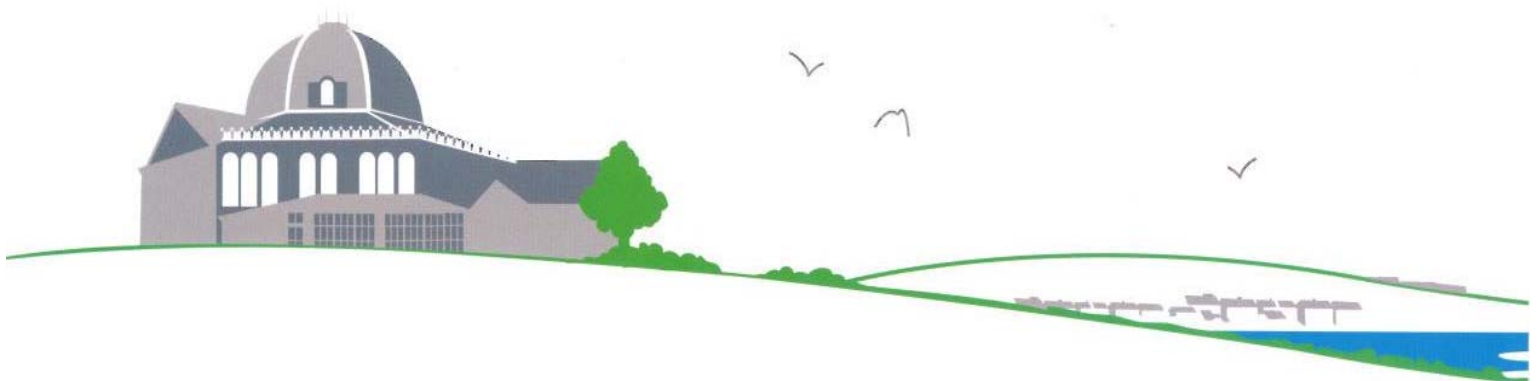




MULBURY HOMES LTD
OLDHAM ROAD, NEW CROSS, MANCHESTER
EXTENDED PHASE 1 HABITAT SURVEY
AND ASSESSMENT FOR BATS



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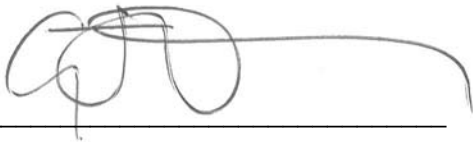
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This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: _____



CONTENTS

	Page
EXECUTIVE SUMMARY	1
1. INTRODUCTION	2
Legislative Context	2
Protected Species	3
Invasive Species.....	3
2. METHODS	5
Desk Study	5
Extended Phase 1 Habitat Survey	5
Building Inspections.....	5
Evening Bat Activity Survey.....	7
Limitations	7
3. RESULTS	8
Desk Study	8
Statutory Protected Sites	8
Special Areas of Conservation	8
Sites of Special Scientific Interest	8
Non- Statutory Protected Sites	8
Protected and Notable Species	8
European Badgers.....	8
Bats.....	9
West European Hedgehog	9
Birds.....	9
Invertebrates	11
Amphibians	11
Plant Species	11
Protected Species	11
Invasive Species.....	11
Extended Phase 1 Habitat Survey	11
Habitats	11
Building Inspections for Bats	12
External Inspections of Building.....	13
Internal Inspections of Building	13

Summary of Building Inspection	14
Habitat Assessment for Bats.....	15
Evening Bat Activity Survey	15
Nesting Birds	15
Other Animal Species	15
4. EVALUATION AND RECOMMENDATIONS.....	16
Evaluation	16
Recommendations.....	16
Bats	16
Nesting Birds.....	16
Ecological Enhancements	17
5. REFERENCES	18
6. ABBREVIATIONS	18

TABLES

1 Bat Roost Assessment Criteria (Collins 2016)	6
2 Survey Date and Conditions.....	7
3 Bat Records from GMEU, courtesy of South Lancashire Bat Group	9
4 Protected Bird Species Records from GMEU	10
5 Plant Species Recorded on Site.....	12
6 Building Inspection Results	13

FIGURE

1 Oldham Road (Plot 2) Phase 1 Habitat Survey

PLATES

1 The exterior of the building facing onto Addington Street, showing slate mansard roof
2 Exterior elevation, facing onto Chadderton Street, showing asbestos roof
3 Exterior elevation of building
4 Exterior of small building with flat roof
5 Small conservatory structure
6 Hard standing areas with few self-seeded plant
7 Interior of Section A of building showing enclosed cluttered space
8 Interior of Section B of building – attic room, showing roof structure
9 Interior of Section B of building – the 2 nd Floor
10 Interior of Section B of building – the 1 st Floor
11 Interior of Section B of building – Ground Floor
12 Interior of Section C of the building

APPENDICES

- 1 Protected Species Legislation
- 2 Desk Study Results

EXECUTIVE SUMMARY

Penny Anderson Associates Ltd (PAA) was commissioned to carry out an ecological assessment at a site on Oldham Road, Manchester (Grid Ref: SJ 8470 9880). An Extended Phase 1 habitat survey and desk study was completed, in conjunction with a building inspection for use by roosting bats and/or nesting birds and follow-on evening bat activity survey.

A search for protected species and sites within approximately 2km of the application site was provided by Greater Manchester Ecology Unit (GMEU) in July 2018. In addition, the Multi Agency Geographic Information for the Countryside (MAGIC) web site was viewed on-line to identify any further protected sites or species of importance in the same search area.

An Extended Phase 1 Habitat survey was undertaken on 20th July 2018, led by Sarah Ross (MCIEEM¹) and assisted by Victoria Burton (ACIEEM²) following the *Handbook for Phase 1 Habitat Survey* (JNCC 2010) methodology. The survey was 'extended' (IEA 1995) to include a general assessment for the presence or potential presence of protected species.

Building inspections for bat roosts were undertaken at the same time following Collins (2016). The overall suitability of the habitat within and around the application site was also evaluated in terms of its foraging and commuting value to bats. Evidence of, or potential for, nesting birds using the buildings or habitat on site was undertaken at the same time. A follow-on evening bat survey was undertaken on 28th August 2018.

The desk study identified a number of protected sites and species within the search area. All sites and records of species returned during the desk study were considered sufficiently distant and isolated from the application site to not be impacted by the development proposals, with the exception of the highly mobile species - bats and birds.

The Extended Phase 1 habitat survey highlighted no areas of habitat of nature conservation interest, with only sparse self-seeded plants being present. The plant species list was typical of urban sites dominated by hardstanding and buildings. No non-native invasive Schedule 9-listed plants were observed across the site.

The survey identified low potential for roosting bats to be present on the site and no evidence of bat use was found during the building inspections. The single evening bat activity survey found no evidence that bats were present on site. Habitats on site were considered to be of negligible value to foraging and commuting bats.

No evidence of use by nesting birds was observed. The habitats on site were not considered suitable for use by specially protected birds such as black redstart (*Phoenicurus ochruros*) or nesting peregrine falcon (*Falco peregrinus*).

No recommendations for further surveys or assessments are made in respect of bats and their roosts. If, however, demolition has not occurred within two years of the date of this report, a further assessment for bat roosts should be undertaken.

To avoid the key season for nesting birds, it is recommended that future demolition work and vegetation removal is completed in the autumn/winter period, i.e. September to March, inclusive. If winter demolition/clearance is not possible, it is recommended that a suitably experienced and qualified Ecologist re-inspect the site before clearance is undertaken.

Recommendations for ecological enhancement measures are made.

¹ Full member of the Chartered Institute of the Ecology and Environmental Management (CIEEM)

² Associate member of the Chartered Institute of CIEEM

1. INTRODUCTION

- 1.1 Penny Anderson Associates Ltd (PAA) was commissioned by Mulbury Homes Ltd to carry out an Extended Phase 1 habitat survey at a site on Oldham Road, Manchester (Grid Ref: SJ 8470 9880), in relation to proposals for the re-development of the site. In addition, inspections of the building within the application site boundary were carried out to assess use, or potential use, by roosting bats and/or nesting birds, along with a follow-on evening bat activity survey.
- 1.2 The Extended Phase 1 habitat survey also included a desk study for the site and the area within approximately 2km of its centre. This examined all data records for protected sites, habitats and species held by Greater Manchester Ecology Unit (GMEU) and other data repositories, in order to ecologically characterise and contextualise the site within the surrounding area.
- 1.3 This report details the results of these assessments and evaluates the results in the context of the proposed re-development of the site, making recommendations for any further survey work and/or mitigation measures required.

Site Description

- 1.4 The Oldham Road site is Plot 2 of three Plots within the New Cross development proposals. The area proposed for re-development is located on Oldham Road and bounded by Addington Street, Chadderton Street and Marshall Street. The site is dominated by hardstanding with a single building complex and is within a city centre location with adjacent land comprising buildings, car parking, roads and other hardstanding areas.
- 1.5 The site comprises:
- A building complex with frontages facing onto Addington Street (No.4) and the corner of Chadderton Street; and
 - An area of hardstanding used as a car park, with sparse self-seeded vegetation around the edges.
- 1.6 Current re-development proposals would result in the demolition of existing buildings and re-development of the site for residential use with associated highways and other works.

Legislative Context

- 1.7 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; further details can be obtained from the Joint Nature Conservation Committee (JNCC) web site at www.jncc.defra.gov.uk.
- 1.8 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).
- 1.9 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.

1.10 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.

1.11 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.

Protected Species

1.12 Details of the protected species legislation relevant to this site can be found in Appendix 1.

Invasive Species

1.13 Certain non-native species that have been introduced into the UK are regarded as being a threat to native biodiversity. Legislative measures have, therefore, been put in place to prevent the spread of these invasive species in the wild.

1.14 Under section 14 of the WCA 1981 (as amended), it is illegal to introduce plants listed under Part II of Schedule 9 of the WCA into the wild or sell these species. Offences include causing

the spread of viable plant material or neglecting to contain or appropriately manage non-native species. Up-to-date guidance can be found in Defra's review of Schedule 9 (Defra 2009).

- 1.15 Commonly introduced Schedule 9 species include non-native cotoneaster species, specifically, small-leaved cotoneaster (*Cotoneaster microphylla*) and wall cotoneaster (*C. horizontalis*), Himalayan balsam (*Impatiens glandulifera*) and Japanese knotweed (*Fallopia japonica*).

2. METHODS

Desk Study

- 2.1 The desk study consisted of a search to gain local and site-specific ecological information. The results help to place the site within a wider ecological context and inform any requirements for further survey work. A search zone of approximately 2km radius from the centre of the site was used, and the following sources of information were consulted for details of statutory and non-statutory designations for nature conservation and for records of protected species or species of conservation concern within the search area:
- GMEU; and
 - Multi-Agency Geographic Information for the Countryside (MAGIC³).

Extended Phase 1 Habitat Survey

- 2.2 An Extended Phase 1 habitat survey of the application site was undertaken on 20th July 2018. The survey was led by Dr Sarah Ross (MCIEEM⁴, CEnv⁵) and assisted by Victoria Burton (ACIEEM⁶). The survey followed standard methods as set out in the *Handbook for Phase 1 Habitat Survey* (JNCC 2010) for classifying and mapping British habitats. This entailed mapping, describing and collating plant species lists (nomenclature following Stace 2010) for habitats across the area delineated for the survey.
- 2.3 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 survey aimed to provide a record of habitats that are present within the site and to further investigate those that are likely to be ecologically important.
- 2.4 The survey was 'extended' (IEA 1995) to include a general assessment for the presence or potential presence of protected species, noting any areas of suitable habitat and the location and type of any incidental field signs of protected species. In particular, this component of the field survey focused on the potential for bats and breeding birds to be present on site, taking into account any contemporary, relevant desk study records.

Building Inspections

- 2.5 The external building inspection was also undertaken on 20th July 2018. Surveys were led by Dr Sarah Ross (MCIEEM, CEnv, Natural England Class Survey Bat Licence) and assisted by Victoria Burton (ACIEEM). An internal inspection of the smaller single-storey building was completed at the same time. This was followed by an internal inspection of the larger two-storey

³ <http://magic.defra.gov.uk/home.htm> (accessed 06/09/2018)

⁴ Full Member of the Chartered Institute of the Ecology and Environmental Management (CIEEM)

⁵ Chartered Environmentalist, Society for the Environment

⁶ Associate Member of CIEEM

building (No.4 Addington Street) on 20th August 2018, completed by Gerard Hawley (Accredited Agent to Sarah Ross' Natural England Class Survey Bat Licence).

- 2.6 The surveys followed the guidance of Collins (2016) and involved carrying out a visual inspection of the buildings (both external and internal) to assess their potential for bat roosting and to search for any evidence of such use.
- 2.7 The surveys comprised an assessment of features on the buildings that could be used by roosting bats, such as small holes and crevices, and also features that would provide entry/exit points for bats to access the interior of the building. Binoculars and torch were used to inspect potential roost features where necessary. In addition to this, searches were made for any evidence of bat presence on both the interior and exterior of the buildings, such as accumulations of droppings and feeding remains or sightings of the animals themselves.
- 2.8 Buildings were assigned to a roost potential category, based on their suitability for supporting bat roosts. These criteria have been devised using information obtained from the *Bat Mitigation Guidelines* (Mitchell-Jones 2004) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins 2016), as well as through professional experience. Along with these texts, reference was made to current Defra guidance <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects> (last accessed 06/09/2018) for survey and evaluation protocols.
- 2.9 The assessment of suitability for bats is to some extent subjective and relies on the professional judgement and experience of the surveyor in recognising suitable habitat features and field signs of bats, however, the broad criteria used are outlined in Table 1.

Table 1 Bat Roost Assessment Criteria (Collins 2016)

Suitability	Description
Negligible	Negligible habitat features on site 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 (i.e. unlikely to be suitable for maternity or hibernation.)
Moderate	A structure 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.
High	A structure 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.
Confirmed Roost	A structure with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing record of bats roosting at the location.

- 2.10 The overall suitability of the habitat within and around the application site was also evaluated in terms of its roosting, foraging and commuting value for bats.
- 2.11 Evidence of, or potential for, nesting birds using the buildings or other areas on site was also undertaken at the same time.

Evening Bat Activity Survey

- 2.12 Buildings identified as holding some potential for use by roosting bats are subject to further bat activity surveys to provide further data on which to make an assessment of the likelihood of bats being present. For buildings assessed as having Low potential, the recommended survey effort is a single bat activity survey (Collins 2016).
- 2.13 A single evening bat activity survey was, therefore, completed at this building on 28th August 2018, led by Helen Hamilton (MCIEEM, CEnv, Natural England Class Survey Bat Licence) and assisted by Rob Lamb. The survey commenced at approximately 20 minutes prior to sunset and continued for approximately 1.5 hours, taking in the typical emergence times for the species considered likely to be present at this location. Weather conditions were recorded at the start and end of the survey.
- 2.14 Surveyors were positioned at vantage points close to the building to observe any bats entering or exiting potential roost features. Each was equipped with a Batbox Duet bat detector to aid detection in the field and an Anabat SD1 to record all calls and enable sonogram analysis for confirmation of species identification.
- 2.15 Recorded bat calls from the survey 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 in by surveyors in the field.

Table 2 Survey Date and Conditions

Date	Type of Survey	Start Time	Sunset/ Sunrise	End Time	Weather Conditions
28/08/18	Dusk emergence	19.48	20:08	21.08	Dry and calm throughout. Temperature 18°C, decreasing to 16°C. Relative humidity 57%, increasing to 69%. Cloud cover 100% throughout.

Limitations

- 2.16 No significant limitations to the assessment were encountered during the survey.

3. RESULTS

Desk Study

- 3.1 The desk study consisted of web-based research to gain local and site-specific ecological information. The results help to place the survey site within a wider ecological context and inform any requirements for further survey work. The desk study data are presented in Appendix 2 (excluding any sensitive records, which are available on request).
- 3.2 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.

Statutory Protected Sites

Special Areas of Conservation

- 3.3 Special Areas of Conservation (SAC) are protected sites with strict conservation protection, designated under Article 3 of the European Commission Habitats Directive. There are no SAC in the search zone for the site.

Sites of Special Scientific Interest

- 3.4 SSSI are statutory sites designated to support species of plants and animals that find it more difficult to survive in the wider environment. They 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 There are no SSSI in the search zone for the site. The site is within an SSSI Impact Risk Zone which relates to assessing planning applications for likely impacts on SSSI/SAC/Special Protection Areas (SPA) and Ramsar sites. Rochdale Canal, which is located some 480m south-east of the site, becomes a SSSI 5km from the site.

Non- Statutory Protected Sites

- 3.6 There are three Non-Statutory Sites within or partially within the 2km search area. These are the following Sites of Biological Importance (SBI):
- River Irwell. The river SBI just comes in at the edge of the 2km search zone, to the west of the site.
 - Rochdale Canal, Stott's Lane – Ducie Street Basin. This waterway is to the east and south-east of the site and connects with the Ashton Canal below Ducie Street. The nearest point of the canal to the site is approximately 400m to the south-east.
 - Ashton Canal (West). The nearest point to the site is where the canal connects with Rochdale Canal at Ducie Street, approximately 600m to the south.

Protected and Notable Species

European Badgers

- 3.7 There were five records of badger (*Meles meles*) setts and four records of activity within the 2km buffer, with one sett record within 500m of the site. The detailed information is not

presented in this report (due to the sensitive nature of the records), but is available on request if required.

Bats

- 3.8 Table 3 shows the number of roosts and other signs of each species of bat recorded in the buffer zone, and the proximity to the site of the closest roost for each species.
- 3.9 There are several different bat species recorded within the search area: common (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*), Daubenton's (*Myotis daubentonii*), Natterer's (*Nyctalus noctula*) and brown long-eared bats (*Plecotus auritus*). Other bat records were listed as 'pipistrelle species' for common and soprano pipistrelle combined, In addition, 'Myotis sp' was recorded for the mouse-eared (*Myotis*) bat species which can be difficult to distinguish, along with 'bat species' where the individual species was not determined.
- 3.10 Common pipistrelle is the most frequently recorded species with 75 field signs and 19 roosts identified with the 2km search area. The closest roost to the site, a pipistrelle species roost, is approximately 200m to the south-east of the site. Signs of soprano pipistrelle are recorded within 50m of the site, to the south-west and common pipistrelle signs are also reported nearby. A Daubenton's bat is recorded at approximately 750m towards the west and connected with the River Irwell.

Table 3 Bat Records from GMEU, courtesy of South Lancashire Bat Group

Species	No. Roosts	No. Other Signs	Closest Roost (distance from site)
Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	19	75	400m
Pipistrelle sp. (<i>Pipistrellus</i> spp.)	15	31	200m
Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)	2	4	700m
Daubenton's bat (<i>Myotis daubentonii</i>)	1	1	2.2km
<i>Myotis</i> sp.	1	2	1km
Brown long-eared bat (<i>Plecotus auritus</i>)	0	1	n/a
Natterer's bat (<i>Myotis nattereri</i>)	0	1	n/a
Bat species	1	7	2km

- 3.11 In addition, the MAGIC website shows three bat mitigation European Protected Species Licences within the Loom Street area just south of the A62 Oldham Road. These mitigation licences identify that three separate day roosts of common pipistrelle bats have been recorded in this area, approximately 200m from the application site.

West European Hedgehog

- 3.12 Hedgehog (*Erinaceus europaeus*) is classed as a Species of Principal Importance (Section 41 species). There are three hedgehog records at scattered locations within the buffer zone with the nearest record at approximately 1.5km to the west of the site.

Birds

- 3.13 There are a number of Schedule 1 protected bird species and Species of Principle Importance (Section 41 species) recorded within the 2km buffer zone. These are listed in Table 4 with their scientific name and designation along with the distance from the site of the closest recorded

bird of each species. The majority of the species are in the southern half of the search zone, with few to the north of the site.

- 3.14 Four of the bird species listed: black redstart⁷, kingfisher, little ringed plover and peregrine are protected under Schedule 1 of the WCA 1981, which gives additional protection from disturbance when breeding. Nearly all of the 24 black redstart records are in the urban area in the southern part of the search zone, with an outlying record to the far north of the site. Several of the records are clustered near to the site with the closest record at 300m away. Peregrine is also recorded close to the site, with further records scattered about the search area. Little ringed plover is recorded further away, with the nearest record 600m from the site. The 53 kingfisher records are mostly connected with the River Irwell to the west and south-west of the site.
- 3.15 Twelve bird species listed as Species of Principal Importance are recorded in the site's search area, with the majority of the records connected with the River Irwell to the west and south-west of the search zone. There are four bird species recorded close to the site, the nearest record being bullfinch at 200m away. House sparrow, dunnock and lapwing are located further away, at 375m and 400m. The other S41 bird species listed in Table 4 are recorded at greater distances from the site.

Table 4 Protected Bird Species Records from GMEU

Common Name	Scientific Name	No. of Records	Designation	Closest Record (Distance from Site)
Black redstart	<i>Phoenicurus ochruros</i>	24	*Schedule 1	300m
Bullfinch	<i>Pyrrhula pyrrhula</i>	16	**S41	200m
Dunnock	<i>Prunella modularis</i>	58	S41	400m
Herring gull	<i>Larus argentatus</i>	3	S41	800m
House sparrow	<i>Passer domesticus</i>	21	S41	375m
Kingfisher	<i>Alcedo atthis</i>	53	Schedule 1	800m
Lapwing	<i>Vanellus vanellus</i>	13	S41	400m
Lesser redpoll	<i>Carduelis cabaret</i>	4	S41	700m
Linnet	<i>Carduelis cannabina</i>	5	S41	875m
Little ringed plover	<i>Charadrius dubius</i>	7	Schedule 1	600m
Peregrine	<i>Falco peregrinus</i>		Schedule 1	Available on request
Skylark	<i>Alauda arvensis</i>	3	S41	1.9km
Song thrush	<i>Turdus philomelos</i>	45	S41	1.1km
Spotted flycatcher	<i>Muscicapa striata</i>	3	S41	1.1km
Starling	<i>Sturnus vulgaris</i>	38	S41	400m
Yellow wagtail	<i>Motacilla flava</i>	1	S41	600m

KEY * = Schedule 1 Part 1 of the WCA 1981; ** = Species of Principle Importance (Section 41 of the NERC Act 2006)

⁷ See Table 4 for scientific names

Invertebrates

- 3.16 There are nine records of a S41-listed moth species, scattered across the search area close to waterways. The closest record is approximately 500m from the site.

Amphibians

- 3.17 There are two records of great crested newt (*Triturus cristatus*, GCN) 2.4km from the site. This species is classed as an European Protected Species and is also protected under the WCA.
- 3.18 One record of common toad (*Bufo bufo*) very close to the same location as the great crested newt is recorded. Common toad is classed as a Section 41 species under the NERC Act 2006 and is also protected under the WCA.

Plant Species

Protected Species

- 3.19 One plant species recorded in the search area, floating water-plantain (*Luronium natans*), has protection under the WCA and is listed as 'Near Threatened' in the *Vascular Plant Red Data List for England* (Stroh *et al.* 2014). The plant records are, however, some distance from the site (the closest 900m away) towards the east, in the Ashton Canal.
- 3.20 There are two S41 plant species recorded in the search area – grass-wrack pondweed (*Potamogeton compressus*) and yellow bird's-nest (*Hypopitys monotropa*). Both are also recorded as 'Endangered' in Stroh *et al.* (2014). The two sightings of the pondweed are in the Ashton Canal SBI. However, the nearest record to the site is 800m. The yellow bird's-nest is located at 800m from the site, in an area of woodland to the north.

Invasive Species

- 3.21 There are no Schedule 9-listed invasive species recorded in the 2km buffer zone.

Extended Phase 1 Habitat Survey

Habitats

- 3.22 The site predominantly comprises areas of hardstanding and a single large building with scattered self-seeded vegetation around the edge of the car park area (Figure 1). Plant species recorded across the site are listed in Table 5. The Plates included illustrate features on the application site.
- 3.23 Plant species comprise only those sparsely self-sown on other areas of the site, such as around building edges, car park edges and within the eroded mortar of the buildings. There is no significant habitat present on site. Incidental plant species include those typical of urban areas such as annual meadow-grass⁸, Canadian fleabane, knotgrass, mugwort, Michaelmas-daisy, pineappleweed, shaggy soldier, smooth sow-thistle and wall barley. All occur as occasional to rare abundance across the site with a small number being locally more frequent.
- 3.24 No non-native invasive plant species as listed in Schedule 9 of the WCA (1981 as amended) were recorded on site.

⁸ See Table 5 for scientific names

Table 5 Plant Species Recorded on Site

Common Name	Scientific Name	Habitat	
		Ephemeral/Short perennial (J1.3)	Tall Ruderal (C3.1)
Annual meadow-grass	<i>Poa annua</i>	R	
Barren brome	<i>Anisantha sterilis</i>	LA	
Bramble	<i>Rubus fruticosus</i> agg.	R	
Butterfly bush	<i>Buddleja davidii</i>	R	
Canadian fleabane	<i>Conyza canadensis</i>	O - F	
Common mouse-ear	<i>Cerastium fontanum</i>	LR	
Common nettle	<i>Urtica dioica</i>	F	D
Creeping thistle	<i>Cirsium arvense</i>	LO	
Dandelion	<i>Taraxacum officinale</i> agg.	O - F	
Greater plantain	<i>Plantago major</i>	O	
Hart's-tongue	<i>Asplenium scolopendrium</i>	R	
Knotgrass	<i>Polygonum aviculare</i>	LO	
Michaelmas-daisy	<i>Aster</i> sp.	R - O	
Mouse-ear-hawkweed	<i>Pilosella officinarum</i>	LO	
Mugwort	<i>Artemisia vulgaris</i>	R	
Mustard/rocket species	<i>Sisymbrium</i> sp.	R - O	
Perennial rye-grass	<i>Lolium perenne</i>	O - F	
Pineappleweed	<i>Matricaria discoidea</i>	LR	
Ragwort species	<i>Senecio</i> sp.	O	
Rat's-tail fescue	<i>Vulpia myuros</i>	O - F	
Red fescue	<i>Festuca rubra</i>	LF	
Ribwort plantain	<i>Plantago lanceolata</i>	O	
Shaggy soldier	<i>Galinsoga quadriradiata</i>	O	
Smooth hawk's-beard	<i>Crepis capillaris</i>	O	
Smooth sow-thistle	<i>Sonchus oleraceus</i>	R - O	
Spear thistle	<i>Cirsium vulgare</i>	R	
Wall barley	<i>Hordeum murinum</i>	F	
White clover	<i>Trifolium repens</i>	LF	
Wild parsnip	<i>Pastinaca sativa sylvestris</i>	LO	
Willowherb species	<i>Epilobium</i> sp.(annual)	O - F	
Yorkshire fog	<i>Holcus lanatus</i>	O	

Key: D = dominant, A = abundant, F = frequent, O = occasional, R = rare, L = locally / local

Building Inspections for Bats

- 3.25 External and internal inspections of the building within the site boundary were undertaken. The inspections focused on roosting bats and the potential for their presence on site along with evidence of nesting bird activity also being noted.
- 3.26 The red-brick building was divided into four separate areas (Figure 1) to help describe the different parts of the building complex, comprising the single-storey building with basement

(Section A), the two-storey building with pitched slate roof (Section B), the smaller single-storey flat-roofed building (Section C) and the small conservatory (Section D).

External Inspections of Building

- 3.27 On the corner of Chadderton Street and Addington Street is a single-storey section of the red-brick building, which appears to date from the early 1900s (Section A). This part of the building has a pitched asbestos roof, which appears to be a later addition (likely mid 20th Century). A wooden fascia board is present with small gaps behind, particularly on the north-western elevations. A small area of broken and lifted lead flashing is present associated with a small repair on the roof to the north-eastern end of the structure. Other lead flashing between Section A and Section B appears in good condition.
- 3.28 Section B of the building faces Addlington Street and also appears to be a late Victorian (early 1900s) building built of red-brick with a pitched slate roof or a mansard design on the front elevation (facing Addington Street). There are several wooden sash windows and doors, plus concrete lintels. An external cast iron fire escape is present to the back elevation (facing Marshall Street). Along this same elevation there are a small number of crevices where eroded mortar has come away from the brickwork. Most appear to be too shallow and exposed for use by bats. A pigeon (*Columba livia*) roost was noted on the chimney of this building but no evidence of nesting was confirmed.
- 3.29 Section C is a small single-storey red-brick building with a flat roof and low parapet topped by concrete coping stones. The building appears to be a later (mid 20th Century) addition to the building complex. The brickwork is in good condition and the wooden fascia board has some crevices along the south-west elevation (facing Addington Street). Adjoining this building is a modern conservatory (Section D) with a red-brick base and glass/uPVC upper section. This appears to be in relatively good condition with no potential roost features identified.
- 3.30 There are, therefore, a number of exterior small crevices associated with gaps behind wooden fascia boards and lifted lead flashing, plus the presence of a pitch slate roof, that identify a Low potential for use by roosting bats.

Internal Inspections of Building

- 3.31 The results of the internal building inspections are summarised in Table 6 below.

Table 6 Building Inspection Results

Building Section and Date	Location	Description	Potential
Section A 20/07/2018	Upper level and lower 'basement' level	The building has a ground floor level that is 'split' due to site topography into an upper section and a lower 'basement' section. Both levels are under small business use including picture framing and storage. Areas are well used and surfaces are cluttered. There is no loft space and the upper level is open to the asbestos roof. The lower basement room has exposed ceiling joists. There are no obvious gaps or crevices which provide access for bats and no evidence of use by bats was found.	Negligible

Building Section and Date	Location	Description	Potential
Section B 29/08/2018	Top Floor Attic Room	Stairwell with brick walls that services all levels. Top of brick lift shaft that goes to ground level. Open to roof with brick gables and wooden floor. Wooden rafters, purlins, ridge board and sarking with patches of bitumen underfelt exposed under a single ridge, slated roof. Internal support by large wooden principal rafters with cast iron queen posts supporting a collar beam. Small roof light now boarded. Sash windows with all glass intact and no gaps around the frames. Brickwork in good order with no cracks or holes. Sarking undamaged with no gaps to exterior evident. No evidence of use by bats was found.	Negligible
	2nd Floor Cutting Room	White-painted brick gable ends visible with boards lining the ceiling and wooden floor. Plasterboard partitioned office in corner and wash room. Wooden sash windows running along the front and the back of the workshop making room bright with additional light from strip lighting. No glass missing or gaps around the window frames. No evidence of use by bats was found	Negligible
	1 st Floor Sewing Room	Concrete ceiling with woodchip cover. Strip lighting and partitioned bathroom and kitchen area in one corner Wooden sash windows as on other floors. No glass missing or gaps around the frames. No evidence of use by bats was found	Negligible
Sections B and C 29/08/2018	Ground Floor Storage and Finishing	Higher room with a suspended ceiling with a number of panels missing. Smaller brick back room (Section C) leading off main room and boiler in corner. Extraction fan to outside with metal mesh cover internally. No missing glass or gaps around frames. No evidence of use by bats was found.	Negligible
Section D 29/08/2018	Conservatory	Small modern conservatory with red-brick base and upper windows and roof of glass and uPVC frames. In regular use by occupant. No internal access but highly unlikely to be used by bats as no evidence of access points on external inspection.	None

Summary of Building Inspection

- 3.32 The interior features of the building had Negligible potential for roosting bats, while the external features were classed as holding Low potential due a number of small crevices such as lifted slates/lead flashing and eroded mortar.
- 3.33 Overall, the building was assessed as having Low potential for use by roosting bats and a further evening bat activity survey was completed.

Habitat Assessment for Bats

- 3.34 The application site holds negligible potential in terms of bat commuting routes or foraging habitat for bat species, having no significant areas of greenery and being dominated by the building and associated hardstanding.

Evening Bat Activity Survey

- 3.35 No bats were seen exiting any part of the buildings at any point during the survey.
- 3.36 Brief sporadic echolocation calls of common pipistrelle bats were detected from approximately 25 minutes after sunset. Bat activity levels in the area during the survey were very low with only a total of four bats recorded commuting or foraging near to the site. A maximum of one bat was seen at any one time and there was no activity recorded within the site itself.
- 3.37 No other species of bat were detected during the survey.

Nesting Birds

- 3.38 No signs of nesting birds were observed either in the building or on the wider site. Pigeon were noted as roosting on the chimney of the building during the evening bat survey. The only vegetation was either sparse self-sown low forbs or small areas of sparse shrubs and considered unsuitable for nesting birds.
- 3.39 None of the site was considered suitable for use by black redstart⁹ (*Phoenicurus ochruros*), either as nesting or foraging habitat as the site had no high song perches or high ledges favoured by this species. Similarly, although peregrine falcon is noted in the wider area, the site held no structures sufficiently high or of a suitable structure to be used as nesting platforms for this species.

Other Animal Species

- 3.40 No evidence of any other protected species utilising the site was found during the visits, most likely due to the very limited habitats present.

⁹ Black redstart is a specially protected species of bird known to nest in Central Manchester

4. EVALUATION AND RECOMMENDATIONS

Evaluation

- 4.1 The desk study identified a number of notable sites and protected species within the wider search area. All sites and records of species returned during the desk study were considered sufficiently distant and isolated from the application site to not be impacted by the development proposals, with the exception of the highly mobile species - bats and birds.
- 4.2 The Extended Phase 1 habitat survey highlighted no areas of habitat of nature conservation interest. The plant species list was typical for an urban site dominated by hardstanding with all plant species recorded being common and not of conservation interest. No non-native invasive Schedule 9-listed plants were observed across the site.
- 4.3 The survey identified no evidence of use by roosting bats during the building inspection, but the presence of a small number of crevices on the external features of the building, plus the presence of a pitch slate roof, identified the building as being of overall Low potential for bats.
- 4.4 As such, a single evening bat activity survey was completed. During this survey no bats were observed exiting from any part of the building. The bat activity in the local area was very low and only four observations of single commuting or foraging common pipistrelle bats were recorded over the evening survey period.
- 4.5 Habitats and features on site were considered to be of negligible value to foraging and commuting bats.
- 4.6 No evidence of nesting birds was identified in or on the building on site and habitats were minimal and unsuitable for nesting birds. The habitats on site were not considered suitable for use by nesting or foraging black redstart, with no high song perches or high ledges favoured by this species. Similarly the building was unsuitable for use by peregrine falcon, which is recorded in the wider area.

Recommendations

Bats

- 4.7 The building surveyed does provide some potential roost features. However, based on the survey results there is no evidence of bats roosting within the site at this time.
- 4.8 Bats are a highly mobile species and can investigate and begin using new roost sites at any time. Therefore, in the unlikely event that bats are encountered on site, works must cease immediately and must not resume until advice has been sought from a licensed bat Ecologist.
- 4.9 If any future development works to, or demolition of, the building has not occurred 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.

Nesting Birds

- 4.10 It is recommended that any future site clearance and demolition work is undertaken in the autumn/winter period, i.e. September to March, inclusive. This is because, although nesting birds were not noted on the site at this time, they can occupy a site at any time if suitable opportunities become available.
- 4.11 If winter demolition/clearance is not possible, it is recommended that a suitably experienced and qualified Ecologist inspects the site no more than 48 hours prior to works to ensure active birds' nests are not present.

- 4.12 If nesting birds are confirmed to be present then works would need to be postponed until young have fledged and/or nesting had been completed. It may be necessary to cordon off the nest and monitor it until it is completed.

Ecological Enhancements

- 4.13 The proposed communal terrace area (10th Floor) provides opportunities to integrate native and/or wildlife friendly planting schemes and additional insect shelters such as 'bee bricks' or 'bug hotels' into the design. Suitable low maintenance and durable designs include the Beepot¹⁰ concrete planter with integrated bee house, the Bee Brick and Bee Block, or similar.
- 4.14 The roof level contains a small building, which may be a suitable location for wall-mounted bat box installation if sufficient height is available for secure placement. This would help provide new roosting opportunities for bats and support the continued use of the wider area by a small population of bats.
- 4.15 Suitable bat boxes include those specifically designed to provide day roosting opportunities for crevice roosting species (such as common pipistrelle bats, known to be present in the local area) and that require minimal maintenance. Bat boxes should be positioned as high up on the lift overrun building as possible in a location avoiding high light levels, preferably south-facing. Examples include the 2FE Schwegler Wall-Mounted Bat Shelter and the Beaumaris Woodstone Bat Box.
- 4.16 One or two bat boxes would be best located on the Chadderton Street or Marshall Street elevations of this roof level building, as these appear to be the darker and more sheltered sides. Both Oldham Road and Addington Street are well lit and busy with traffic during the evenings, and may be less suitable locations for wall-mounted bat boxes.
- 4.17 Alternatively, there may be suitable locations on the elevation towards Addington Street that forms the back wall of the terrace area. Built-in bat boxes may be appropriate at this location as it will be set back from the main frontage of the busy street, depending on the structure and materials of the proposed design. An example of a built-in bat box is the 'Habibat box'¹¹ which can have bespoke front façade to match surrounding brickwork.
- 4.18 Any bat roosting features installed should be within more sheltered and undisturbed locations and remain unlit to encourage their use by bats.
- 4.19 All the above recommendations and enhancements would be compatible with the aims of maintaining and supporting local biodiversity features, as identified in the NPPF (2019) and other planning guidance documents. They should be reviewed and further developed as appropriate at the detailed design stage, with input from an appropriately qualified and experienced Ecologist.

¹⁰ Available from Green and Blue <https://greenandblue.co.uk/product-category/bees/>

¹¹ <http://www.habibat.co.uk/category/bat-boxes>

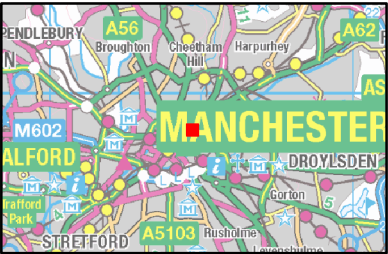
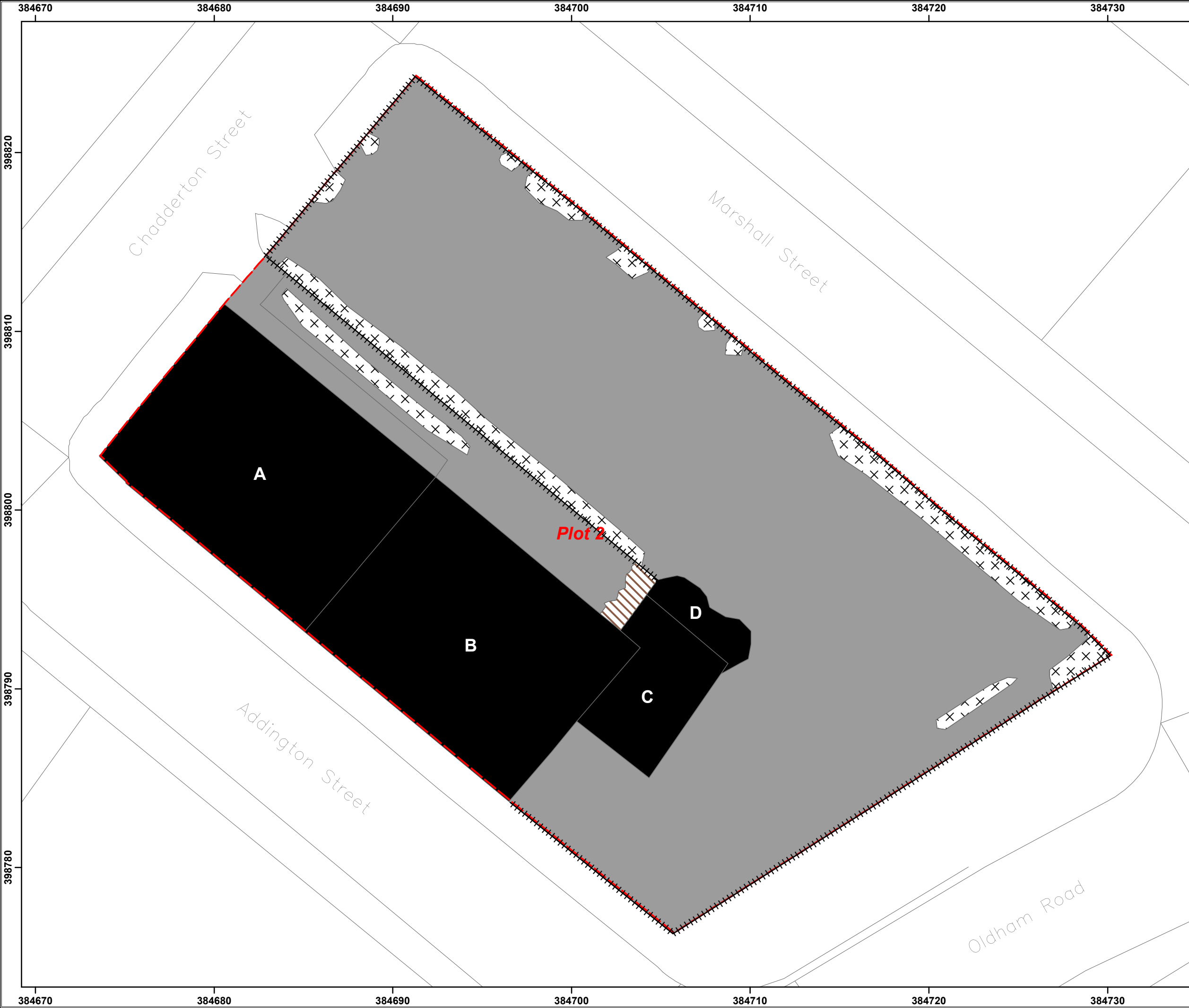
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6. ABBREVIATIONS

CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
EU	European Union
GCN	Great Crested Newt
GMEU	Greater Manchester Ecology Unit
JNCC	Joint Nature Conservation Committee
MAGIC	Multi Agency Geographic Information for the Countryside
NERC	Natural 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

FIGURE



Legend

- Boundary
- Habitat
 - Building
 - Ephemeral/short perennial
 - Hardstanding
 - Tall ruderal
 - Fence

BUILDING NOTES

A: Single storey building with basement
B: Two storey building with slate pitched roof
C: Single storey building with flat roof
D: Conservatory

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 2 4 6 8 metres

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

Project Name
New Cross Sites

Discipline
Ecology

Title:
**Oldham Road (Plot 2)
Phase 1 Habitat Survey**

Scale 1:200	Drawing No. Figure 1	
Drawn By MDM	Originator VB	Date 07/09/2018
PAA Ref. G:\MULB04_Mulbury_New_Cross\Maps	Revision 1.0	

PLATES



Plate 1 The exterior of the building facing onto Addington Street, showing slate mansard roof



Plate 2 Exterior elevation, facing onto Chadderton Street, showing asbestos roof



Plate 3 Exterior elevation of building



Plate 4 Exterior of small building with flat roof



Plate 5 Small conservatory structure



Plate 6 Hard standing areas with few self-seeded plants



Plate 7 Interior of Section A of building showing enclosed cluttered space

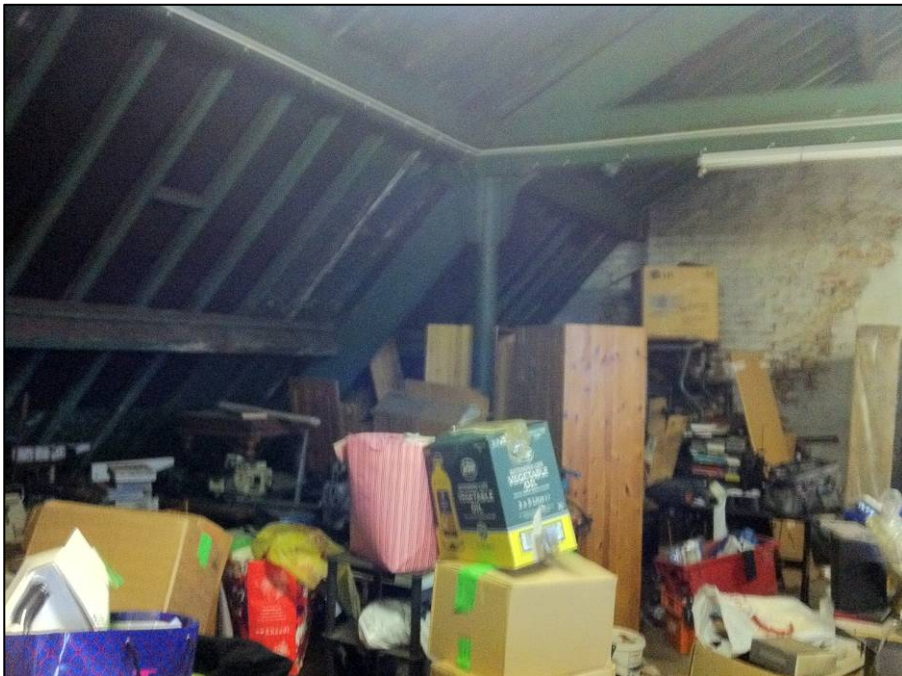


Plate 8 Interior of Section B of building – attic room, showing roof structure



Plate 9 Interior of Section B of building - the 2nd Floor



Plate 10 Interior of Section B of building - the 1st Floor



Plate 11 Interior of Section B of building - Ground Floor



Plate 12 Interior of Section C of the building

APPENDICES

APPENDIX 1

Protected Species Legislation

SUMMARY OF THE LEGISLATION RELATING TO BATS

All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017, and this legislation is applicable to England and Wales. Bats are listed on Schedule 5 of the WCA and are therefore subject to some the provisions of Section 9 which, with the amendments, make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).

There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.

Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 state that a person commits an offence if they:

- (a) deliberately capture, injure or kill any wild animal of a European protected species,
- (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- (c) deliberately take or destroy the eggs of such an animal, or
- (d) damage or destroy a breeding site or resting place of such an animal.

Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.

In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), that are frequently found in buildings, are listed as a 'Priority Species' under the under the 2011 biodiversity strategy for England, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*, under the 2012 UK Post-2010 UK Biodiversity Framework. These Priority Species are also referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CROW Act 2000, and Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006.

In addition, the National Planning Policy Framework (NPPF 2019) has an overall focus on sustainable development, and 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. Reference is made to Circular 06/2005 *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System* in respect of statutory obligations for biodiversity and geodiversity conservation.

The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Please note: the above text provides a brief summary of the legislation in relation to bats in England and Wales and the original Acts, Regulations and any amendments should be referred to for the precise wording.

SUMMARY OF THE LEGISLATION RELATING TO BREEDING BIRDS

All wild species of breeding birds and their nests are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CROW) Act 2000. This legislation applies in England and Wales.

Part 1 (Section 1:1) of the WCA states that:

'If any person intentionally,

- (a) kills, injures or takes any wild bird;
- (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- (c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CROW Act 2000) refers to specific birds listed on Schedule 1 of the WCA, and states that:

'If any person intentionally or recklessly,

- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
- (b) disturbs dependent young of such a bird,

he shall be guilty of an offence and liable to a special penalty.'

Schedule 1 includes birds such as barn owl (*Tyto alba*), black redstart (*Phoenicurus ochruros*), wood lark (*Lullula arborea*) and Cetti's warbler (*Cettia cetti*). Please refer to the WCA for a complete list of Schedule 1 species.

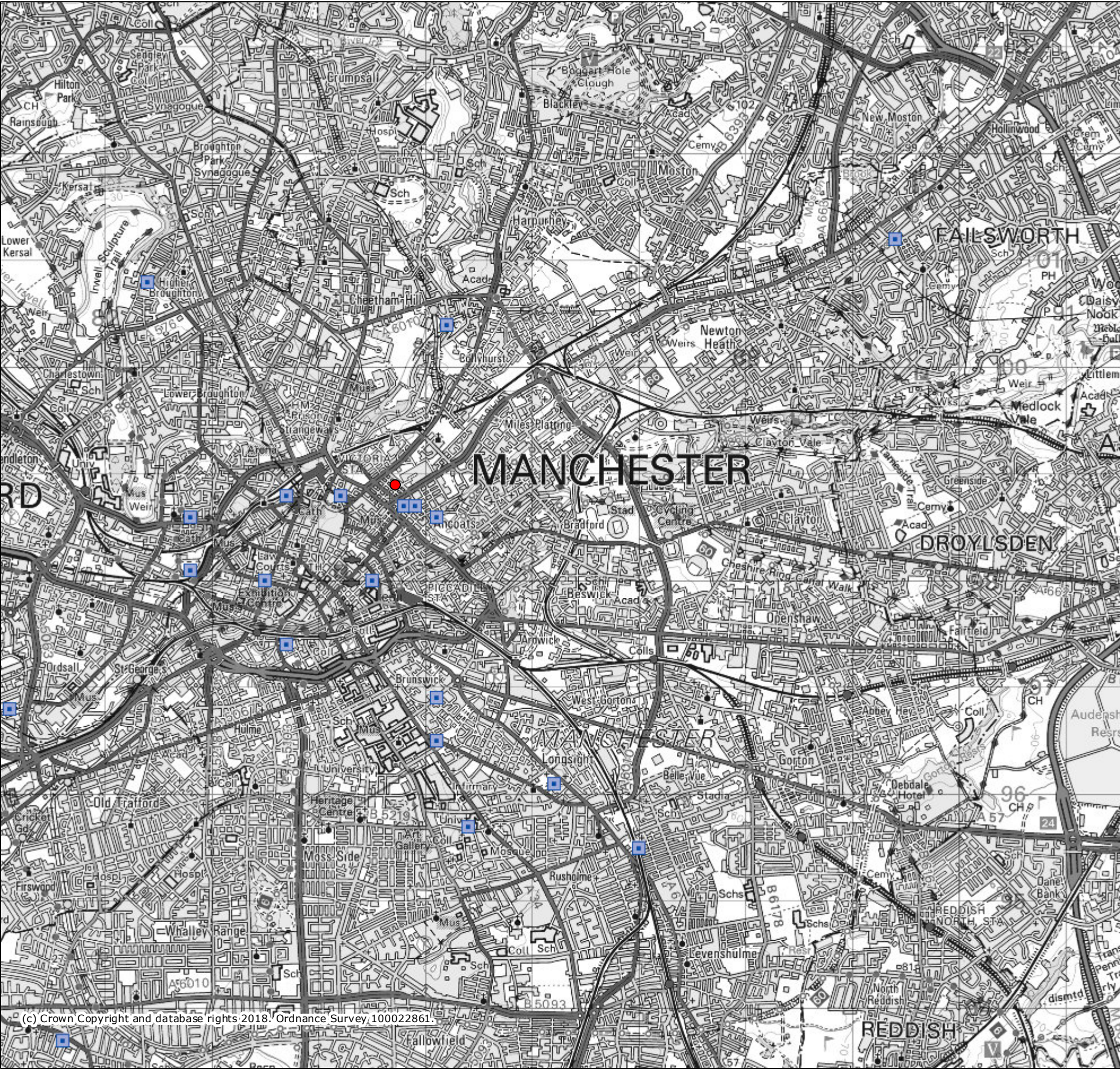
Some provisions are made to allow the killing and taking of certain species under certain circumstances, as follows:

- Birds listed on Schedule 2 (Part 1) of the Act may be taken or killed outside of the 'close season' for each individual species (the 'close season' is defined by the Act). This includes various wild duck and geese species.
- Birds listed on Schedule 2 (Part 2) of the Act may be killed or taken by authorised persons at all times. This includes species such as carrion crow (*Corvus corone*), black-billed magpie (*Pica pica*), feral pigeon (*Columba livia*) and greater Canada goose (*Branta canadensis*). An 'authorised person' is defined as a person who has written authorisation to undertake the act from the relevant statutory authority. The written authority is in the form of a licence, either a general licence which covers a number of the more typical 'pest' species, or an individual licence for other individual species. In England these licences are issued by Natural England and in Wales by the Welsh Assembly Government.

Please note: the above text provides a brief summary of the legislation in relation to breeding birds in England and Wales and the original Act and any amendments should be referred to for the precise wording.

APPENDIX 2

Desk Study Results



Legend

Granted European Protected Species Applications (England)

- Amphibian
- Bat
- Cetacean
- Invertebrate
- Other Mammal
- Plant
- Reptile

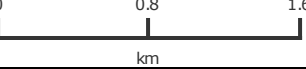
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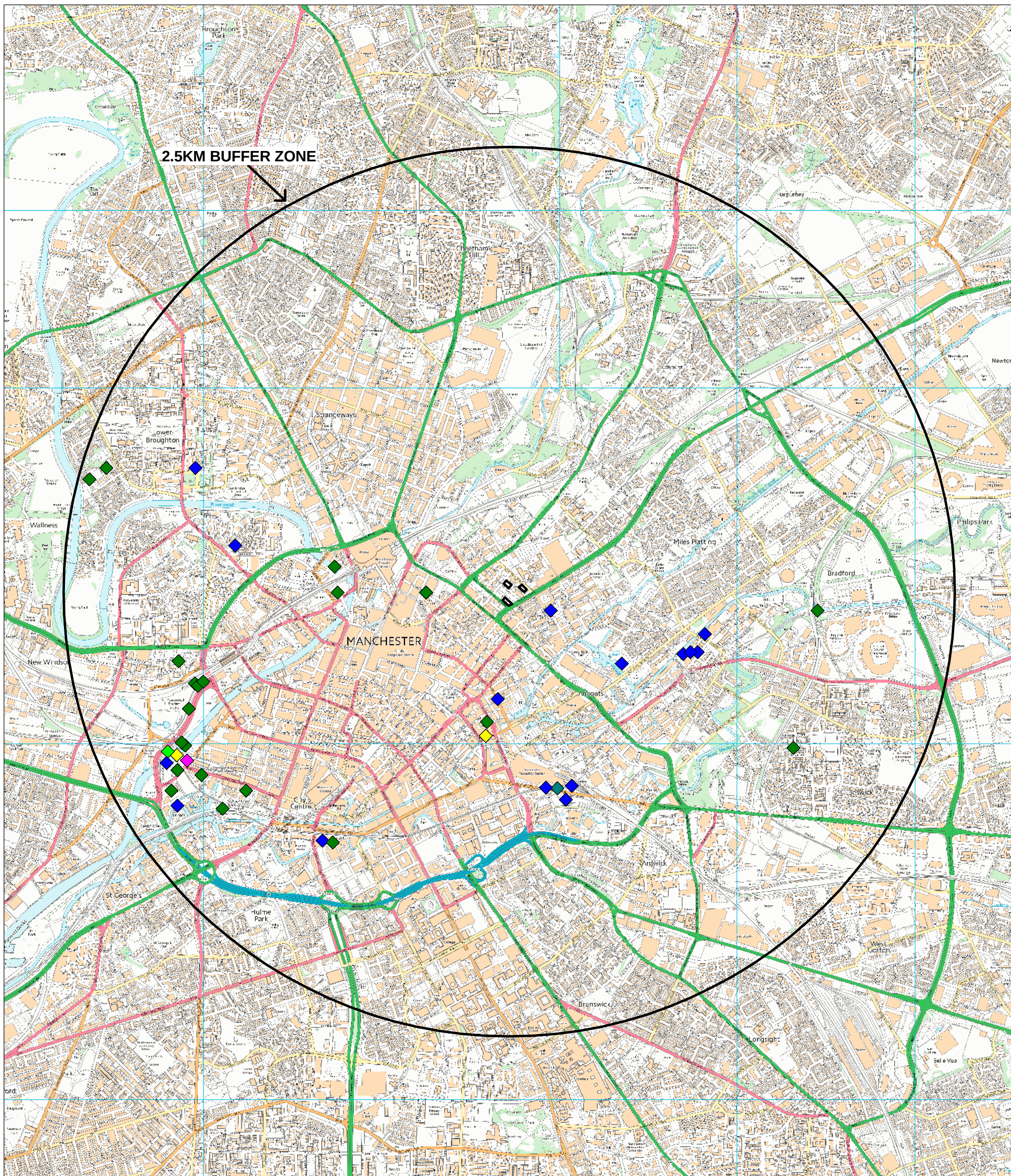
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KEY
BAT ROOSTS

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

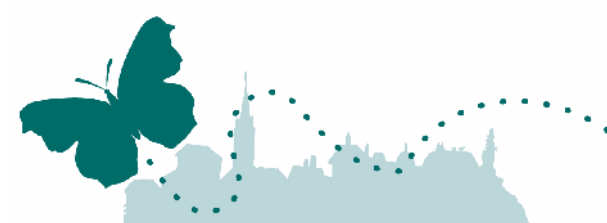
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CHADDERTON STREET - MAP 4

SCALE 1:20,000

BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

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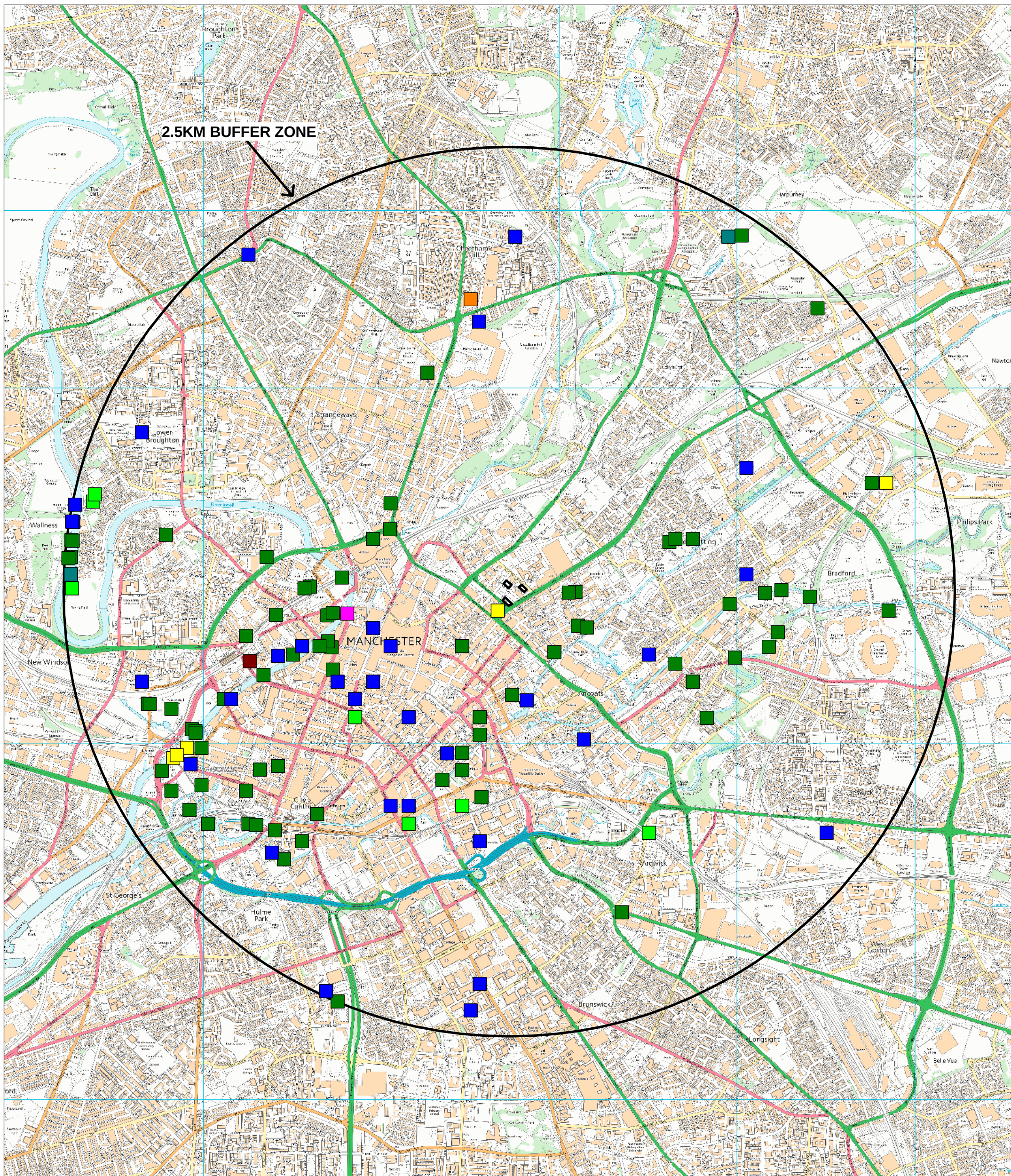
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Ecology Unit

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Email: gmeu@tameside.gov.uk

Date Produced: 24/07/2018



KEY
BATS OTHER SIGNS

- BAT SP
- BROWN LONG-EARED BAT
- COMMON PIPISTRELLE
- DAUBENTON'S BAT
- MYOTIS SP
- NATTERER'S BAT
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE

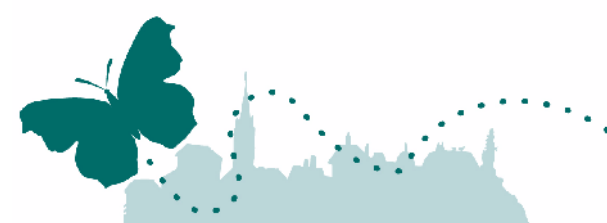
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CHADDERTON STREET - MAP 5

SCALE 1:20,000

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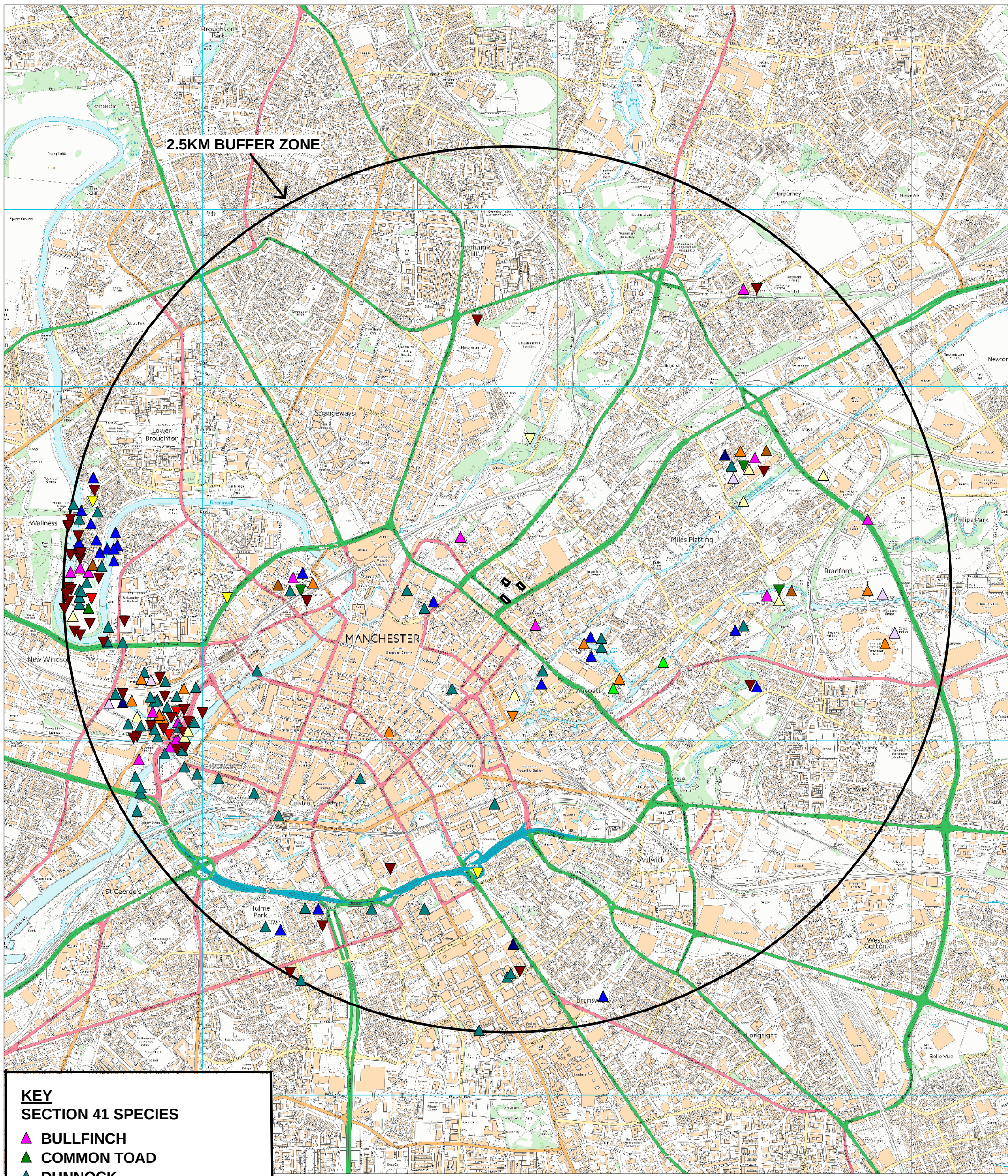
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Date Produced: 24/07/2018



KEY
SECTION 41 SPECIES

- ▲ BULLFINCH
- ▲ COMMON TOAD
- ▲ DUNNOCK
- ▲ GRASS-WRACK PONDWEED
- ▲ HEDGEHOG
- ▲ HERRING GULL
- ▲ HOUSE SPARROW
- ▲ LAPWING
- ▲ LESSER REDPOLL
- ▲ LINNET
- ▲ S41 MOTH
- ▲ SKYLARK
- ▲ SONG THRUSH
- ▲ SPOTTED FLYCATCHER
- ▲ YELLOW BIRD'S-NEST
- ▲ YELLOW WAGTAIL

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CHADDERTON STREET - MAP 6

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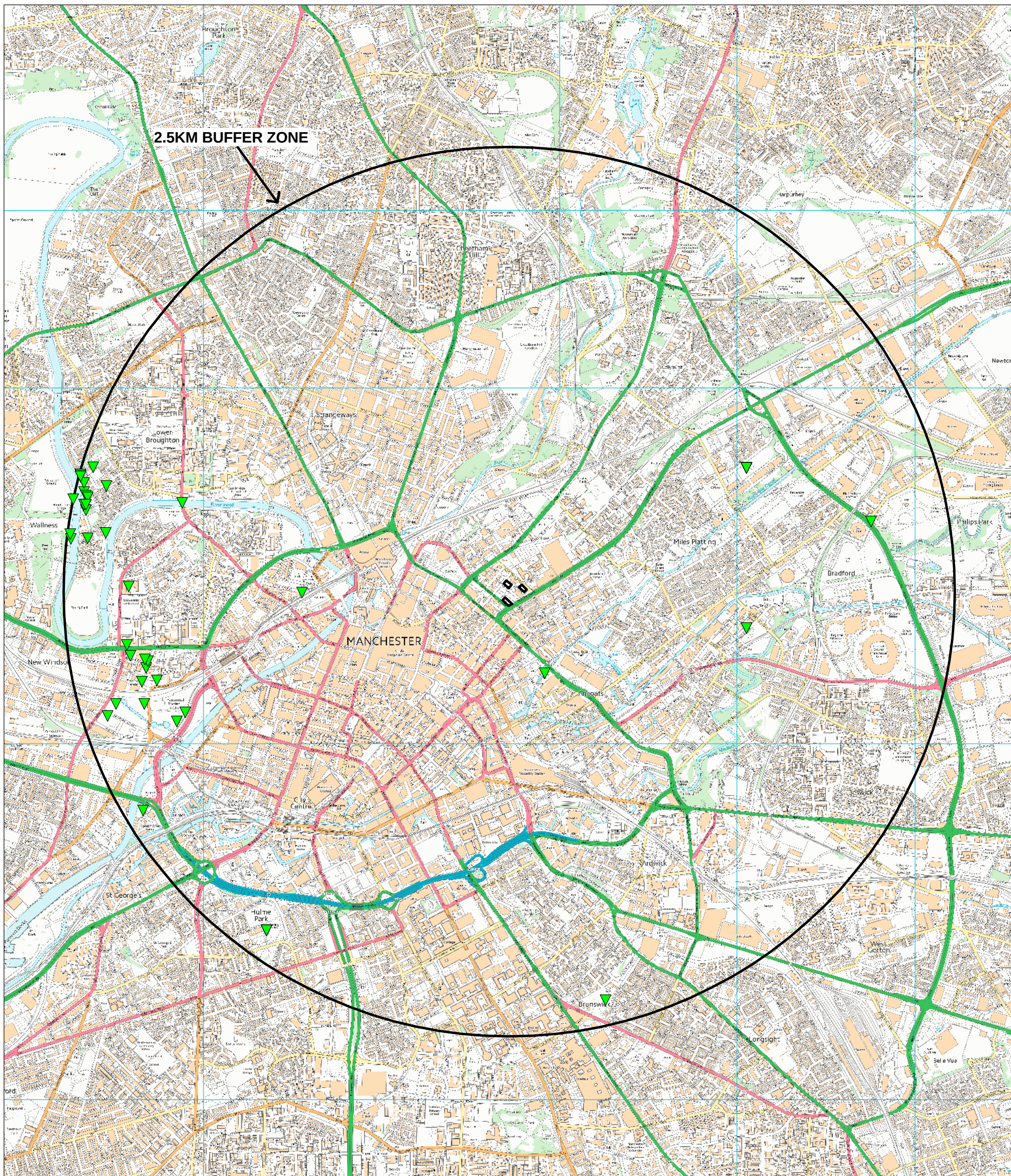
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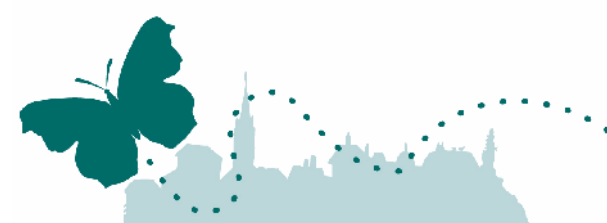
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 CHADDERTON STREET - MAP 7**

SCALE 1:20,000

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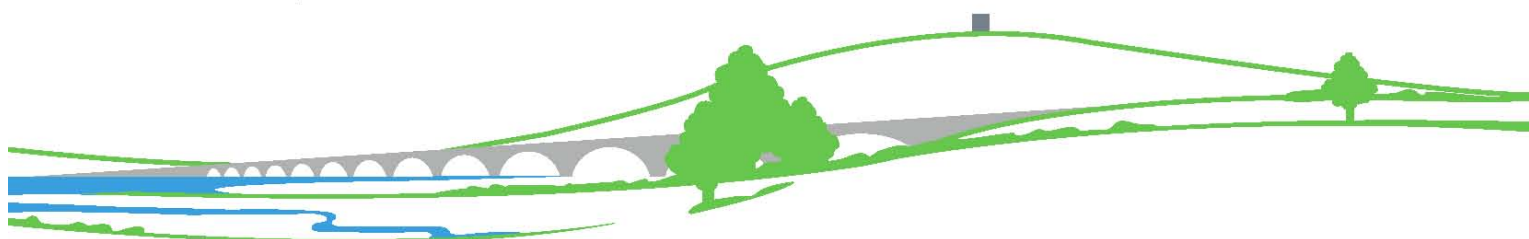


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