THE ENVIRONMENT PARTNERSHIP



BOWES STREET

MANCHESTER

ECOLOGICAL ASSESSMENT

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Executive Summary

1. TEP was commissioned by Rowlinson Constructions Ltd to carry out an ecological assessment of a plot of land at Bowes Street, Manchester to inform the proposal for residential dwellings as illustrated in the Buttress Proposed Site Plan (2016, Rev K). The site is centred at grid reference SJ 83989 95005. It lies east of Alexandra Park, separated by the Princess Parkway, within an existing residential area. Construction is scheduled to commence in autumn 2016 and be completed within 12 months.

2. A desk study and extended Phase 1 habitat survey were undertaken in June and July 2016 respectively to inform this assessment. Consideration has also been given to the Arboricultural Impact Assessment (TEP report ref 5809.002, June 2016).

3. The urban site lies within a residential area, well served by the local transport infrastructure, and in this regard forms a logical location for siting new housing provision.

4. Whilst the site is not allocated within the Core Strategy, Core Strategy policies apply to the site. Of particular relevance is Policy EN 9: Green Infrastructure which requires new development to maintain, and where possible enhance, local green infrastructure.

5. The site was cleared c.2013 and now supports a mosaic of bare ground, ephemeral / short perennial sward, species-poor modified neutral grassland and scattered scrub. A row of broad leaf trees stands along the eastern boundary with Broadfield Road and a number of log piles occur across the eastern third of the site. A substation stands on the northern edge, off Bowes Street.

6. No adverse impacts - either direct or indirect - are predicted on nature conservation designated sites. Recommendations are provided to mitigate the loss of 12 lime trees in the east of the site and the loss of the grassland sward and scattered scrub which have naturally colonised since the site was cleared. Recommendations to avoid accidental adverse impacts on nesting birds are also set out. Opportunities to optimise the green infrastructure on site in line with planning policy EN9 include for measures to create 'green buildings' as well as options for future consideration within any planting plans.

1.0 Introduction

1.1 TEP was commissioned by Rowlinson Constructions Ltd to carry out an ecological assessment of a plot of land at Bowes Street, Manchester to inform the proposal for residential dwellings. The site is centred at grid reference SJ 83989 95005, with site location plan provided in Appendix A. It lies east of Alexandra Park, separated by the Princess Parkway, within an existing residential area. The Proposed Site Plan is illustrated in Buttress drawing rev K, 2016. Construction is scheduled to commence in autumn 2016 and be completed within 12 months.

1.2 The following ecological surveys have been carried out by TEP to inform this assessment:

- desk study; and
- extended Phase 1 habitat survey.

1.3 In parallel with the ecological assessment, TEP was appointed to complete an Arboricultural Impact Assessment (AIA) (TEP report ref 5809.002, June 2016), which has been given due consideration herein.

1.4 The objectives of this report are as follows:

- describe the existing vegetation and give an overview of the habitats present on the site;
- identify any features of conservation value such as designated sites and protected or notable habitats and species within the site or the wider zone of influence;
- advise of further survey or mitigation requirements that may be needed to inform the evolving proposal; and
- outline opportunities for biodiversity enhancement in line with the requirements of the National Planning Policy Framework.

2.0 Methods

Desk Study

2.1 Information regarding protected sites, notable habitats and existing species records within a 1km radius of central grid reference SJ 83989 95005 was gathered from the sources listed in Table 1. Species records can provide a useful indication of the species present within the search area, although the absence of a given species from the dataset cannot be taken to represent actual absence.

Table 1: Desk study information sources

Source	Nature of Information
MAGIC Map [1]	Maps showing legally protected sites and habitats of value to biodiversity
Greater Manchester Ecology Unit (GMEU)	Local wildlife site citations and species records
Google Maps	Satellite imagery

2.2 Relevant policies from the local plan(s) relating to biodiversity were also identified

Extended Phase 1 Habitat Survey

2.3 A Phase 1 Habitat survey was completed by S Swindlehurst MCIEEM CEnv on 05 July 2016, using the standard JNCC Phase 1 habitat assessment method (2010) [2]. This method records the habitat types present in and immediately surrounding the site, based on the JNCC descriptions. Plant species were identified in accordance with Stace (2010) [3] and recorded as target notes using the DAFOR [4] scale. Target notes were also used, where appropriate, to record incidental records of, or features that may support, protected and notable species. Weather conditions during the survey were cool and dry.

[1] Government Multi Agency Geographic Information for the Countryside www.magic.gov.uk

[2] JNCC (2010) Handbook for Phase 1 Habitat Survey: A technique for environmental audit. Joint Nature Conservation Committee, Peterborough
[3] Stace, C. (2010) New Flora of the British Isles. 3rd Ed. Cambridge University Press
[4] DAFOR = Dominant, Abundant, Frequent, Occasional & Rare

3.0 Results

3.1 The site is not allocated within the Core Strategy. Nevertheless, Core Strategy policies apply to the site. Of particular relevance is Policy EN 9: Green Infrastructure which requires new development to maintain, and where possible enhance, local green infrastructure. Green roofs, green walls, tree planting and other forms of green infrastructure are explicitly referenced to allow for the adaption to climate change in heavily urbanised areas.

Designated Sites & Notable Habitats

3.2 The results of the desk study are provided in Appendix A. No sites designated for nature conservation were identified through the desk study.

3.3 Priority Habitats listed in the MAGIC Map database occur at Alexandra Park, beyond the Princess Parkway. These include deciduous woodland and wood pasture & parkland.

Habitats & Flora

3.4 The Phase 1 habitat map is provided in drawing G5809.001, with accompanying target notes in Appendix B and photographs in Appendix C.

3.5 The site supports a mosaic of hardstanding predominantly colonised by mosses, ephemeral / short perennial sward, species-poor modified neutral grassland and scattered scrub. A row of broad leaf trees stands along the eastern boundary with Broadfield Road and a number of log piles occur across the eastern third of the site. A substation stands on the northern edge, off Bowes Street. Each of these habitats is described below.

Grassland Habitats

3.6 Species-poor modified grassland of reasonable species diversity extends across the eastern end of the site, associated with the former Moss Gardens. This grassland type naturally regenerates on disturbed ground and is unmanaged. It most commonly occurs in urban areas, on road verges, abandoned amenity grass and post-industrial land, often in mosaic with other naturally colonising habitat types. At Bowes Street it occurs in mosaic with ephemeral/short perennial grassland, small patches of bare cleared ground (less than the minimum mappable unit) and occasional scattered scrub, creating structural diversity.

3.7 In the western end of the site, the modified grassland is notably herb-poor and appears more rank, with taller and tussocky sward. Here scattered scrub occurs throughout the grassland area.

3.8 Ephemeral / short perennial sward is used to map those areas naturally colonised on previously cleared ground. Whilst this vegetation has some species and structural diversity, the sward is shorter and patchy, occurring in mosaic with bare (previously cleared) ground.

3.9 Hardstanding in the north of the site is predominantly colonised by mosses, with few scattered grasses and herbs, which are establishing from the surrounding vegetated areas.

Trees, Scrub and Log Piles

3.10 A row of 12 sub-mature lime trees stand along the east boundary with Broadfield Road, forming a line of continuous canopy cover in an otherwise heavily urban area. None of the trees offer features with bat roost potential.

3.11 Self-sown scattered scrub occurs widely across the site, particularly the southern half. The scrub includes frequent silver birch *Betula pendula*, butterfly-bush *Buddleija davidii* and goat willow *Salix caprea*, with occasional crack willow *Salix fragilis* and both sycamore *Acer pseudoplatanus* and poplar *Poplar* sp. at rare occurrence.

3.12 A small number of log piles occur across the eastern third of the site, resulting from previous clearance of trees. The log piles are typically surrounded by grassland, ruderal and scattered scrub vegetation as described above.

Building

3.13 The substation is a single flat roof building located on the northern boundary, alongside Bowes Street. The brickwork is tight and, as a whole, the building offers no features suitable for roosting bats. Pigeons were noted to perch on top of the building at the time of survey. The suitability for nesting birds is addressed under the subheading 'Fauna' below.

Fauna

3.14 Full details of species identified in the desk study are provided in Appendix A. In summary, species records provided by GMEU include:

- Birds including Black redstart (listed on Wildlife & Countryside Act 1981 as amended, Schedule 1) and house sparrow, dunnock, starling, black redstart, song thrush and bullfinch (all Natural Environment & Rural Communities Act 2006, Section 41 listed). A heronry is also recorded at Alexandra Park.
- Bats including common and soprano pipistrelle, noctule and brown long-eared (listed on the Conservation of Habitats & Species Regulations 2010 as amended, Schedule 2, and Wildlife & Countryside Act 1981, Schedule 5.
- Hedgehog (s41 listed).

3.15 Black redstart occurs in central Manchester on open ground habitats (or those that mimic open ground), as identified in the desk study. Areas of bare ground do occur within the site but as these are relatively small and adjacent to areas of taller scrub vegetation and/or the surrounding pavements and roads, it is highly unlikely that these would be utilised by the species. Black redstart is not therefore considered further in this assessment.

3.16 The trees offer habitat suitable for birds to nest, although the scrub is generally too young. The flat roof substation has few features that would offer shelter for nesting; these are generally limited to the locations where the drainpipe passes through the walls (which stand proud of the roof).

3.17 The mosaic of scrub and grassland habitats as well as the trees offer a sizeable patch of foraging habitat to birds, which complements the other local habitats such as Alexandra Park, the tree canopy and wildflower verges that extends along the Princess Parkway, and local residential gardens.

3.18 Presence of reptiles is considered unlikely given the urban locale and extent of road infrastructure which surrounds the site, leaving little opportunity for such species to colonise. Reptiles are not considered further in this assessment.

3.19 The mosaic of habitats is suitable for invertebrates and a number of common and widespread butterflies were incidentally noted during the extended Phase 1 survey. Arguably, the site is also therefore of some value to bats as part of a larger range which, as mobile species, may forage in the locale.

4.0 Conclusions & Recommendations

4.1 This section concludes the potential impacts on ecological receptors associated with the proposed development. Consideration is given to the 'mitigation hierarchy', i.e. that impacts are first avoided or where this is not practicable, mitigated and as a final resort, compensated (offset). Recommendations are provided in accordance with planning policy EN9.

4.2 The urban site lies within a residential area, well served by the local transport infrastructure, and in this regard forms a logical location for siting new housing provision. The proposed development (Buttress Proposed Site Plan, 2016, Rev K) shows the layout of residential dwellings, private gardens, parking and road infrastructure. No planting strategy has yet been provided for assessment. This assessment should be read in conjunction with the AIA (TEP, June 2016).

Designated Sites & Notable Habitats

4.3 There are no designated site nearby and Alexandra Park (specifically the woodland habitats within) is the only notable habitat area. Given the relatively low number of new dwellings proposed and the positive management of the park to accommodate recreational activity, no adverse impacts are predicted.

Habitats & Flora

4.4 The proposed development requires removal of all 12 lime trees and all scattered scrub across the site to maximise the developable land area. As described in the AIA, "*The proposed removal of trees can be partly mitigated within the site with replacement tree planting where space is available. Additional tree planting may be required in nearby areas, in agreement with Manchester City Council*". Suggested locations on site include "*east of the proposed community centre*". Species suggested in the AIA include field maple (*Acer campestre*), common beech *Fagus sylvatica,* small-leaved lime *Tilia cordata,* and varieties with compact mature crown such as varieties of birch *Betula*, sp. and rowan *Sorbus* sp. Suitable locations for planting include the separation between the east-most parking access and Broadfield Road (approx. grid reference SJ 84154 95014), at the end of all parking bays, road frontage at the western end of the site, and the public open space proposed north of Alexandra Avenue (approx. SJ 83903 95012). Such mitigation is partial as the loss of established trees and replacement with young planted specimens will incur some residual impact until the new planting establishes (typically over ten years for trees).

4.5 The mosaic of grassland and scattered scrub habitats will be lost to the proposed development and replaced, in part, with residential gardens for dwellings in the east of the site and amenity space for the Extra Care provision in the west. Opportunities for planting in communal spaces to maximise the species and structural diversity of vegetation on site are as follows:

- Street trees & standards in residential gardens - use of a range of locally appropriate species as described above.
- Fruit trees - such as apples *Malus* spp and cherries *Prunus* spp grown as standards or espalier across built structures or along fences. Species

suitable for shallow soils and the urban environment may, for example, include dwarf fruiting varieties.

- Shrubs and climbers - selection of a range of locally-appropriate species to provide an overall palette with nectar and berry producing species as a foraging resource, and with extended flowering period. Suitable examples are listed on the RHS Plants for Pollinators List, the BTO Plants for Birds and English Nature Plants for Wildlife publications.
- Grassland - selection of species mix and long-term management to reflect the wildflower verges successfully used along the Princess Parkway. Accordingly, a bespoke planting list should logically be informed by consultation with the Council.
- Food growing - opportunities for local food growing benefit social sustainability as well as biodiversity, and are particularly relevant to the Bowes Street site where Moss Gardens previously stood. Successful examples of community food-growing initiatives include those at the Hulme Community Gardens, the Kindling Trust [5] and Incredible Edible Todmorden [6]. See comment on fruit trees above.

4.6 Local Plan Policy EN9 encourages "green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaptation of climate change in heavily urbanised areas". Vertical habitat can be achieved through use of trellis or framework of appropriate materials to maximise landscape and visual benefit that is attached to or set away from buildings or through use of vertical wires (e.g. spanning ground to roof overhang) as a matrix for climbers (as described above) to grow. Extensive green roofs can readily be installed and maintained on communal (e.g. bin stores and cycle sheds) and utility (e.g. substation) buildings. Such adaptations for green structures not only provide benefit in terms of wildlife, urban cooling and energy efficiency but also in terms of landscape and local ownership.

Nesting Birds

4.7 Any unavoidable felling or crown reduction should be scheduled outside of the nesting bird season. Native nesting birds, their nests and eggs are protected under the Wildlife & Countryside Act 1981 (as amended) from damage and destruction, from the time of nest construction to fledging of the young. It is therefore recommended that works be completed outside the nesting bird season, and that replacement nest features are provided as part of the new housing design.

4.8 Creation of habitats as described above, as well as the creation of residential gardens, is predicted to offer foraging and future nesting habitat to urban birds. Appropriate species for consideration in the future planting plan include those included on the BTO Plants for Birds list.

[5] http://kindling.org.uk/growing-manchester-launched-0
[6] http://incredible-edible-todmorden.co.uk/

4.9 Further enhancement could be achieved through provision of nest boxes, where these are provided at appropriate height and aspect in proximity to vegetation, away from disturbance and artificial lighting. Twelve boxes are considered appropriate for the Bowes Street scheme. The design and siting of boxes would be determined during detailed design but would, for example target locally appropriate species such as house sparrow. The boxes could form part of a site-specific art installation.

Invertebrates

4.10 Provision of planting as described above will, once established, create habitat for invertebrates to forage and, as stepping stones, disperse through the site. Particular species of benefit include those of the RHS Plants for Pollinators List.

APPENDIX A: Desk Study

Desk Based Ecology Assessment

Bowes Street
Manchester
Approximate Central Grid Reference: SJ 83989 95005

Contents

- **Site location plan**
- **Extract from local plan**
- **Extracts of relevant planning policies**
- **Local species records**
- **Local and National site designations**
- **Habitat inventory records**

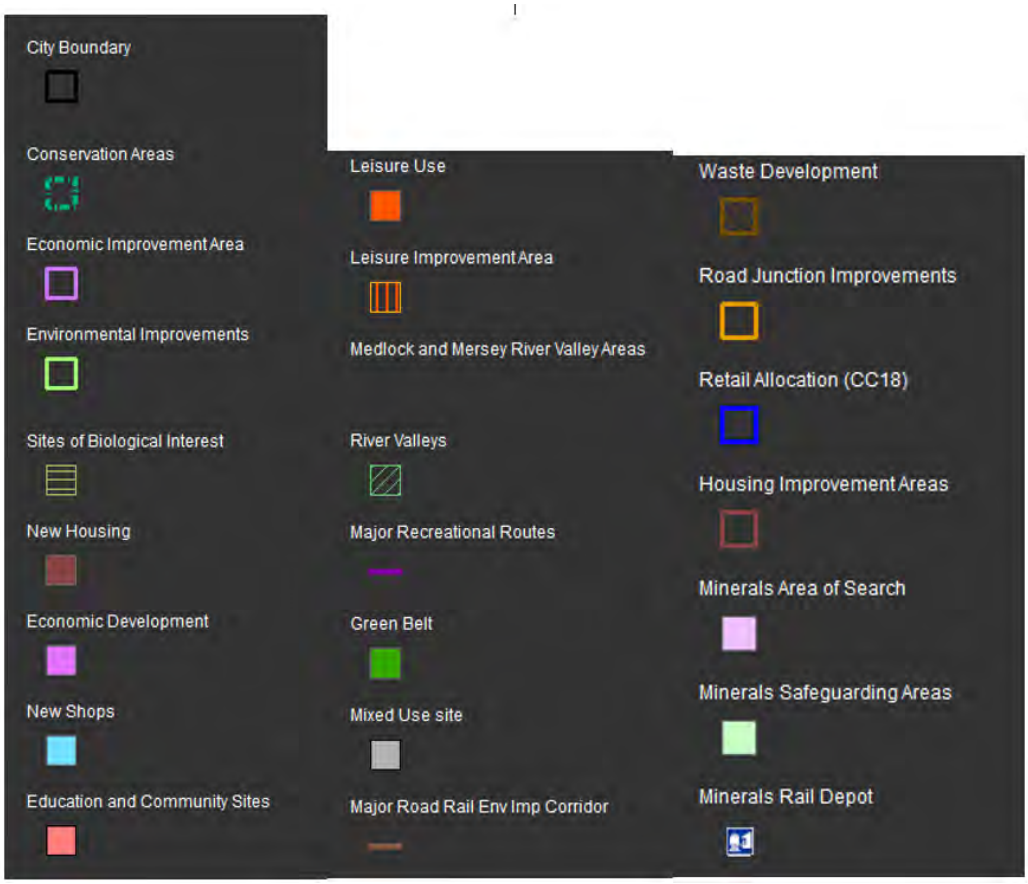
Site Location Plan



Contains Ordnance Survey data © Crown copyright and database right 2015

Extract from Manchester City Council Core Strategy Local Plan (adopted July 2012) and Supporting Key





Extracts of Relevant Planning Policies and Supplementary Planning Guidance

Policy EN 9
Green Infrastructure
New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Key features of Manchester's green infrastructure will include:

- The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.
- The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, for example the River Irk, River Medlock, Chorlton Platt Gore, Gatley Brook, Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity.
- The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme.
- The encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas.
- New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management.

Policy EN 15
Biodiversity and Geological Conservation
The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- sites with international or national designations for their biodiversity value. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a
- Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham);
- other sites of biodiversity value, including Sites of Biological Importance (SBIs) and
- Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the
- Rochdale and Ashton Canals) and 7 LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester
- Biodiversity Action Plan (GM BAP);
- protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- sites that are recognised for their geological importance;

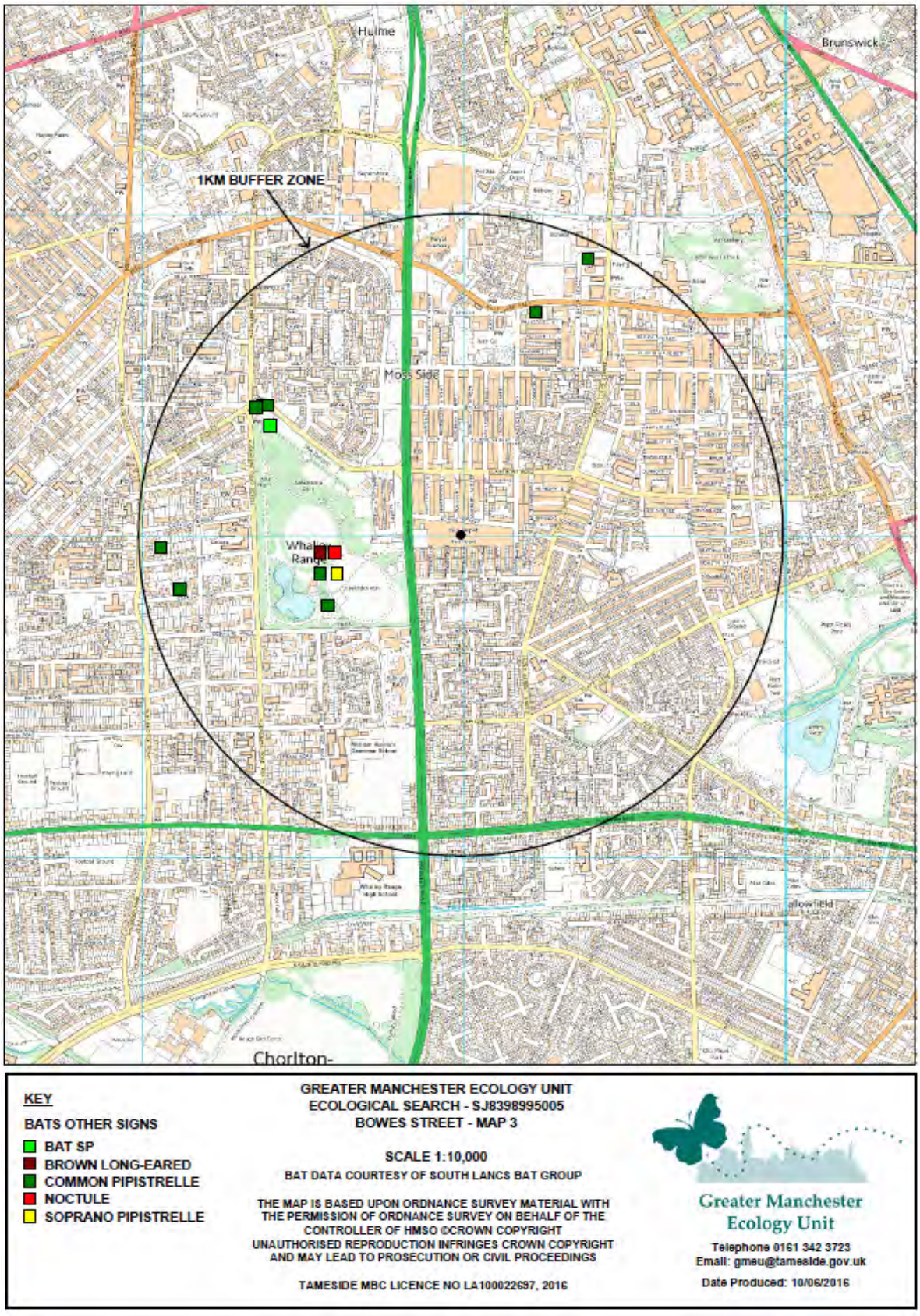
- the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

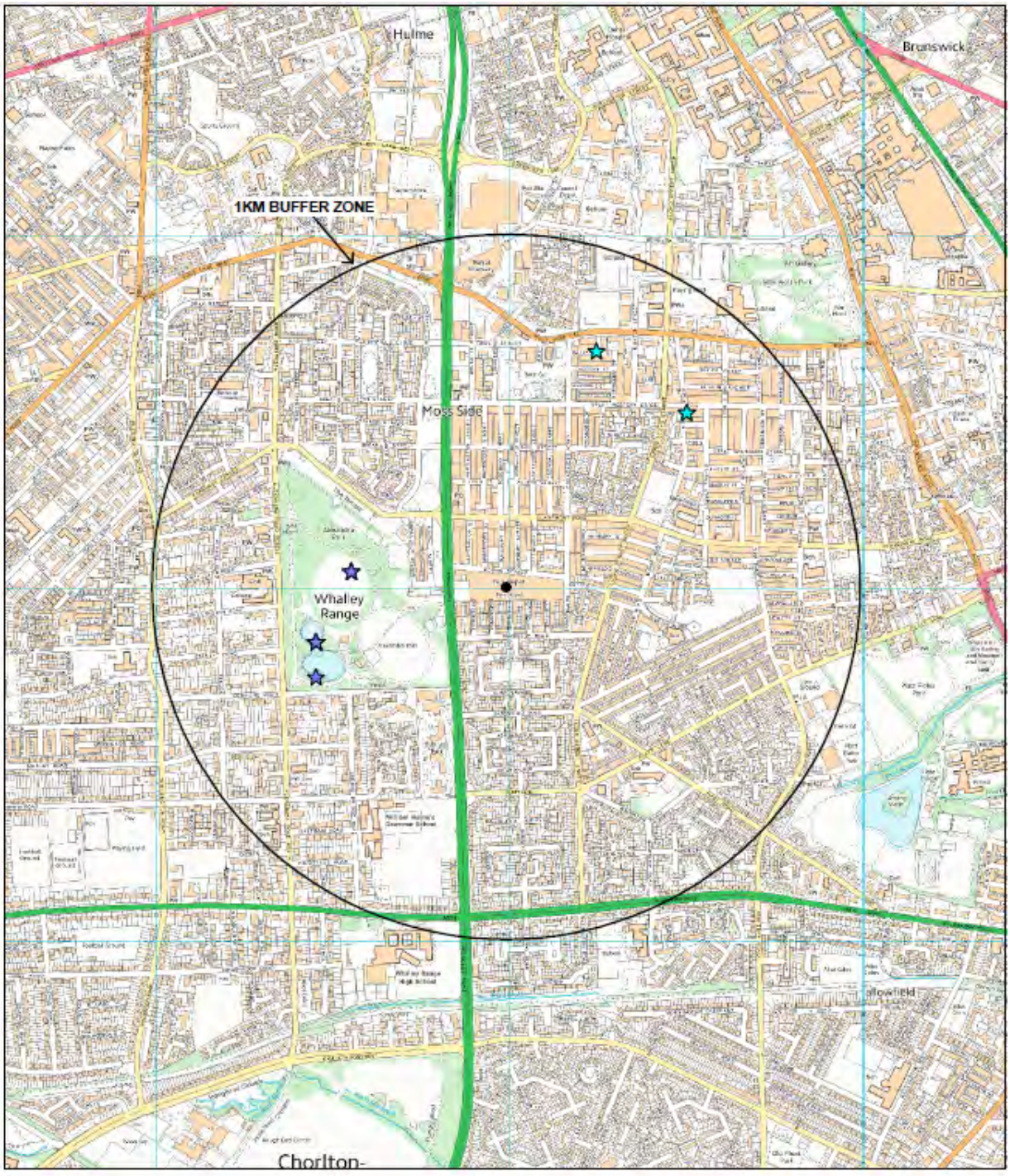
Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate, with reference to:

- the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks;
- the Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook Corridor and Nutsford Vale;
- the Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages;
- Manchester's Climate Change Action Plan;
- the Strategic Flood Risk Assessment (SFRA) for Manchester;
- the Habitats Regulations Assessment (HRA) for Manchester, which gives detailed consideration to Special Areas of Conservation (SACs), including the Rochdale Canal
- SAC just outside the district boundary;
- the River Basin Management Plan for the North West;
- the Manchester Tree Strategy.

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.
Development should wherever possible seek to maintain, enhance or restore existing geology.

Maps provided by Greater Manchester Ecology Unit of Species Data within 1km





KEY
PROTECTED SPECIES
BLACK REDSTART
HERONRY

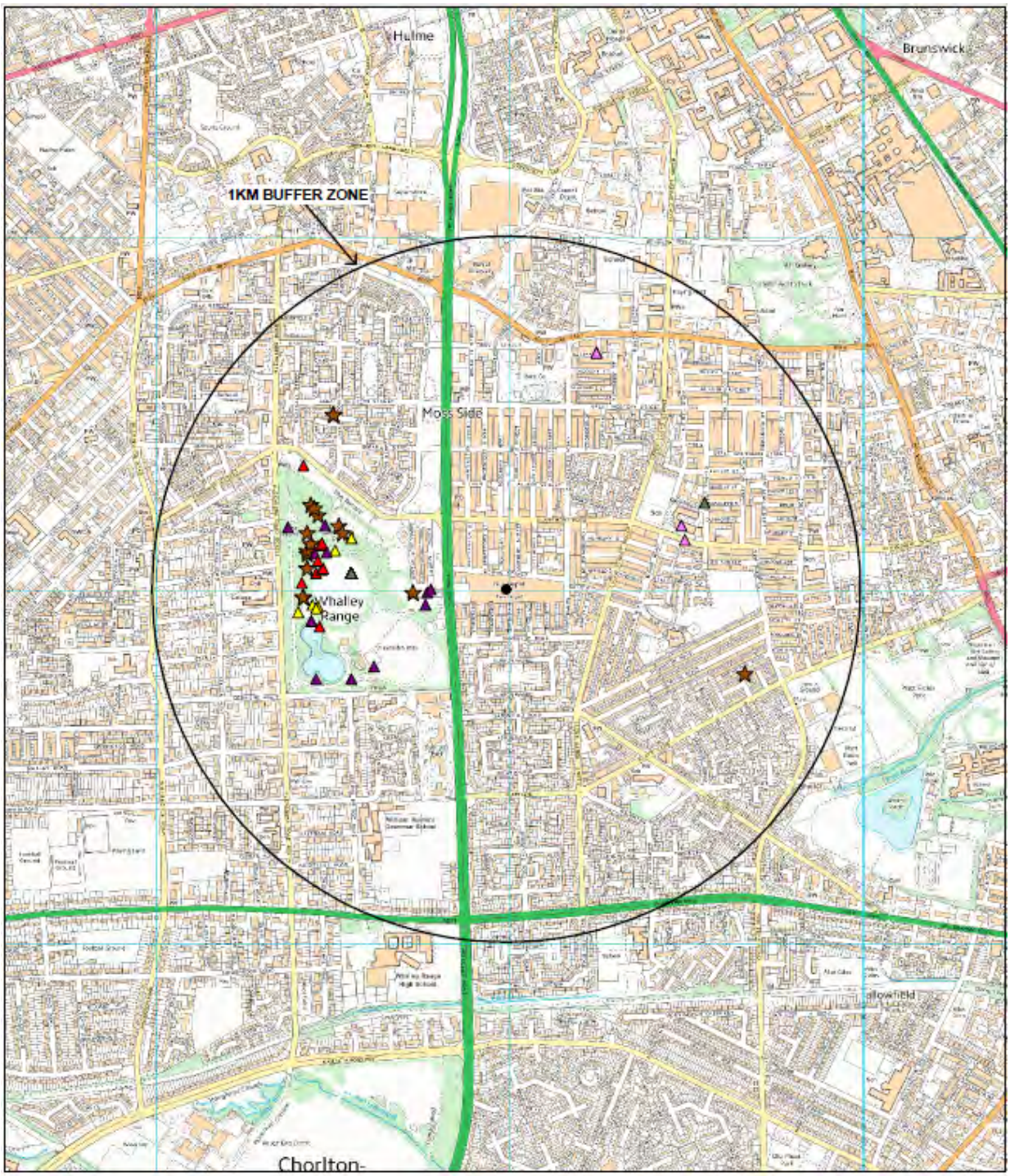
GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ8398995005
BOWES STREET - MAP 1

SCALE 1:10,000

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Date Produced: 10/06/2016



KEY
SECTION 41 SPECIES
- BULLFINCH
- DUNNOCK
- HOUSE SPARROW
- SONG THRUSH
- STARLING
- WEST EUROPEAN HEDGEHOG

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ8398995005
BOWES STREET - MAP 4

SCALE 1:10,000

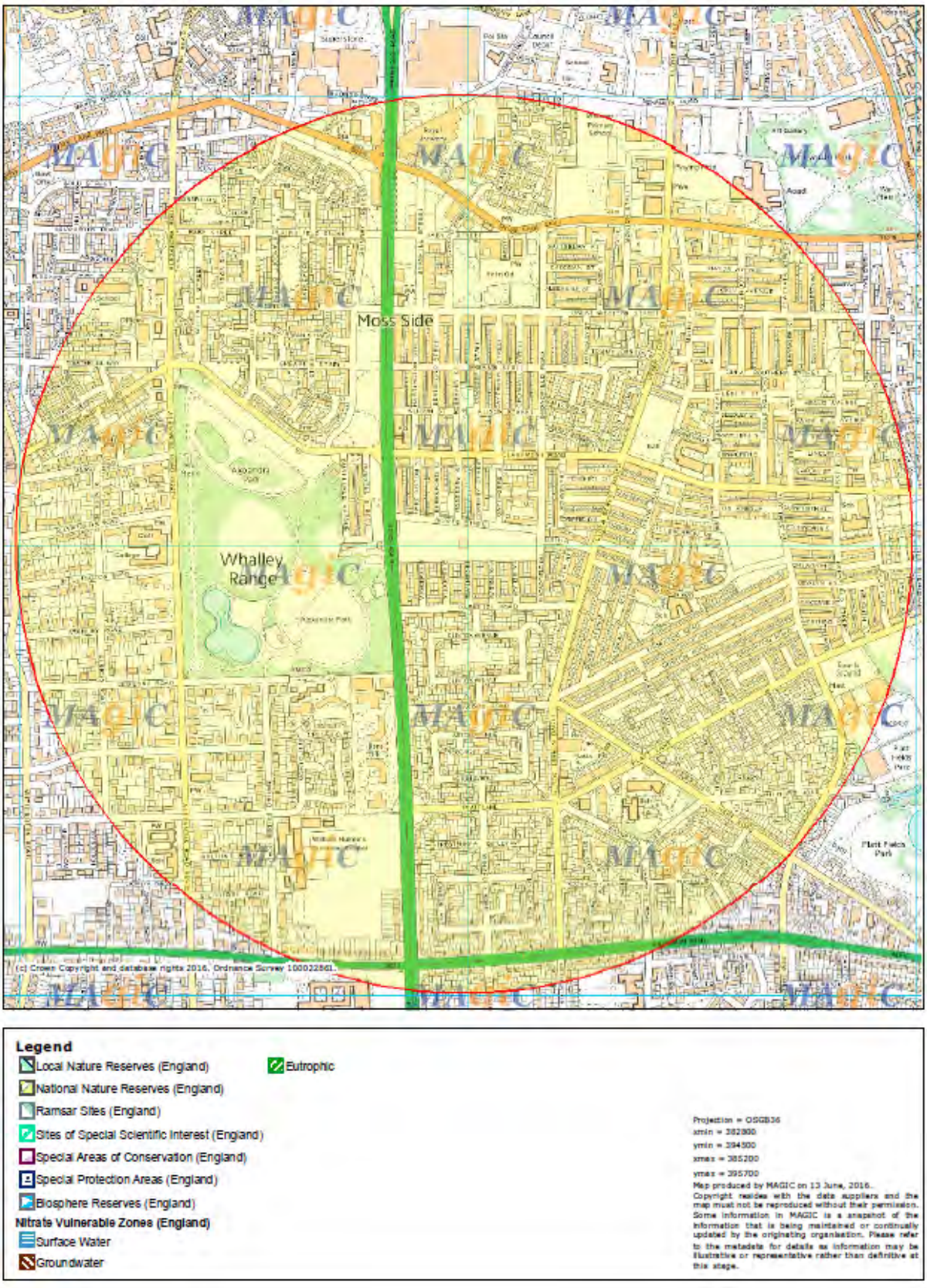
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Date Produced: 10/06/2016

MAGIC Map 1km Search Zone for Designated Wildlife Sites



MAGIC Map 1km Search Zone for Designated Wildlife Sites

No sites found.

MAGIC Map Search for SSSI Impact Risk Zones for Site Only

SSSI Impact Risk Zones – to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?

2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications

Infrastructure

Wind & Solar Energy

Minerals, Oil & Gas

Rural Non Residential

Residential

Rural Residential

Air Pollution

Pig & poultry units, slurry lagoons > 4000m³

Combustion

General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

Waste

Composting

Discharges

Water Supply

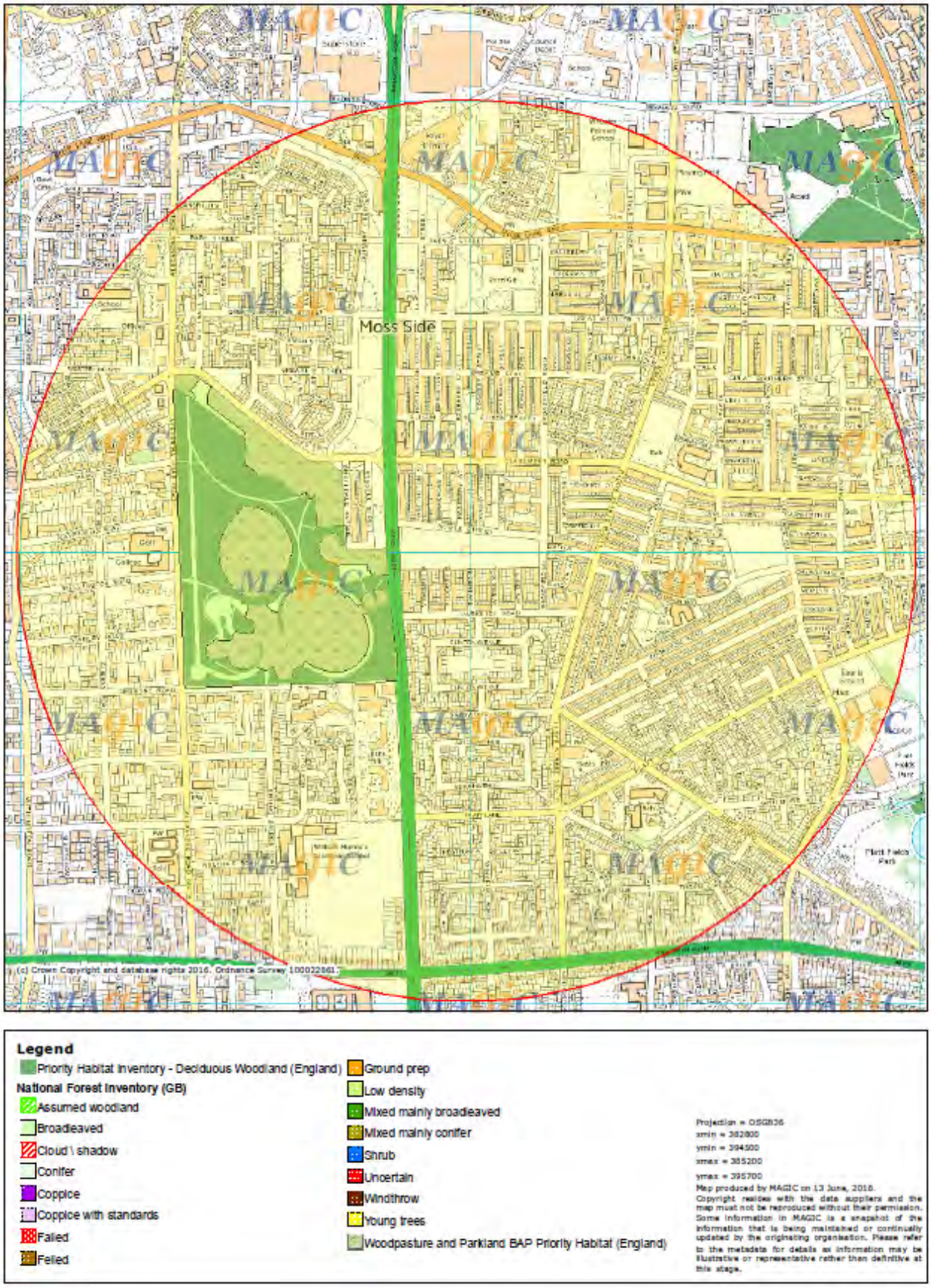
GUIDANCE – How to use the Impact Risk Zones

/Metadata_for_magic/SSSI IRZ User Guidance v2.5 MAGIC 10Mar2016.pdf

Sites of Special Scientific Interest (England)

No Features found

MAGIC Map 1km Search Zone for Habitat Inventory Data



APPENDIX B: Target Notes

Target Notes Report

BOWES ST

Target Note BOWES ST T001

Ephemeral / short perennial sward naturally colonised on previously cleared ground. Reasonable species diversity and, with patchy cover, also structural diversity.

Epilobium parviflorum	Hoary Willowherb	F
Tussilago farfara	Colt's-foot	F
Cerastium fontanum	Common Mouse-ear	O
Filago vulgaris	Common Cudweed	O
Hordeum murinum	Wall Barley	O
Poa annua	Annual Meadow-grass	O
Trifolium dubium	Lesser Trefoil	O
Filago germanica	Common Cudweed	O
Achillea millefolium	Yarrow	R
Agrostis capillaris	Common Bent	R
Anagallis arvensis	Scarlet Pimpernel	R
Cirsium vulgare	Spear Thistle	R
Cynosurus cristatus	Crested Dog's-tail	R
Epilobium montanum	Broad-leaved Willowherb	R
Geranium robertianum	Herb-Robert	R
Hypericum perforatum	Perforate St John's-wort	R
Lolium multiflorum	Italian Ryegrass	R
Plantago lanceolata	Ribwort Plantain	R
Prunella vulgaris	Selfheal	R
Ranunculus repens	Creeping Buttercup	R
Senecio jacobaea	Common Ragwort	R
Sonchus asper	Prickly Sow-thistle	R
Sonchus oleraceus	Smooth Sow-thistle	R
Taraxacum officinale agg.	Dandelion	R
Trifolium pratense	Red Clover	R
Trifolium repens	White Clover	R
Tricitum aestivum	Wheat	

Target Note BOWES ST T002

Species-poor short MG sward with greater diversity associated with the former Moss Gardens which stood in the north east corner of the site. Occurring in mosaic with EPSP grassland and small patches of bare cleared ground (less than the minimum mappable unit), creating structural diversity.

Species listed are additional to those recorded under Target Note 001.

Sisymbrium officinale	Hedge Mustard	F
Chamerion angustifolium	Rosebay Willowherb	O
Holcus lanatus	Yorkshire-fog	O
Anagallis arvensis	Scarlet Pimpernel	R
Dactylorhiza fuchsii	Common Spotted-orchid	R
Anethum graveolens	Dill	R
Epilobium hirsutum	Great Willowherb	R
Galium saxatile	Heath Bedstraw	R
Geum urbanum	Wood Avens	R
Leucanthemum vulgare	Oxeye Daisy	R
Linaria purpurea	Purple Toadlax	R
Medicago sativa	Lucerne	R
Melilotus altissimus	Tall Melilot	R
Persicaria maculosa	Redshank	R
Prunella vulgaris	Selfheal	R

KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

Target Note BOWES ST T003

Substation building. Single storey, flat roof brick building.

Target Note BOWES ST T004

Rank MG grassland sward. Notably herb-poor. Taller and tussocky sward in comparison to the vegegation farther east.

Agrostis stolonifera	Creeping Bent	F
Holcus lanatus	Yorkshire-fog	O
Poa sp.	Meadow-grass species	O
Phleum bertolonii	Dill	R
Achillea millefolium	Yarrow	R
Cerastium fontanum	Common Mouse-ear	R
Epilobium parviflorum	Hoary Willowherb	R
Lolium multiflorum	Italian Ryegrass	R
Trifolium dubium	Lesser Trefoil	R

Target Note BOWES ST T005

Hardstanding colonised with mosses and, infrequently, short grasses and herbs which are establishing from the surrounding vegetated areas.

Target Note BOWES ST T006

Line of twelve sub-mature lime tees bordering Broadfield Road.

APPENDIX C: Site Photographs

Figure 1: View across site, south west toward Princess Parkway



Figure 2: View east showing example log pile, with line of sub-mature lime trees beyond



Figure 3: Vegetation in the east of the site at the former Moss Gardens

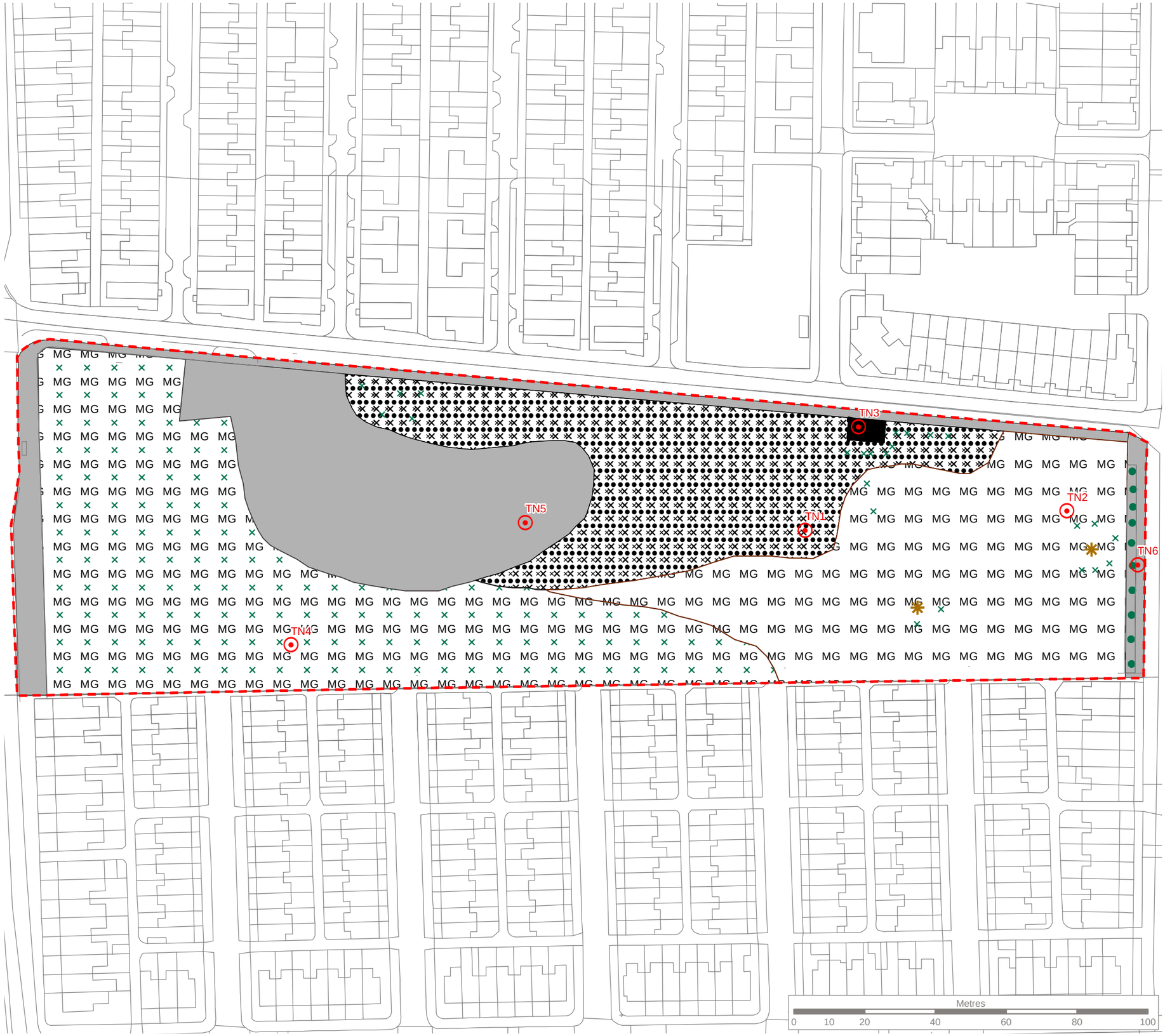


Figure 4: Substation building



DRAWINGS

Drawing 1 – Phase 1 Habitat Map
Buttress Proposed Site Plan (2016, Rev K).



KEY

- Survey boundary
- Target Notes
- Scattered Scrub
- Scattered Broad-leaved Trees
- Log Pile/Brash
- Species-poor Modified Neutral Grassland
- Buildings
- Bare Ground/Ephemeral Mix
- Hardstanding

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Site Map



Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

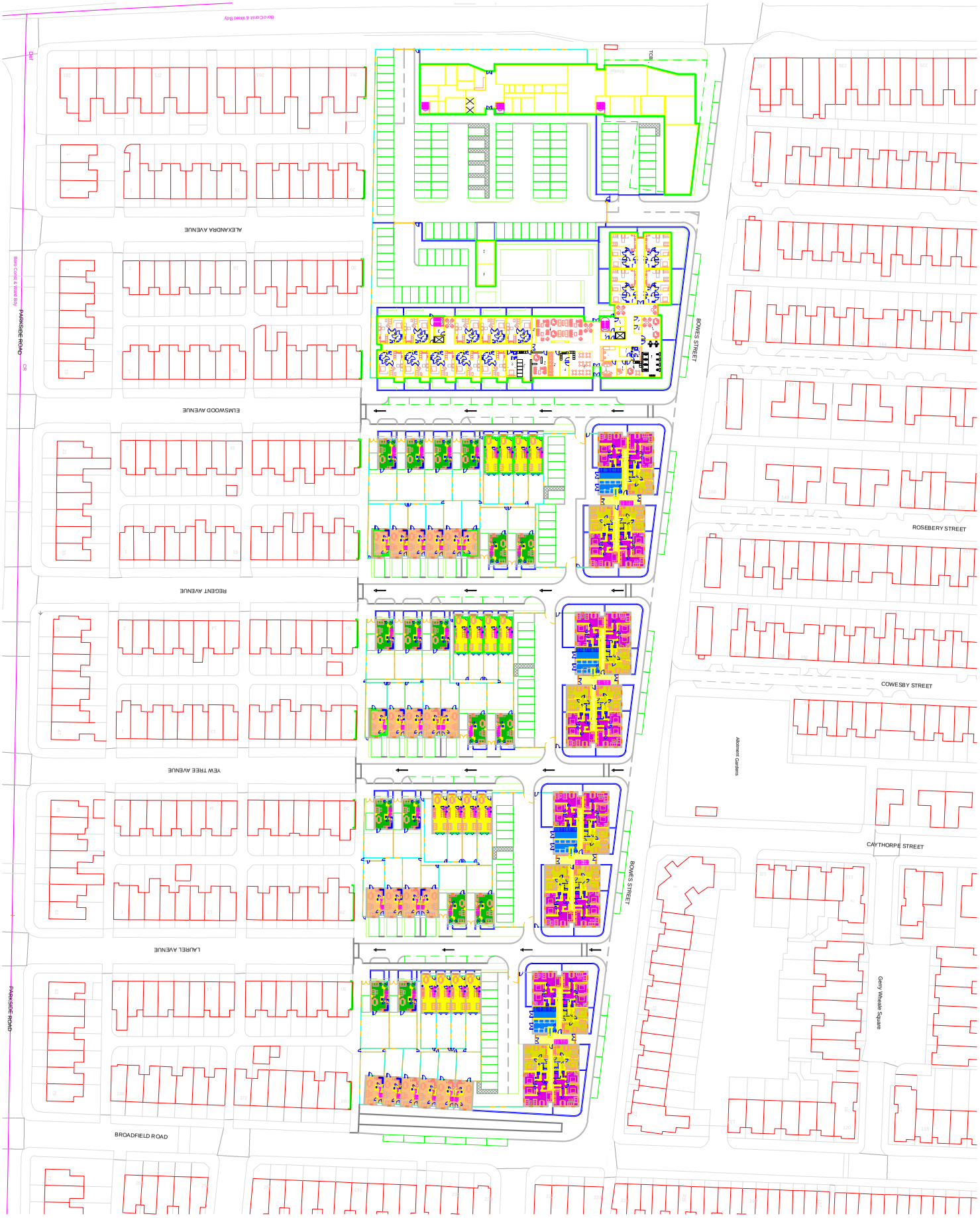
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Project
Bowes Street, Manchester

Title
Phase 1 Habitat Survey

Drawing Number
G5809.001

Drawn	Checked	Approved	Scale	Date
CM	SS	SS	1:1,100 @ A3	20/07/2016


ALEXANDRA AVENUE
ELMSWOOD AVENUE
REGENT AVENUE
YEW TREE AVENUE
LAUREL AVENUE
BROADFIELD ROAD
PARKSIDE ROAD
BOWES STREET
ROSEBERY STREET
COWESBY STREET
CAYTHORPE STREET
Allotment Gardens
Gerry Wheale Square

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