84-102 DAISY BANK ROAD, RUSHOLME, MANCHESTER

EXTENDED PHASE 1 HABITAT SURVEY

(2013)

ces ecology
consultant ecologists

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November 2013
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1.0 INTRODUCTION

Cheshire Ecological Services Ltd (CES)., the consultancy arm of Cheshire Wildlife Trust, to which all profits are covenanted, was commissioned to conduct an extended phase 1 habitat survey of 84 – 102 Daisy Bank Road, Rusholme, Manchester.

The purpose of the extended phase 1 habitat survey was to gain baseline ecological information on the site in order to assess its current status, and to identify any ecological constraints to development that may currently be associated with the site.

The extended phase 1 habitat survey was conducted on 16th November by Faye Durkin BSc (Hons) MSc MCIEEM. Weather conditions during the survey were overcast and cold.

2.0 SITE DESCRIPTION

The site was centred on OS grid reference: SJ 8578 9578. The site comprised a row of three storey terraced houses which had been separated into apartments and areas of car-parking and amenity grassland. The site is located in a busy residential area of Manchester that is mainly populated by students. Land use in the surrounding area comprised student halls to the south, east and west and terraced housing to the north (see Appendix A).

3.0 METHODS

Extended Phase 1 Habitat Survey

This survey involved the mapping of various habitat types on the site in addition to any habitat features and botanical species of conservation importance. A thorough walk-over survey was undertaken of the site. The methodology for this survey followed that described by the Joint Nature Conservation Committee (JNCC, 2003).

Preliminary searches were also carried out for protected/BAP species such as nesting birds, badgers and bats that may potentially use the site. Scientific names and the national status of vegetative species recorded follow Stace (1997). Scientific and common names stated in the text are also presented in Appendix C.

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The observations made during this survey have been used to assess the presence, or potential presence, of protected and/or BAP species within the proposed area of works and to recommend further actions where required.

It should, however, be noted that this survey serves as a single visit representing a 'snap-shot in time' whereby only the species present at the time of survey were recorded. Positive evidence of species that use this site periodically or are in growth at different times of the year may not have been recorded. It is important to consider that absence of species from a particular survey does not necessarily indicate the absence (or continued absence) of species from the area.

An ecological data search from the local record centre was not conducted due to the small scale of the proposed development and due to it relatively isolated position within the residential area of Rusholme.

Bat Roost Potential Assessment of Trees

As part of the extended phase 1 habitat survey, all mature trees on the site were assessed from the ground for their potential to support roosting bats. Potential bat roost measures such as cracks, crevices, peeling bark and hollows were identified from the ground using binoculars as an aid. In accordance with Bat Conservation Trust Guidelines (2012), all trees were assigned categories according to their bat roost potential, as below:

Category 1* - Trees with multiple, highly suitable features capable of supporting larger roosts.

Category 1 – Trees with definite bat potential, supporting fewer suitable features than category 1* trees or with potential for use by single bats.

Category 2 – Trees with no obvious potential, although the tree is of a size and age that elevated surveys may result in cracks being found; or the tree supports some features which may have limited potential to support bats.

Category 3 – Trees with no potential to support bats.

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4.0 RESULTS

Fieldwork

The habitats recorded on the site during this survey are described in the target notes below. Phase 1 habitat survey mapping, species lists for each area and photographic plates are presented within Appendices B, C and D respectively.

Target Notes

TN 1: Ash tree with bat roost potential – a large mature ash tree at the front of the site was observed to have at least two small hollows which may support roosting bats. This tree was considered to be a Category 1 tree in accordance with Bat Conservation Trust Guidelines (see Plate 1).

5.0 DISCUSSION

HABITATS

Improved grassland and amenity planting (Plates 2, 3 and 4)

There were areas of closely mown amenity grassland to the front and rear of the site. There was also a small area of amenity planting near to the entrance driveway which was dominated by pyracantha.

Scattered trees (Plates 1 and 5)

There were a number of scattered trees located on the amenity grassland, the majority of which were located at the front of the site.

Building (Plates 6, 7, 8, 9, 10 and 11)

The building on the site comprised a series of three-storey terraced houses which had been developed into apartments. The building was built in approximately 1840. The front of the building was rendered while the back was bare brick with a section of hanging tiles. There was not a loft void present; the third floor had skylights and the ceilings were sloped in parts. There were a series of undeveloped cellars under the buildings. There were air vents on the outside of the building which provided a flow of

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air into the cellars. These air vents could be observed from inside the cellar (in the cellar that was accessed during the survey).

Features of ecological interest

The following feature/s of ecological interest was identified during the survey.

- Mature ash tree with bat roost potential (Target note 1)

It is recommended that this tree is retained and adequately protected during the development works. This should take the form of wire mesh security fencing surrounding the tree at a distance equal to that of the spread of its canopy to ensure that no potentially damaging works take place over the root system.

A map of the various habitats is presented in Appendix B.

SPECIES

The habitat composition of the site has the potential to support legally protected wildlife species. It was not within the scope of this survey to carry out detailed searches for protected species, although the potential for the study site to support the following species is discussed below.

- Bats
- Birds

Bats

All British species of bat are protected under both European and British law. Therefore surveys are required to check for their presence in areas where bats or their roosts are likely to be disturbed for any reason (refer to Appendix E).

Bats are known to roost in buildings and mature trees. Buildings provide a choice of safe, dry places made from materials like timbers, bricks, stone, tiles and slates, etc., and present a whole range of potential roost sites such as within wall cavities, eaves or roofs.

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Some bat species rely exclusively on trees for roost sites; others use them for only part of the year. The importance of trees to bats varies with species, season and foraging behaviour. Trees and hedgerows, especially native ones, can host many species of insect, which are food for bats. Bats rest, give birth, raise young, form groups and hibernate in natural holes, crevices and sheltered places. Such conditions occur particularly in mature trees. Bats favour native trees such as oak, beech, ash and Scots pine. Even in winter, deep cavities can provide protection against bad weather and fluctuations in temperature.

There was not a loft void present in the building; the top floor had been developed and the roof contained 'skylights'. The roof tiles and the hanging tiles on the side of the building appeared to be in a reasonable state of repair. It is however possible that small numbers/individual bats may roost under the tiles. The current development proposals do not propose to affect either the hanging tiles or the roof. If however, either of these areas are to be potentially damaged or disturbed by the development proposals, a bat activity (dusk/dawn) survey should be conducted to further determine the status of bats at the site/s (if the proposed development schedule allows). If this is not possible, it is recommended that all roofing tiles, soffit boards and other structures behind which bat/s could potentially be roosting, are carefully removed by hand. In the event that bats are found during building operations, work must cease immediately in that area, the bat/s must not be disturbed and CES Ecology must be contacted immediately for advice.

There were a series of non-connected cellars under the building. Only one of these cellars was accessible at the time of survey. No evidence of bats was found in this cellar. External access into the cellars was observed to be extremely limited. There were air vents present (see Plate 10) however the majority of these were covered by thick cobwebs, indicating that they had not been disturbed for some time. It is therefore considered unlikely that bats are associated with the cellar/s of this building. If however, in the unlikely event that bat/s are subsequently found to be present, all work must cease immediately in that area, the bat/s must not be disturbed and CES Ecology must be immediately contacted for advice.

All of the trees were assessed for their potential to support bat roosts during the survey. All of the trees, with the exception of a single ash tree were found to be Category 3 trees. A single ash tree at the front of the site (Target Note 1) was considered to be a Category 1 tree in accordance with Bat Conservation Trust

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Guidelines as it contained at least two small hollows. If this tree is to be damaged or disturbed by the development proposals, it will first need to be subject to a detailed bat survey (i.e. aerial inspection and/or dusk or dawn survey) prior to any potentially disturbing work taking place. If bats are found to be present, a mitigation strategy will be required. If development proposals are not likely to damage or disturb the proposed development, further surveys will not be required.

Birds

All species of wild bird, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act,* 1981 (as amended) (refer to Appendix E); therefore surveys are required to check for their presence where they are likely to be disturbed for any reason.

If the amenity planting or trees are to be damaged or disturbed during the bird breeding season; which for the majority of species generally encompasses March to September (although some species may nest throughout the year), a nesting bird survey will be required prior to any potentially disturbing work taking place.

If any potentially disturbing work takes place between October and February a survey will not be required. Similarly, if the trees and amenity planting are to be disturbed a survey will not be required.

6.0 SUMMARY RECOMMENDATIONS

- **Bats** – If the roof tiles or hanging tiles are to be potentially damaged or disturbed by the development proposals, a bat activity (dusk/dawn) survey should be conducted to further determine the status of bats at the site/s (if the proposed development schedule allows). If this is not possible, it is recommended that all roofing tiles, soffit boards and other structures behind which bat/s could potentially be roosting, are carefully removed by hand. In the event that bats are found during building operations, work must cease immediately in that area, the bat/s must not be disturbed and CES Ecology must be contacted immediately for advice. If bats are subsequently found to be present in the cellar, all work must cease immediately and advice sought from CES Ecology. If the ash tree with hollows (Target Note 1) is to be

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damaged or disturbed by the proposed development, it will first need to be surveyed.

- **Birds** - it is recommended that any work with the potential to disturb nesting bird habitat should be conducted outside of the nesting bird season (March to September inclusive). If this is not possible, a nesting bird survey will be required to ensure that nesting birds are not disturbed.

7.0 REFERENCES

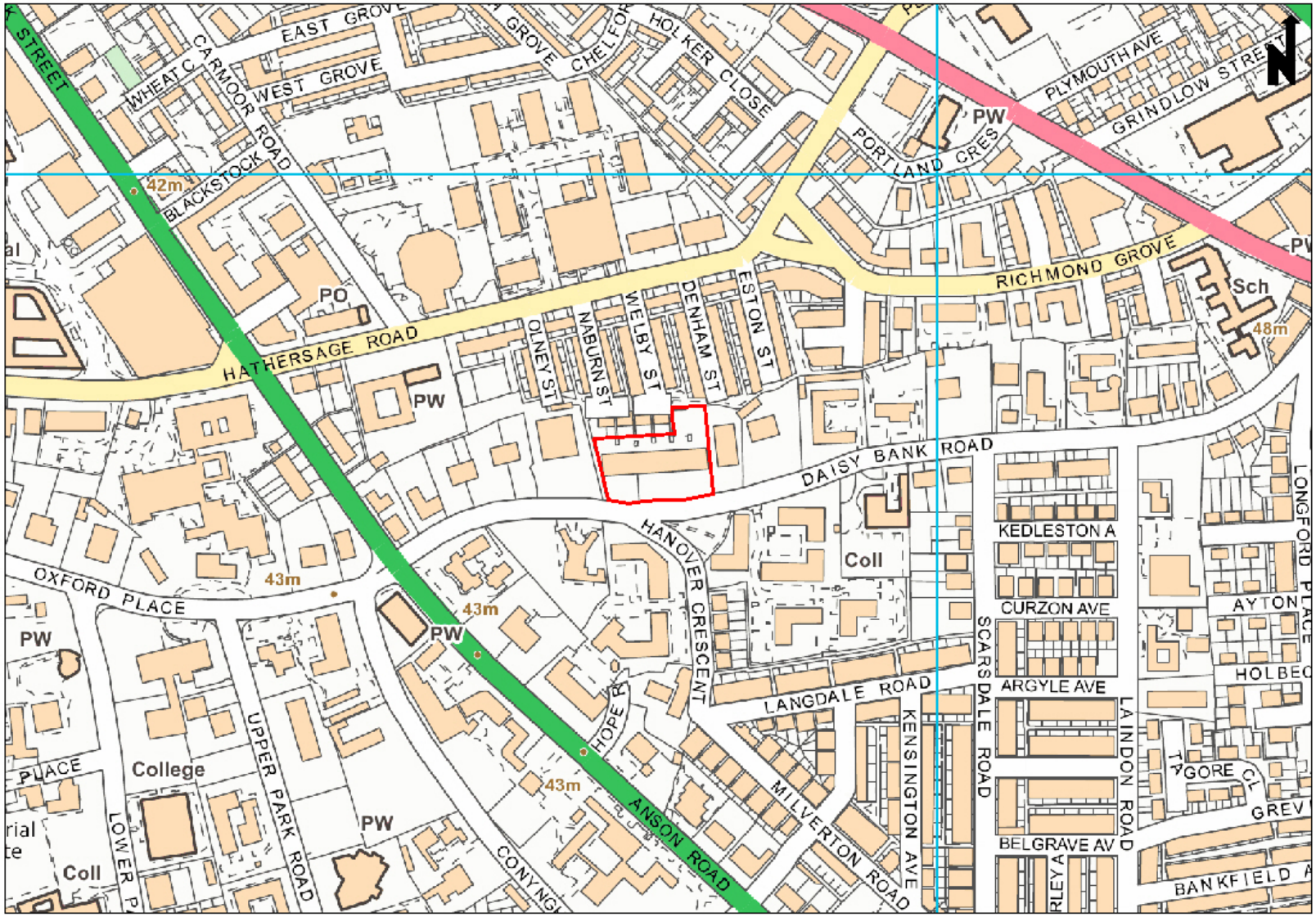
BCT - Bat Conservation Trust. (2012). Bat Surveys - Good Practice Guidelines 2nd Edition. Bat Conservation Trust, London.

JNCC (2003). *Handbook for Phase 1 Habitat Survey*: *A Technique for Environmental Audit.* Joint Nature Conservation Council.

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APPENDICES

Appendix A: Site Location Map

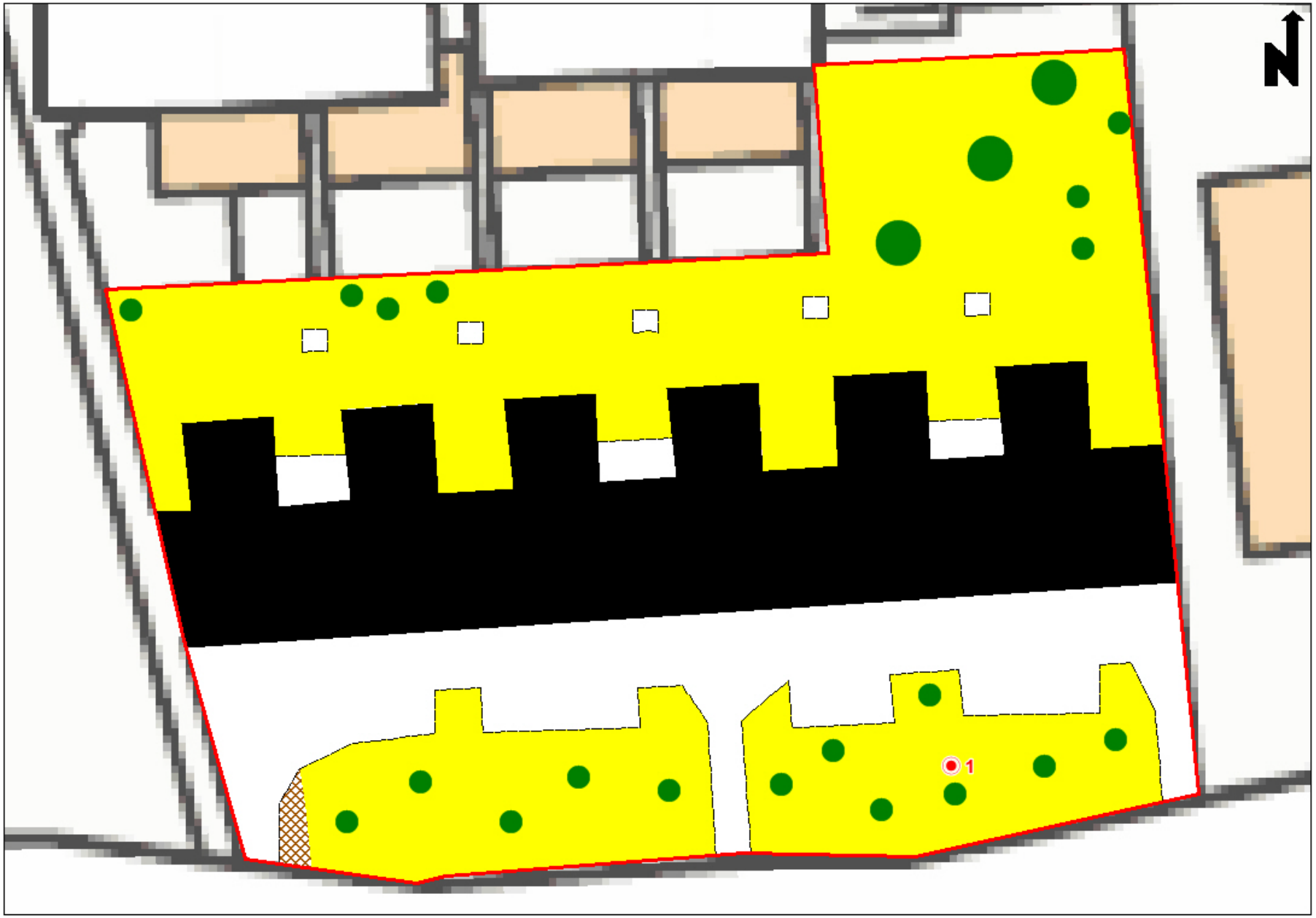


ces ecology	Bickley Hall Farm Bickley Malpas Cheshire SY14 8EF 01948 820229 info@ces-ecology.co.uk www.ces-ecology.co.uk	Client:	Hodder and Partners
		Project:	Daisy Bank Road, Manchester
		Map:	Site Location
		Revision:	-
		Date:	November 2013
		CES Reference:	CES/1083/11-13/NF
		Scale:	**NOT TO SCALE**
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Key

Site Boundary

Appendix B: Extended Phase 1 Habitat Survey Map & Key



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Project:	Daisy Bank Road, Manchester
Map:	Extended Phase 1 Habitat Map
Revision:	-
Date:	November 2013
CES Reference:	CES/1083/11-13/NF
Scale:	**NOT TO SCALE**
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Key

See overleaf.

Extended Phase 1 Habitat Map Key

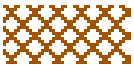
Habitats



A31 - Scattered broad-leaved trees



J12 - Amenity Planting/grassland



J14 - Introduced Shrub



J36 - Buildings

Others

Survey Boundary



Hard standing



Target Note

Appendix C: Species Lists

Species present in the amenity grassland to the front of the site

Scientific name	Common name
Bellis perennis	Daisy
Cardamine flexuosa	Wavy bitter-cress
Festuca sp.	Fescue sp.
Lolium perenne	Perennial rye-grass
Veronica chamaedrys	Germander Speedwell

Species present in the amenity grassland to the rear of the site

Scientific name	Common name
Euphorbia peplus	Petty spurge
Festuca sp.	Fescue sp.
Lolium perenne	Perennial rye-grass
Plantago lanceolata	Ribwort plantain
Ranunculus repens	Creeping buttercup
Senecio jacobaea	Common ragwort
Trifolium repens	White clover

Species of scattered trees on the amenity grassland to the front and rear of the site

Scientific name	Common name
Acer pseudoplatanus	Sycamore
Betula pendula	Silver birch
Coniferae sp.	Conifer sp.
Crataegus monogyna	Common hawthorn
Fagus sylvatica	Beech
Fraxinus excelsior	Ash
Ilex aquifolium	Holly
Laburnum anagyroides	Laburnum
Prunus sp.	Cherry sp.

Appendix D: Photographic Plates



Plate 1: View of the mature ash tree at the front of the site that was identified as a Category 1 Bat Roost Potential Tree (Target Note 1)



Plate 2: View of the amenity grassland at the front of the site



Plate 3: View of the amenity grassland and amenity planting at the front of the site



Plate 4: View of the amenity grassland at the rear of the site



Plate 5: View of the large terraced building



Plate 6: View of the 'skylight' window on the third floor



Plate 7: View of the bathroom showing sloped ceiling in the bathroom indicating the lack of loft void



Plate 8: View of the 'skylight' again showing the lack of loft void



Plate 9: View of part of one of the cellars



Plate 10: View of the air vent into the cellar



Plate 11: View of the rear of the building showing the bare brick and hanging tiles

Appendix E: Legislation

Species/Habitat	Protected by:	UK BAP	Local BAP
Bats	Regulation 41 of *The Conservation of Habitats and Species Regulations*, 2010 Section 9 of the *Wildlife and Countryside Act,* 1981 (as amended) Section 40 of the *Natural Environment and Rural Communities (NERC) Act,* 2006	Dependent on species	Dependent on species
Nesting birds	Section 1 of the *Wildlife and Countryside Act,* 1981	Dependent on species	Dependent on species

The *Conservation of Habitats and Species Regulations,* 2010

European protected species are listed on Schedule 2 of the *Conservation of Habitats and Species Regulations* 2010. Those species listed on Schedule 2 are protected under Regulation 41, which refers to the protection of wild animals of a European Protected Species. The following is a summary of the offences listed under Regulation 41, however, the *Conservation Regulations* should always be referred to for the exact and current wording:

Under Regulation 41 of the *Conservation of Habitats and Species Regulations,* 2010 it is an offence to –

- deliberately capture or kill a wild animal of a European protected species;
- deliberately disturb wild animals, in particular any disturbance which is likely:
    - to impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or
    - to impair their ability, in the case of animals of a hibernating or migratory species, to hibernate or migrate;
    - to affect significantly the local distribution or abundance of the species to which they belong
- deliberately take or destroy the eggs of such an animal; or
- damage or destroy a breeding site or resting place of such an animal.
- keep, transport, sell or exchange, or offer for sale or exchange, any live or dead wild animal of a European protected species, or any part of, or anything derived from, such an animal.

Wildlife and Countryside Act, 1981 (as amended)

British protected species of animal are listed on Schedule 5 of the *Wildlife and Countryside Act*, 1981 (as amended). Those species listed on Schedule 5 are protected under Part 1, Section 9, which refers to the protection of certain wild animals. The following is a summary of the offences listed under Section 9; however the Act should always be referred to for the exact and current wording:

Under Section 9 of the *Wildlife and Countryside Act*, 1981 (as amended) if any person –

- intentionally kills, injures or takes any wild animal included in Schedule 5;

- has in his possession or control any live or dead wild animal included in Schedule 5 or any part of, or anything derived from such an animal;
- intentionally or recklessly damages or destroys, or obstructs access to, any structure or place which any wild animal included in Schedule 5 uses for shelter or protection;
- disturbs any such animal included in Schedule 5 while it is occupying a structure or place which it uses for that purpose;
- sells, offers or exposes for sale, or has in his possession or transports for the purpose of sale, any live or dead wild animal included in Schedule 5, or any part of, or anything derived from, such an animal; or,
- publishes or causes to be published any advertisement likely to be understood as conveying that he buys or sells, or intends to buy or sell, any of those things, he shall be guilty of an offence.

This legislation applies to all life stages of GCN. Heavy fines (up to £5,000 per incident) can be imposed for **each** offence, and a prison sentence of up to 6 months for each offence can be given to any person found guilty of an offence. In certain circumstances, any machine, tool or implement involved in an illegal act can also be seized.

Natural England (NE) issue licences for the disturbance of European Protected Species including GCN, certain criteria must be met before a licence can be issued to enable otherwise prohibited works to proceed. Such criteria may be subject to change without notice. For further information please visit www.naturalengland.org.uk

Wildlife and Countryside Act, **1981 (as amended) - Birds**

All species of wild bird, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act,* 1981 (as amended); therefore surveys are required to check for their presence where they are likely to be disturbed for any reason.

The following is a summary of the offences listed under Section 1; however the Act should always be referred to for the exact and current wording:

Under Section 1 of the *Wildlife and Countryside Act*, 1981 (as amended), if any person:

- Intentionally kills, injures or takes any wild bird;
- Intentionally takes, damages or destroys the nest of any wild bird while that nest is in use or being built;
- Intentionally takes or destroys an egg or any wild bird, he shall be guilty of an offence;
- Has in his possession or control any live or dead wild bird or any part of, or anything derived from, such a bird; or
- Has in his possession or control an egg of any wild bird or any part of such an egg, he shall be guilty of an offence.

Schedule 1 (Part 1 and Part 2) of the *Wildlife and Countryside Act,* 1981 (as amended) lists bird species that receive special attention under Section 1. Any person convicted of an offence listed above, in respect of a bird included in Schedule 1 or any part of, or anything derived from, such a bird; the nest of such a bird; or an egg of such a bird or any part of such an egg, shall be liable to a special penalty.

Also, if any person intentionally or recklessly 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 disturbs dependent young of such a bird, he shall be guilty of an offence and liable to a special penalty.

Schedules 1, 2, 3 and 4 of the *Wildlife and Countryside Act*, 1981 (as amended) list different species of bird and different Parts of Section 1 of the Act refer to different offences which may be committed in relation to the varying Schedules. The following is a summary of the type of protection offered to species of wild bird listed on each of the Schedules, however the Act itself should always be referred to for the exact and current wording and full species lists:

Schedule 1: Birds which are protected by special penalties:
- Part 1: At all times.
- Part 2: During the close season.

Schedule 2: Birds which may be killed or taken:
- Part 1: Outside the close season.
- Part 2: By authorised persons at all times.

Schedule 3: Birds which may be sold:
- Part 1: Alive at all times if ringed and bred in captivity.
- Part 2: Dead at all times.
- Part 3: Dead from 1st September to 28th February.

Schedule 4: Birds which must be registered and ringed if kept in captivity.

The *Natural Environment and Rural Communities (NERC) Act,* 2006 (as amended)

The following is a summary of the *Natural Environment and Rural Communities (NERC),* Act, 2006 (as amended), the *NERC Act* itself should be referred to for the exact and current wording:

- Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity;
- In complying with the above, a Minister of the Crown, government department or the National Assembly for Wales must in particular have regard to the United Nations Environmental Programme Convention on Biological Diversity of 1992;
- Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

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