THE ENVIRONMENT PARTNERSHIP



HALLE ST PETER'S CHURCH

MANCHESTER

ECOLOGICAL ASSESSMENT

Document Title	Ecological Assessment
Prepared for	Hallé Concerts Society
Prepared by	TEP - Warrington
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Approved	Marj Nadouce

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AL(05)0003 - First Floor Proposals

AL(05)0005 - Proposals Roof Plan

Executive Summary

1. TEP was commissioned in June 2016 by Hallé Concerts Society, to undertake an ecological assessment of Halle St Peter's Church in Ancoats, Manchester.

2. The ecological assessment is required to inform a planning application to carry out refurbishment and extension works on the Grade II listed church building.

3. A habitat survey and daytime bat inspection of the church was undertaken by licenced bat ecologist Candice Howe BSc ACIEEM (Licence Ref: 2015-118116-CLS-CLS), (BSBI Field Identification Skills Level 3) on the 18th July 2016.

4. The church has features with moderate suitability for roosting bats, however the proposals will not be affecting the features with bat roosting potential. No further surveys are required.

5. The tower section of the church provides nesting habitat, mainly for pigeons. However, as the nesting area is significantly higher than proposed works, it is not considered likely to disturb the nesting sites.

6. The habitats on site are dominated by hardstanding and buildings, with flora limited to ephemeral/short perennial emerging vegetation.

7. No other protected species are implicated by the proposals.

8. Recommendations for enhancing biodiversity are provided in Chapter 5.0.

1.0 Introduction

1.1 TEP was commissioned in June 2016 by the Hallé Concerts Society, to undertake an ecological assessment of Halle St Peter's Church in Manchester.

1.2 The ecological assessment is required to inform a planning application to carry out refurbishment and extension works to the church. The proposals are shown in Drawings AL(05)0002; AL(05)0003 and AL(05)0005)

1.3 The report has the following objectives:

- Give an overview of habitats present on site and describe existing vegetation;
- Identify features of conservation value, such as species of habitats which are legally protected or of biodiversity importance; and
- Advise of the need for further surveys or mitigation requirements that might be needed prior to proposed works.

1.4 The Church is located off Hood Street in Ancoats, Manchester. The Church is surrounded by urban development. Figure 1 shows the location of the Church in the wider area.



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Figure 1. St Peter's Church and the wider area

2.0 Methods

Desk Study

2.1 A desk study was undertaken by reviewing online sources and records obtained from the local record centre (Table 1).

Table 1: Ecological Information and Consultations

SOURCE	NATURE OF INFORMATION
Magic Map	**Maps showing legally protected areas, designated sites and priority habitats**
Greater Manchester Ecology Unit (GMEU)	**Designated sites and protected species records**

Habitat Survey

2.2 A habitat survey was undertaken by ecologist Candice Howe BSc ACIEEM (BSBI Field Identification Skills Level 3) on 18th June 2016. The survey was carried out using the assessment methods set out in JNCC (2010) with habitat types and any incidental evidence of protected or invasive species noted.

Protected and Notable Fauna

2.3 During the habitat survey, the site was assessed for its potential to support protected species.

Daytime Bat Assessment

2.4 A daytime assessment of St Peter's Church was undertaken on 18th June 2016 by licensed bat consultant Candice Howe BSc ACIEEM (Licence Reference: 2015-11816-CLS-CLS).

2.5 The daytime assessment was undertaken in accordance with the Bat Conservation Trust (BCT) Guidance[1]. The building was searched externally and internally for any evidence of use by bats and classified according to the suitability for roosting bats in line with the criteria set out at Table 2.

2.6 The surrounding habitat was also assessed for its potential to support foraging and commuting bats in line with the criteria set out at Table 2.

[1] Collins, J (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edn). The Bat Conservation Trust.

Table 2: Evaluation of potential suitability of buildings and habitats for bats

Suitability	Roosting Habitats	Commuting/ Foraging Habitats
Negligible	Negligible potential roost features are present that are likely to be used by bats	Negligible features on site likely to be used by commuting or foraging bats. A general lack of linear features and low habitat, structural or floristic diversity.
Low	A structure with one or more potential roost features that could be used by individual bats opportunistically, but which do not offer sufficient space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.	Habitat that could be used by small numbers of commuting bats (e.g. a gappy hedgerow or an un-vegetated stream) or foraging bats (e.g. a lone tree or small patch of scrub) but which is isolated from the surrounding countryside.
Moderate	A structure with one or more potential roost features that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat, but which is unlikely to support a roost of high conservation status (maternity or hibernation).	Continuous habitat connected to the wider landscape that could be used by bats for commuting (e.g. lines of trees or scrub or linked back gardens), or foraging bats (e.g. trees, scrub, water, grassland).
High	A structure possessing one or more potential roost features that are suitable for use by larger numbers of bats on a regular basis and potentially for longer periods of time, due to their size, shelter, protection, conditions and surrounding habitat.	Continuous high quality habitat that is strongly connected with the wider landscape that is likely to be used regularly by commuting bats (e.g. river valley, vegetated stream, woodland edge, hedgerows with trees) or foraging bats (e.g. broadleaved woodland, grazed parkland, tree-lined watercourses or ponds).

2.7 The internal inspection of St Peter's Church was largely unrestricted, with the exception of a small gable to the south west. This pitched gable had a false ceiling with no access hatch. The roof was largely not visible from the ground, making it difficult to assess however, as the roof slates and the void will not be affected by the proposals, this was not considered a limitation to the overall assessment.

3.0 Results

Designated Sites

3.1 There are no nationally or internationally designated sites within 1km of the application site.

3.2 There are two locally designated, Sites of Biological Importance (SBI) within 1km of the Church, these are:

- Rochdale Canal, Stott's Lane - Ducie Street Basin (150m south); and
- Ashton Canal (West) - (620m south).

Habitats and Flora

3.3 The site is situated in central Manchester and is therefore surrounded by urban development. The site location is shown in Figure 1 and an aerial of the site is shown in Figure 2.

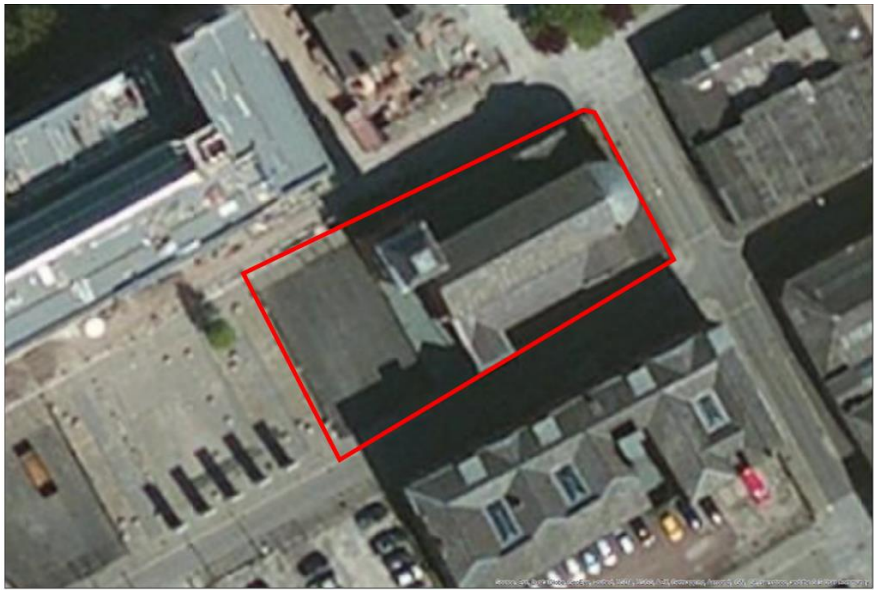

Figure 2 Location of the Church (Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community).

3.4 The Church grounds are surrounded by hardstanding with some short perennial/ ephemeral vegetation emerging, consisting of herb-robert *Geranium robertianum*, creeping thistle *Cirsium arvense* and willowherb *Epilobium hirsutum* (Figure 3).



Figure 3. Hardstanding with ephemeral/short perennial

Fauna

3.5 Appendix A includes map with extracts of species records were revealed within 1km of the site. Table 3 extracts from this list those species which are statutorily protected or listed as species of principal importance.

Table 3: Protected species and species of principal importance occurring within 1km

Species		Status
Common pipistrelle	*Pipistrellus pipistrellus*	HSD Annex 4
Soprano pipistrelle	*Pipistrelle pygmaeus*	HSD Annex 4
Daubenton's bat	*Myotis daubentonii*	HSD Annex 4
Dunnock	*Prunella modularis*	NERC S41
House Sparrow	*Passer domesticus*	NERC S41
Grass-Wrack Pondweed	*Potamogeton compressus*	NERC S41
Black Redstart	*Phoenicurus ochruros*	Protected Species
Little Ringed Plover	*Charadrius dubius*	Protected Species
Floating water-plantain	*Luronium natans*	Protected Species

3.6 A known common pipistrelle roost (transient, non-maternity with a peak of one individual) is present at St Michael's Church (approx. 80m north of St Peter's). This church underwent refurbishment works under a mitigation licence from Natural England in 2013.

3.7 A badger sett is located over 500m from the Church.

3.8 Features associated with the Church Tower (e.g. gaps behind the louvre-style shutters) provide potential habitat for nesting birds and a pigeon nest was identified during the survey (Figures 4).



Figure 4. Pigeon nest behind shutters near the top of the Church Tower

Daytime Bat Assessment

3.9 Within 1km of the site, one common pipistrelle roost and flight records of common pipistrelle, soprano pipistrelle and Daubenton's bat were identified during the desktop study.

3.10 The site lies within the Core Sustenance Zones (CSZ) for the above bat species. A CSZ is defined as "the area surrounding a communal bat roost within which habitat availability and quality will have a significant influence on the resilience and conservation status of the colony using the roost" (Collins, 2016).

3.11 The church originated in 1859 and is brick built with a multi-pitched slate roof. The Church was renovated in 2013 and is largely well maintained with potential access points/ roosting space for bats limited to the crevices in lintels above some of the windows (Figure 5) and potentially the roof slates (Figure 6).

3.12 The roof slates on the Church Tower have underlay and therefore the space between the slate and underlay provides suitability for roosting bats (Figure 7).

3.13 A cellar is present, however it is unsuitable for use by bats, due to lack of access from the outside and lack of internal roosting space (e.g. crevices in brickwork) (Figure 8).



Figure 5. Gaps associated with lintels



Figure 6. Visual inspection of the roof was restricted



Figure 7. The Tower's slate roof provides potential bat roosting space



Figure 8. The cellar is unsuitable for use by bats

3.14 Internally, no evidence of bats was found. The church is currently used as a rehearsal and recording venue by the Hallé Orchestra. The interior of the main hall is well sealed with a lack of exposed wooden beams, etc which could be used by roosting bats (Figure 9).



Figure 9. Interior of the Church

3.15 The church Tower is also well-sealed with a lack of potential access points into the Tower interior/void (Figure 10).



Figure 10. There is a lack of access points for bats into the Tower void.

4.0 Conclusions

Nature Conservation Sites

4.1 No designated sites will be affected by the proposed development. The nearest SBI (Rochdale Canal) is approximately 150m to the south of the site. Considering the extent of the works, it is considered a significant distance to not be impacted.

Protected and Invasive Plant Species

4.2 There are no protected or invasive plant species within the site.

Protected Fauna

Nesting Birds

4.3 Pigeons were nesting in the Church Tower behind the shutters. However, proposed works will not extend to the height of the shutters (approximately fifth storey height), therefore works are not considered to significantly disturb nesting pigeons.

Bats

4.4 The Church has features with moderate bat roosting suitability, although no evidence roosting bats were identified during the daytime inspection.

4.5 The detailed proposals (Drawing AL(05)0002;3 and 5) will **not** impact the areas with bat roosting potential, i.e. no re-roofing works and/or no re-pointing of lintels.

4.6 The site does not contains foraging habitat, therefore the CSZ of the bat species present within the area will not be significantly affected. There are no implications to the development with regard to foraging and commuting bats.

5.0 Recommendations

5.1 The extent of the refurbishment and extension works will not impact on potential bat roosting habitat or nesting bird habitat.

5.2 Whilst it is considered highly unlikely, should bats be encountered at any point during the works, all operations must cease and a licenced bat ecologist consulted to advise on an appropriate way forward. This could include the requirement for a Natural England licence to permit continuation of works.

5.3 If pigeons (or any other bird species) are found to be nesting within the working area, works must cease and an ecologist consulted to determine appropriate mitigation.

5.4 There are no further recommendations associated with the proposals.

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APPENDIX A: Desk Based Study

Desk Based Ecology Assessment

Halle St Peter's
Manchester
Approximate Central Grid Reference: SJ 84950 98680

Contents

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

Site location plan



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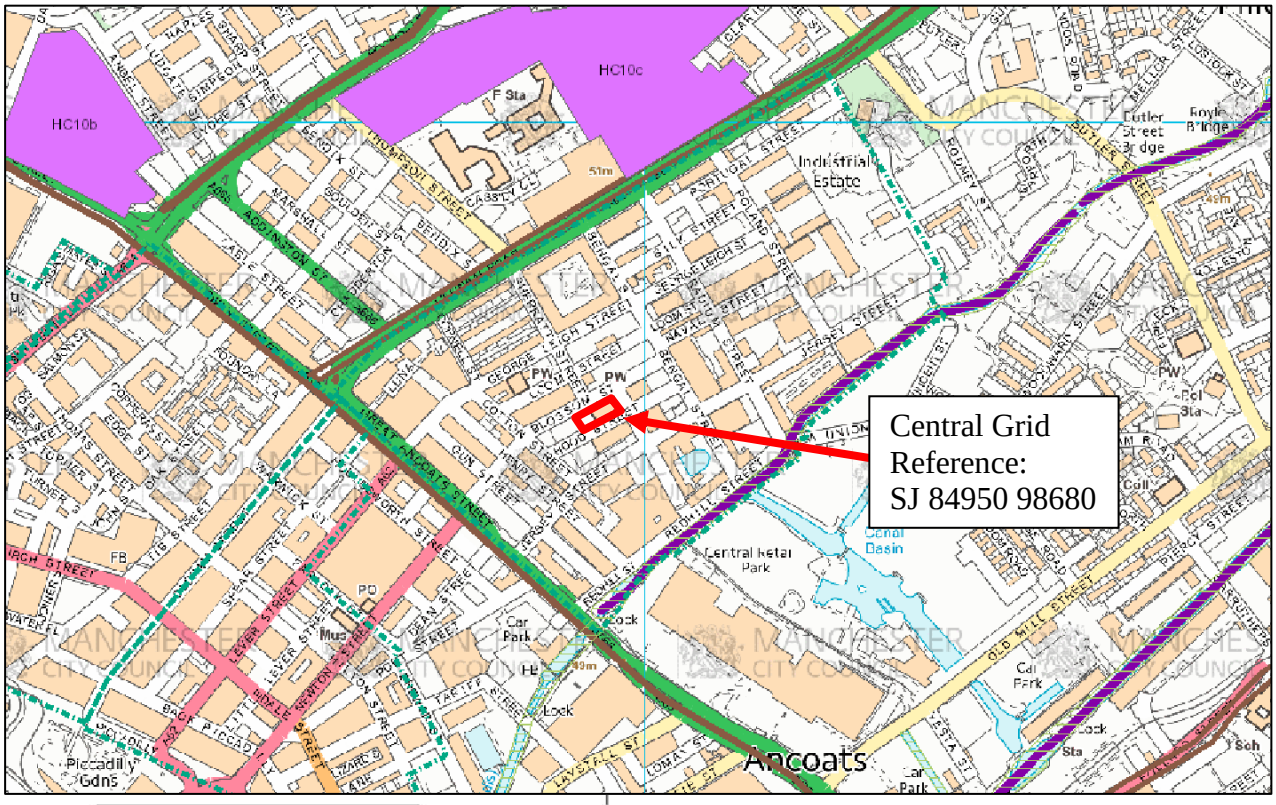
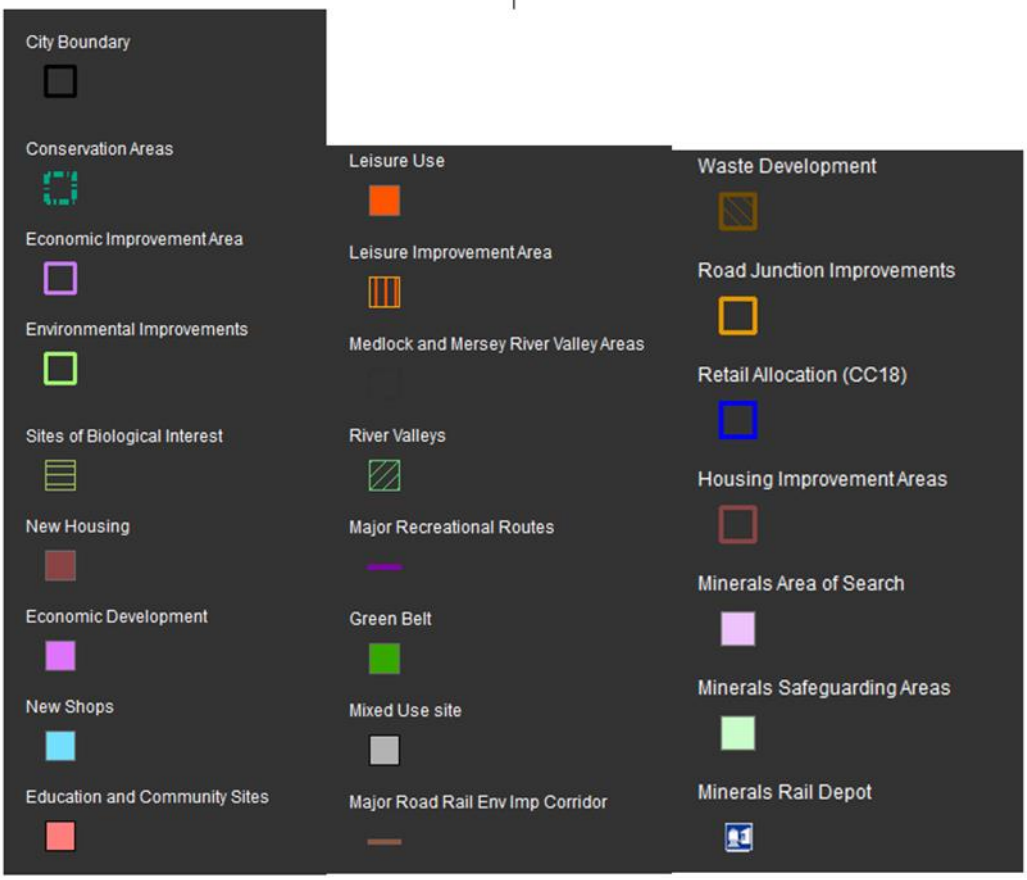
Extract from Manchester City Council Core Strategy Local Plan (adopted July 2012) and Supporting Key





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;

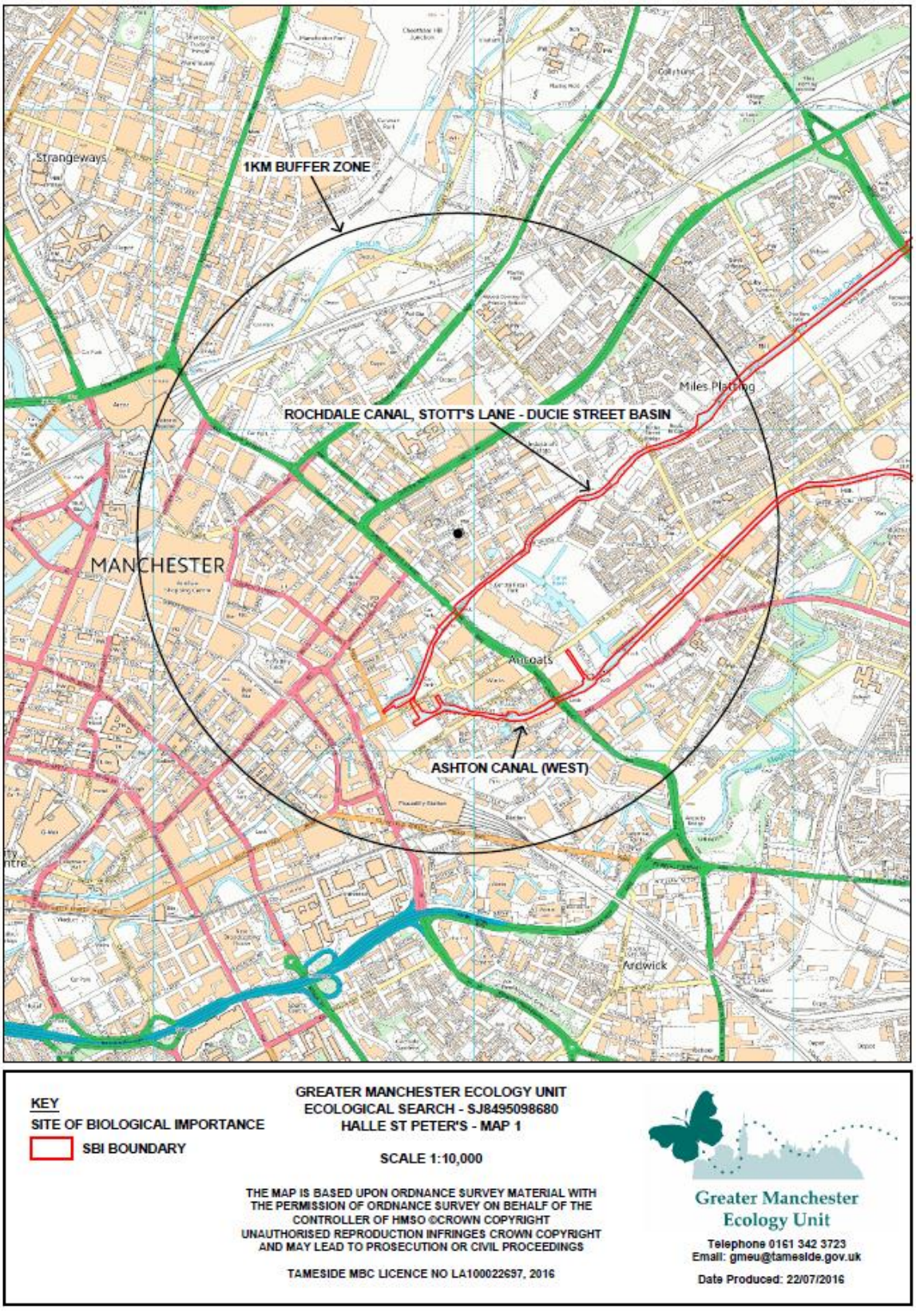
- the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

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:

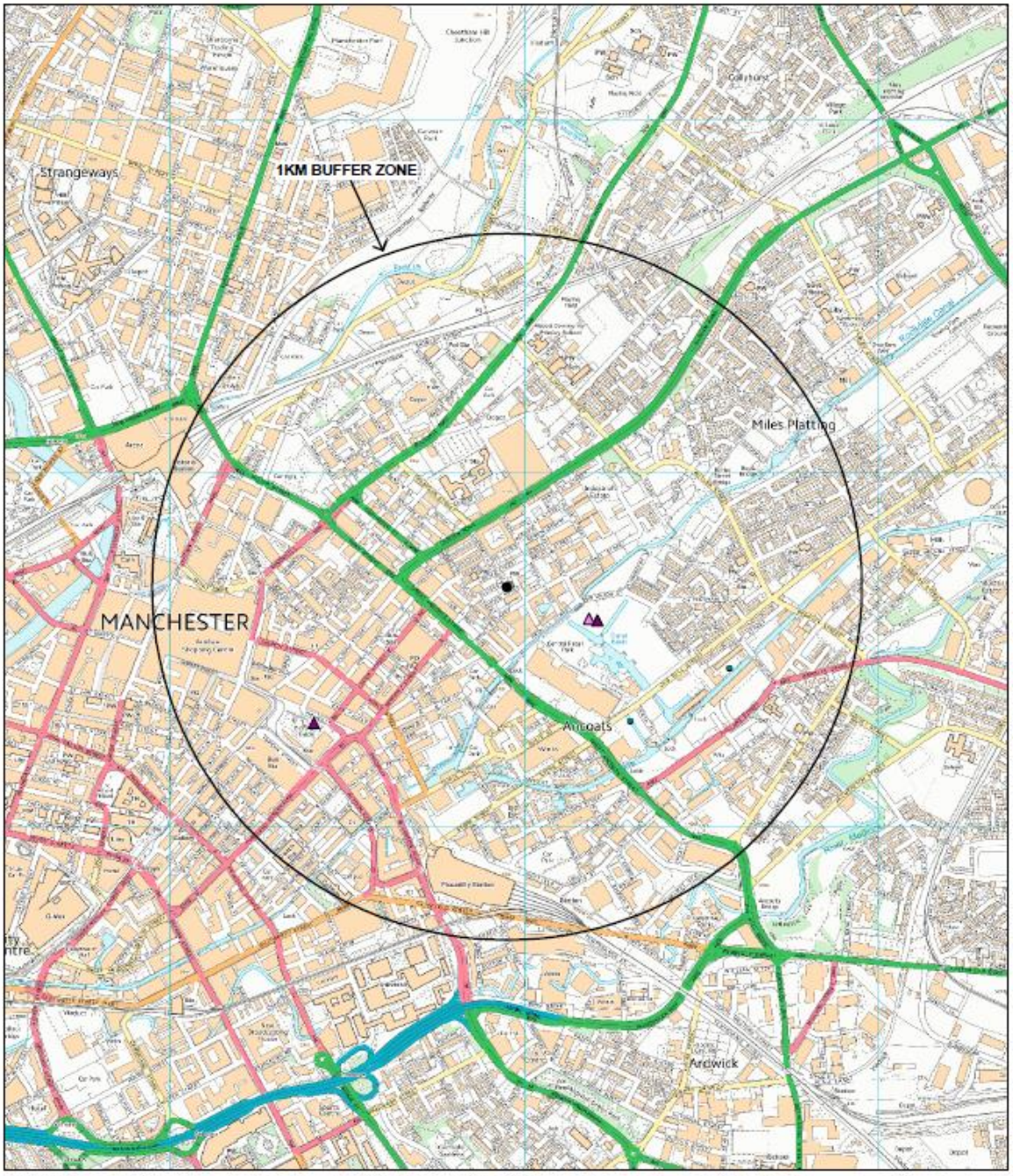
- the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly 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.

Map provided by Greater Manchester Ecology Unit of site designations within 1km



Map provided by Greater Manchester Ecology Unit of species data within 1km



KEY
SECTION 41 SPECIES
- DUNNOCK
- GRASS-WRACK PONDWEED
- HOUSE SPARROW

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ8495098680
HALLE ST PETER'S - MAP 5

SCALE 1:10,000

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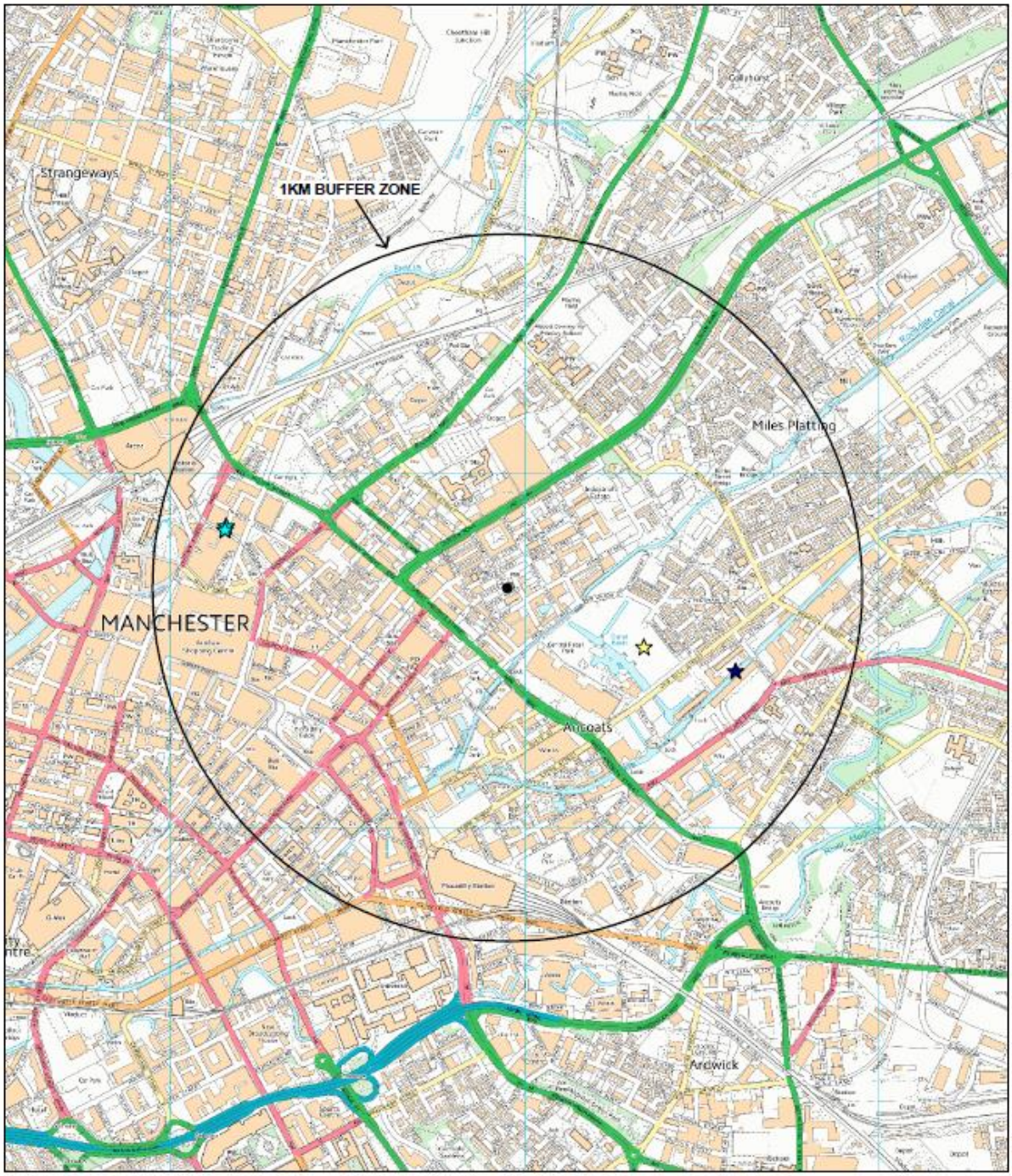
Date Produced: 22/07/2016



KEY
PROTECTED SPECIES
☆ BLACK REDSTART
★ FLOATING WATER-PLANTAIN
☆ LITTLE RINGED PLOVER

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ8495098680
HALLE ST PETER'S - MAP 2

SCALE 1:10,000

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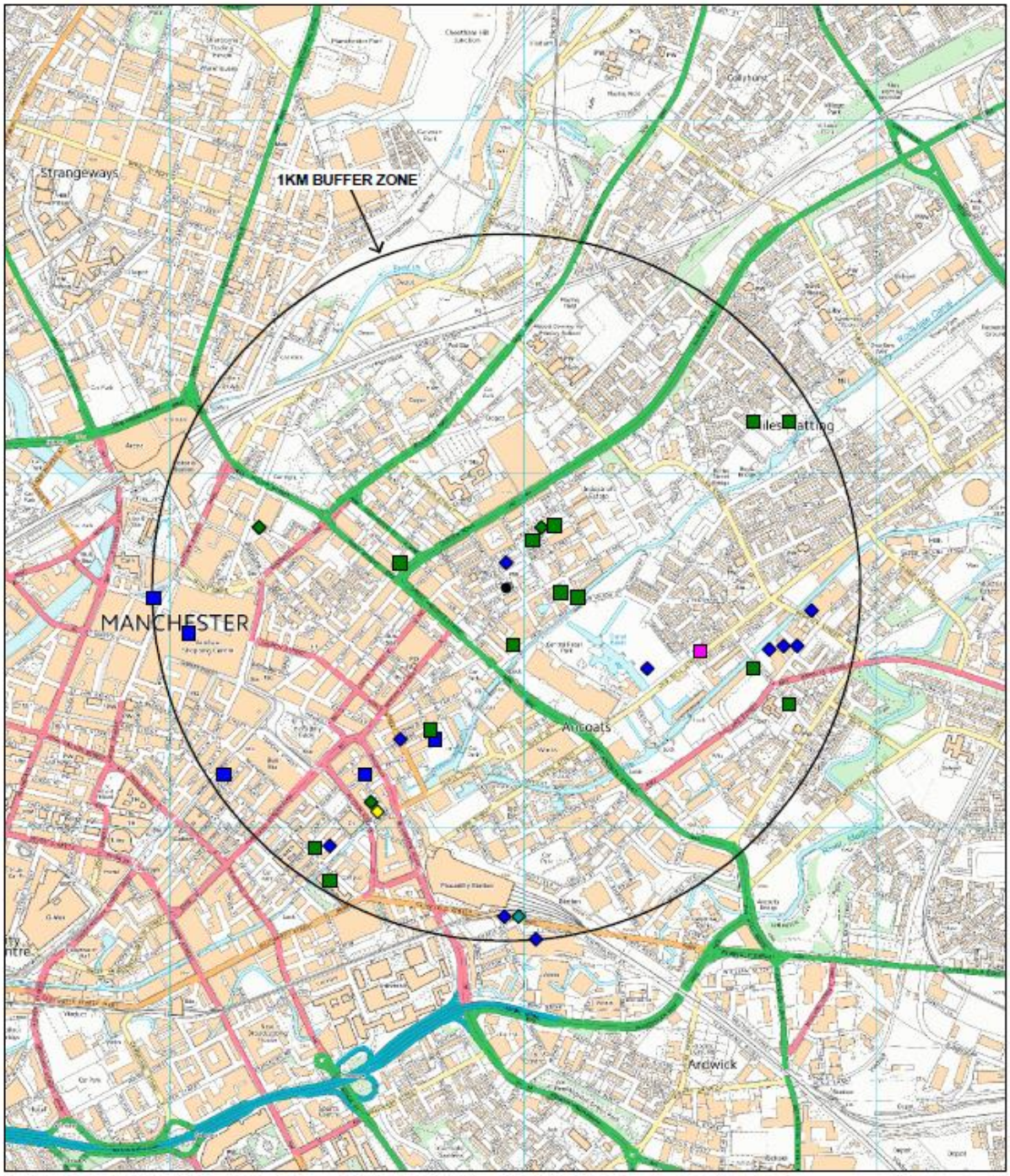

KEY

BAT ROOSTS
- COMMON PIPISTRELLE
- MYOTIS SP
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE

BATS OTHER SIGNS
- COMMON PIPISTRELLE
- DAUBENTON'S BAT
- PIPISTRELLE SP

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ8495098680
HALLE ST PETER'S - MAP 4

SCALE 1:10,000

BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

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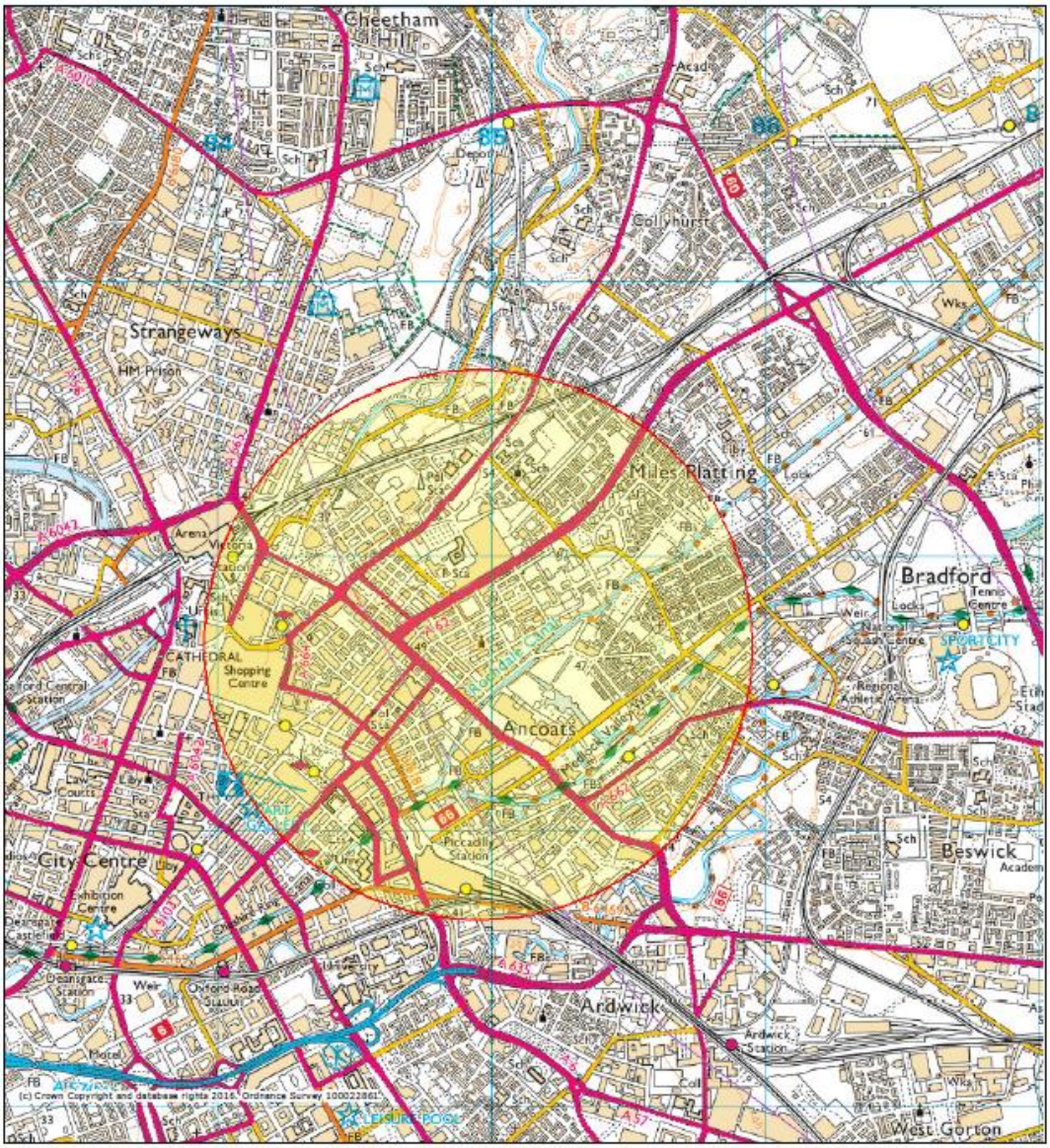
MAGIC Map 1km search zone for designated wildlife sites - Map





MAGIC Map 1km search zone for designated wildlife sites - Report

No site 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
Airports, helipads and other aviation proposals.

Wind & Solar Energy

Minerals, Oil & Gas

Rural Non Residential

Residential

Rural Residential

Air Pollution
Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, pig & poultry units, slurry lagoons > 750m³ & manure stores > 3500t).

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

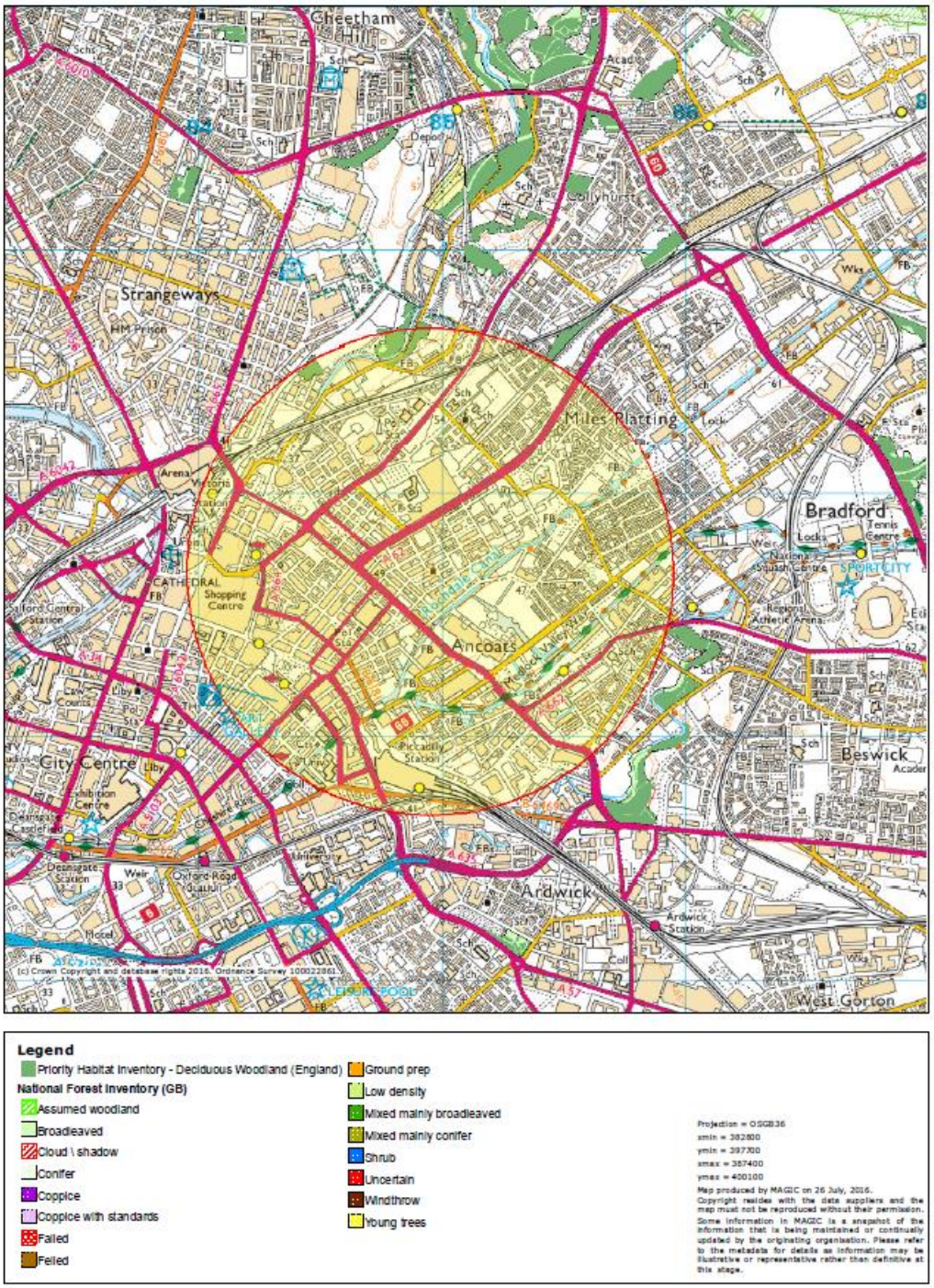
Water Supply

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)

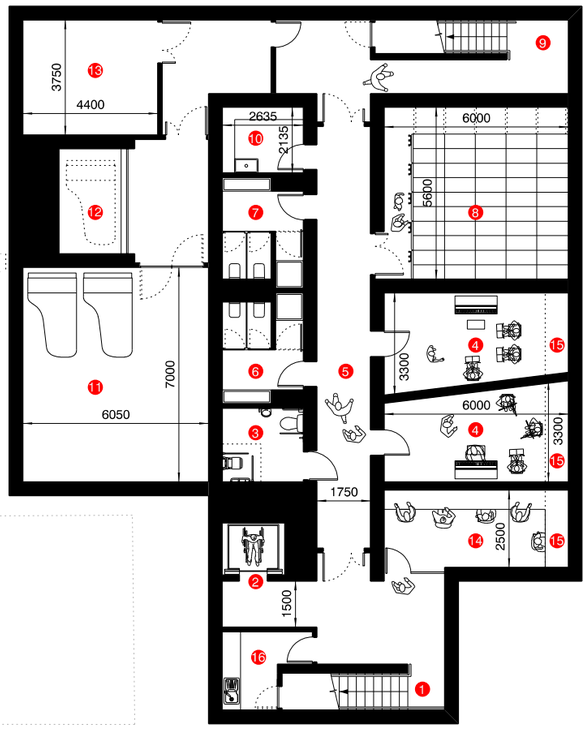
No Features found

MAGIC Map 1km search zone for habitat inventory data



DRAWINGS

AL(05)0002 - Ground Floor Proposals
AL(05)0003 - First Floor Proposals
AL(05)0005 - Proposals Roof Plan



1. Main accommodation stair
2. Lift
3. Disable wc/shower
4. Practice room/workshop/multi-use/green room
5. Corridor
6. Female wc/shower
7. Male wc/shower
8. Archive storage - 230 lin/m archive and 120 lin/m choral library = 350 linear metres
9. Escape stair
10. Cleaners cupboard
11. Instrument store/staging store - 43m2 (as existing piano store - 27m2 and staging storage requirement of the brief 4.25x3.75m - 16m2)
12. Piano lift
13. Plant
14. Administration office
15. Pavement glazing
16. Kitchen

revision:	date:	note:
P01	14.06.2016	preliminary first issue

© stephenson STUDIO ltd. do not scale from this drawing

project
hallé/st. peters, ancoats, manchester

job no.
7378

title
Proposed Basement -1

scale
1:200 @ A3

drawing no.
AL(05)0001

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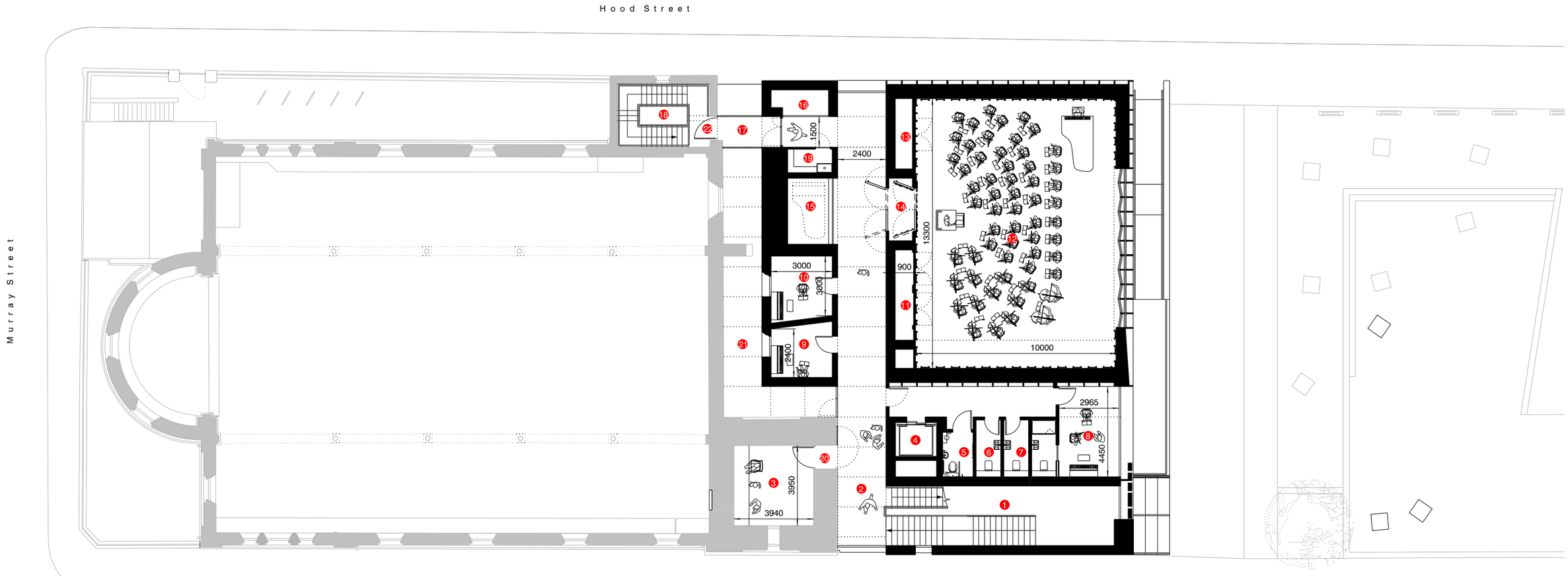

1 Triple height entrance void
2 Glazed rooflight over circulation corridor
3 Control room 15.6m2 (existing 14.4m2)
4 Lift
5 Disabled wc's
6 Female WC
7 Male WC
8 Conductors romm and en-suite
9 Practice room/workshop/multi-use/green room
10 Practice room/workshop/multi-use/green room
11 Storage
12 Space 1 - Rehearsal - multi-use - 13.3 x 10 x 8m
13 Cloaks
14 Acoustic lobby
15 Piano lift
16 Service riser
17 Escape walkway link
18 Secondary escape stair
19 Cleaners cupboard
20 New doorway/acoustic lobby formed to control room
21 Roof light
22 New doorway formed for emergency secondary means of escape

revision:	date:	note:
P01	14.06.2016	preliminary first issue

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project
hallé/st. peters, ancoats, manchester

job no.
7378

title
Proposed First floor

scale
1:200 @ A3

drawing no.
AL(05)0003

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STUDIO
architects planners interiors

3 riverside mews
4 commercial street
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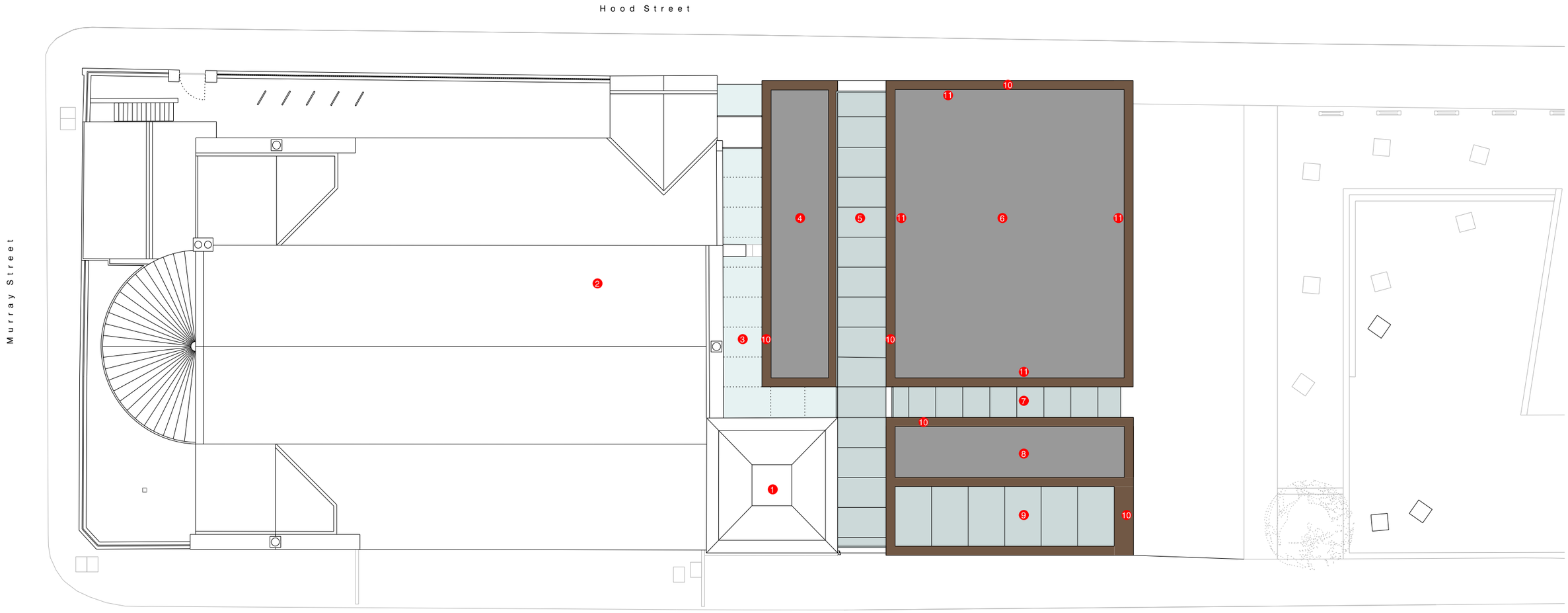

1. Existing tower to St. Peter's
2. Existing slate roof to St. Peter's
3. Walk on rooflight
4. Dark grey single ply membrane roof
5. Walk on rooflight
6. Dark grey single ply membrane roof
7. Walk on rooflight
8. Dark grey single ply membrane roof
9. Rooflight over triple height reception void
10. Polyester powder coated aluminium capping system
11. 1900mm high balustrade concealing roof plant

revision:	date:	note:
P01	14.06.2016	preliminary first issue

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project
hallé/st. peters, ancoats, manchester

job no.
7378

title
Proposed Roof Plan

scale
1:200 @ A3

drawing no.
AL(05)0005

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