunus laurocerasus</i>        | R                               |                                  |
| English Elm                          | <i>Ulmus procera</i>              | O                               |                                  |
| Goat willow                          | <i>Salix caprea</i>               | LF                              |                                  |
| Silver birch                         | <i>Betula pendula</i>             | O-LF                            |                                  |
| Sycamore                             | <i>Acer pseudoplatanus</i>        | O                               | R                                |
| <b>Herbs, Grasses, Ferns, Mosses</b> |                                   |                                 |                                  |
| Annual meadow-grass                  | <i>Poa annua</i>                  |                                 | O-LA                             |
| Bramble                              | <i>Rubus fruticosus</i>           | O                               | O                                |
| Broad-leaved dock                    | <i>Rumex obtusifolius</i>         |                                 | O                                |
| Broad-leaved willowherb              | <i>Epilobium montanum</i>         | O                               | O                                |
| Cleavers                             | <i>Galium aparine</i>             | O                               |                                  |
| Common bent                          | <i>Agrostis capillaris</i>        |                                 | F-LA                             |
| Common nettle                        | <i>Urtica dioica</i>              | F-LA                            | O                                |
| Common ragwort                       | <i>Senecio jacobaea</i>           |                                 | R                                |
| Creeping bent                        | <i>Agrostis stolonifera</i>       |                                 | O                                |
| Creeping thistle                     | <i>Cirsium arvense</i>            | O                               | O                                |
| Dandelion                            | <i>Taraxacum officinale</i> agg.  |                                 | O                                |
| Field horsetail                      | <i>Equisetum arvense</i>          | O-LA                            | R                                |
| Herb-Robert                          | <i>Geranium robertianum</i>       |                                 | O                                |
| Meadow buttercup                     | <i>Ranunculus acris</i>           |                                 | O                                |
| Moss species                         | <i>Moss</i> sp.                   |                                 | F                                |
| Rosebay willowherb                   | <i>Chamaenerion angustifolium</i> | F                               | O                                |
| White clover                         | <i>Trifolium repens</i>           |                                 | R                                |
| Yorkshire fog                        | <i>Holcus lanatus</i>             |                                 | F-LA                             |

### KEY

D - Dominant  
 A - Abundant  
 F - Frequent  
 O - Occasional  
 R - Rare  
 L - Locally

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## **APPENDIX 2**

### **Photographs**

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**Plate 1 Front of building**



**Plate 2 West face of the building**



**Plate 3 East face of the building from a distance**



**Plate 4 Southern east face of the building**



**Plate 5 Asbestos pitched roof**



**Plate 6 Roof internals**



**Plate 7 Gaps between asbestos roof and top bricks**



**Plate 8 Beams within the roof structure**

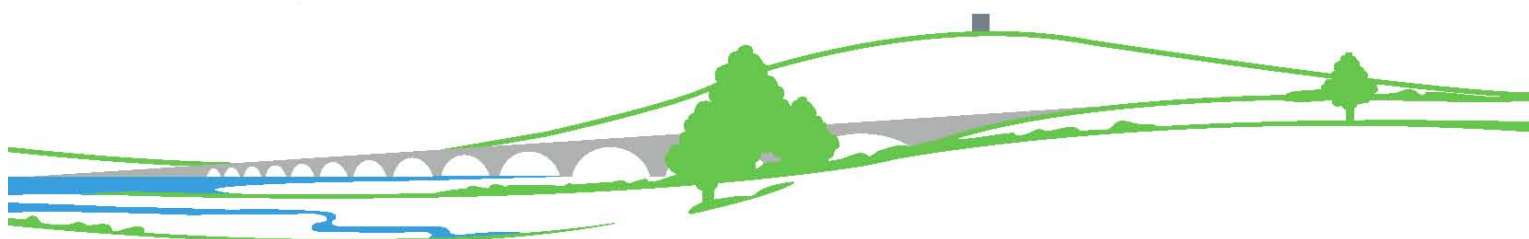


**Plate 9 Old cinema area in use as a DIY warehouse**



**Plate 10 Cellar under seating used for DIY storage**

Penny Anderson  
Associates Ltd  
CONSULTANT ECOLOGISTS



Park Lea, 60 Park Road, Buxton, Derbyshire SK17 6SN