

Ecological Impact Assessment



**Tyler
Grange**

Chorlton Precinct Redevelopment
24th September 2025

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Summary

- S.1. This report has been prepared by Tyler Grange Group Ltd on behalf of PJ Livesey Homes (6) Limited and sets out the findings of an Ecological Impact Assessment (EclA) at Chorlton Precinct, M21 9AQ (OS Grid Reference SJ 81599 94054), hereafter referred to as 'the site'. The proposals are for:

An application for Full Planning Permission for the erection of 6no. residential buildings, to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E(a-e)); infrastructure works including electric substation and associated utilities works, service yard, vehicular pedestrian accesses; together with public realm works and hard/soft landscaping following demolition of existing buildings and structures on site.

- S.2. A separate Prior Notice for Demolition application (LPA ref. 141706/DEM/2024) was approved by Manchester City Council, as the Local Planning Authority, in January 2025, confirming that the proposed demolition of the existing shopping precinct and Graeme House office building can be undertaken under permitted development rights. The submission is informed by a Demolition Management Plan, prepared by the proposed demolition contractor, which sets out the proposed mitigation measures to minimise air quality impacts on surrounding residential receptors. The approved demolition works (starting with internal soft-strip) are intended to commence in Q2 2025 for a period of circa 20 weeks.

- S.3. An 'extended' Phase 1/UK Habitat Classification (UK Habs) survey, Preliminary Roost Assessment (PRA), and Ground Level Tree Assessment (GLTA) was undertaken initially on 10th August 2023, and updated on the 25th July 2024. A summary of the results are as follows:

- The site is approximately 1.27 ha in size and is dominated built form and hardstanding, with areas of modified grassland and introduced shrub (both **negligible ecological importance**), and scattered trees (**local ecological importance**).
- Building 1 was assessed to have **low potential** for roosting bat species during the PRA surveys in 2023 and 2024. Therefore, a single nocturnal survey to determine the likely presence/absence of bats was completed in 2023 and 2024.
- Trees 1, Tree 15, and Tree 22 were assessed to have **PRF-I** potential for roosting bats.

- S.4. **Designated Sites:** Given the locational context of the site and the proposed scheme, lack of connecting habitat and the distances involved (the closest being 770 m south-west) between the site and all statutory and non-statutory sites, no adverse direct or indirect effects are anticipated, providing that pollution prevention measures are incorporated and secured through a Construction and Environmental Management Plan (CEMP). expected to be secured by a suitably worded planning condition. The prior notice submission was informed separately by a Demolition Management Plan (DMP).

- S.5. **Habitats:** Scattered trees are considered to be of local ecological importance, and as such, development proposals have retained trees where possible, and where not possible, additional tree planting on-site will aid to mitigate the loss (**Appendix 1**). An Arboricultural Method Statement (AMS) and CEMP report (prepared as part of the planning application and expected to be subject to a pre-commencement condition) will also be adhered to during demolition and construction to protect retained trees on site. All other on-site habitats are of negligible ecological importance.



- S.6. As a precautionary approach, it is recommended that the species of cotoneaster present within the introduced shrub (shown as Target Notes on the Habitat Features Plan **16173/P01**) is removed by a specialist invasive species contractor prior to the start of works on site following the most recent advice from the Environment Agency. It is anticipated that this will be undertaken as part of the scope of works associated with the prior notice for demolition.
- S.7. **BNG:** The proposed development would result in a loss of **0.49** habitat units, equating to a percentage loss of **8.95%**. The trading rules have also not been satisfied due to the loss of scattered trees on-site. Due to the constraints of the site, it would be unrealistic to propose any further scattered trees within the site boundary, on top of the 75 trees already proposed. As such, to satisfy the trading rules, **1.04 medium distinctiveness individual tree units** should be purchased from an off-site unit provider or via government credits. The purchase of these units will also result in an overall gain of **0.55** habitats units, equating to a percentage gain of **10.06%**. Details of habitat establishment and long-term management will be provided through the production of a HMMP, which would set out the prescriptions for the establishment and maintenance of the habitats on site for 30 years.
- S.8. **Bats:** See below summary of potential impacts and mitigation for bat species:
- Trees 1, Tree 15, and Tree 22 were determined to have PRF-I potential for roosting bats. However, these will not be impacted by site proposals, and thus require no specific mitigation. An AMS will also be adhered to during demolition and construction to protect retained trees on-site. A sensitive lighting strategy will be implemented in order to direct lighting levels away from trees with roost potential and other retained trees on-site where possible, to be incorporated in a CEMP, secured via a suitably worded planning condition.
 - No bats were identified roosting within the on-site building during the 2023 or 2024 surveys, and therefore roosting bats are likely absent from the building and no further mitigation is required for bats prior to the demolition of the building. See **Appendix 4** for a full summary of results. To enhance the site for roosting bats, three bat boxes (Schwegler 1ff or equivalent) are recommended to be incorporated within the final scheme, with full details and locations expected to be detailed within a habitat enhancements note, secured by a suitably worded planning condition.
 - Indirect impacts associated with dust and noise during the construction and demolition phase will be minimised by the implementation of a DMP report, which has been submitted and approved as part of the Prior Notice for Demolition application.
- S.9. **Birds:** Trees, building and introduced shrub on site offer some potential for nesting bird species. As such, any removal of these habitats should be avoided during the nesting season (March to September inclusive) where possible. Should any of these habitats be cleared during the nesting bird season, pre-removal checks for nesting birds must be carried out by a suitably experienced Ecological Clerk of Works (ECoW), no more than 48 hours prior to the works commencing. Three bird boxes and three swift boxes are recommended to be incorporated within scheme (expected to be secured via a suitably worded planning condition).
- S.10. **Hedgehogs:** Precautionary working methodologies, as outlined within **Section 3** of this report shall be implemented in order to avoid impacts on this species.
- S.11. In conclusion, in anticipation of the implementation of any necessary mitigation, the proposed development will be compliant with relevant planning policies EN8, EN9, EN15, of the Local Plan, policy JP-G8 of Places for Everyone (PFE), as well as legislation with regard to ecology.



Section 1: Introduction and Context

Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of PJ Livesey Homes (6) Limited. It sets out the findings of an Ecological Impact Assessment (EcIA) at Chorlton Precinct, M21 9AQ (OS Grid Reference SJ 81599 94054), hereafter referred to as 'the site'. See **Figure 1.1** for the red line boundary.



Figure 1.1: Red line boundary (© Google Aerial Imagery)

- 1.2. The proposals comprise an application for Full Planning Permission for the erection of 6no. residential buildings, to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E(a-e)); infrastructure works including electric substation and associated utilities works, service yard, vehicular pedestrian accesses; together with public realm works and hard/soft landscaping following demolition of existing buildings and structures on site. The site proposals are shown in **Appendix 1**.
- 1.3. A separate Prior Notice for Demolition application (LPA ref. 141706/DEM/2024) was approved by Manchester City Council, as the Local Planning Authority, in January 2025, confirming that the proposed demolition of the existing shopping precinct and Graeme House office building can be undertaken under permitted development rights. The submission is informed by a Demolition Management Plan, prepared by the proposed demolition contractor, which sets out the proposed mitigation measures to minimise impacts on surrounding residential



receptors. The approved demolition works (starting with internal soft-strip) are intended to commence in Q2 2025 for a period of circa 20 weeks.

Site Context

- 1.4. The site is approximately 1.27 ha in size and comprises predominantly of urban habitats (including hardstanding and buildings comprising a vacant shopping precinct), with areas of amenity grassland, introduced shrub, scattered trees, and bare ground. The surrounding landscape is highly urban, with largely residential development present to the north, east, and west, and a busy high street, Wilbraham Road, adjacent to the south.

Purpose

- 1.5. This report:
- Uses available background data and results of the field surveys to describe and evaluate the ecological features present within the likely “Zone of Influence”¹ (Zol) of the proposed development;
 - Describes the actual or potential ecological issues and opportunities that might arise as a result of the site’s development.
 - Where appropriate, makes commitments for mitigation measures for adverse effects on ecological features as well as ecological enhancements, to ensure conformity with policy and legislation listed in **Appendix 2**; and
 - Can be used to inform a planning application for the site’s development.
- 1.6. This assessment and the terminology used are consistent with the Guidelines for Preliminary Ecological Appraisal² and the Guidelines for Ecological Impact Assessment³. A full methodology is set out in **Appendix 3**.

Methodology

- 1.7. Full methods for the data search, ‘extended’ phase 1/ UK Habs survey, Preliminary Bat Roost Assessment (PBRA), Ground Level Tree Assessment (GLTA), Biodiversity Net Gain (BNG) assessment and nocturnal bat surveys can be found in **Appendix 3** and **Appendix 4**.

Quality Control

- 1.8. All ecologists at Tyler Grange Group Limited are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership, and act under the direction of members and abide by the Institute’s Code of Professional Conduct⁴.

¹ Defined by the CIEEM (2018) Guidelines for Ecological Impact Assessment as the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries

² CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

³ CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

⁴ CIEEM (2022) Code of Professional Conduct, CIEEM, Winchester



Section 2: Ecological Features and Evaluation

Designated Sites

- 2.1. The data search was based on records purchased from Greater Manchester Ecology Unit (GMEU), as well as data from the Multi-Agency Geographic Information for the Countryside (MAGIC). See **Appendix 3** for full methodology.
- 2.2. The data search returned no Natura 2000 sites within 10 km of the site, and six statutory and non-statutory designated sites within 2 km of the site. These are detailed in **Table 2.1** below.



Table 2.1: Designated Sites

Designated site	Distance and direction from site	Citation	Ecological Importance
Chorlton Ees & Ivy Green Local Nature Reserve (LNR) / Site of Biological Interest (SBI)	770 m south-west	The LNR/SBI is designated for meadows, wildflowers and woodland ⁵ . It is 34.51 ha and extends alongside the River Mersey.	County
Hardy Farm SBI	0.95 km south-west	Area of previously arable land developed into sports pitches, with grassland and woodland habitat fringes.	County
Meadows at Sale Water Park SBI	1.30 km south-west	Area of land adjacent to Sale Water Park, comprising areas of wet grassland and broad-leaved woodland.	County
Broad Ees Dole LNR/SBI	1.45 km south-west	The LNR/SBI is designated as it has been developed into a wetland area ⁶ .It is used by a range of bird species including snipe and little ringed plover which use the mud flats, as well as migratory species using the LNR/SBI as a feeding place.	County
Bridgewater Canal SBI	1.76 km north-west	Length of canal running south to north through Manchester.	County
Chorlton Water Park LNR	1.9 km south	The LNR is designated for nationally important wildfowl ⁷ , it has a specially planted bullfinch area including fruit trees and gorse. There is developing woodland areas and rough grassland. Common spotted and marsh orchids in the grassland.	County

⁵ <https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1421547>

⁶ <https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1082884>

⁷ <https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1009518>



Habitats and Flora

- 2.3. The habitats present on-site are summarised below in **Table 2.2**, along with a description of the composition of the main plant species present and an assessment of their ecological importance. The location of habitats are shown on the Habitats Features Plan **16173/P01**.



Table 2.2: Habitats and Flora

Habitat	Description and Species	Ecological Importance	Photograph
Modified Grassland g4	Multiple strips and patches of amenity grassland are present around the site area. Species present include perennial ryegrass <i>Lolium perenne</i> (D), white clover <i>Trifolium sp.</i> (F), dandelion <i>Taraxacum agg.</i> (O), daisy <i>Bellis perennis</i> (O), creeping buttercup <i>Ranunculus repens</i> (O), thistle <i>Cirsium</i> (O), ragwort <i>Jacobaea vulgaris</i> (O), and dock <i>Rumex</i> (O).	Overall this habitat was species-poor and small in area, which limited its value for flora and fauna. The habitat is therefore assessed as having negligible ecological importance .	
Introduced Shrub 1160	Multiple strips of introduced ornamental shrub are present around the site. Species present include Cotoneaster species <i>Cotoneaster sp.</i> (A), laurel species <i>Laurus nobilis</i> (A), holly <i>Ilex</i> (A), sedge species <i>Carex</i> (F), burnet rose <i>Rosa pimpinellifolia</i> (O), barberry <i>Berberis</i> (O), Mexican orange blossom <i>Choisya ternata</i> (O), Japanese aucuba <i>Aucuba japonica</i> (O), Oregon-grape <i>Mahonia aquifolium</i> (O), and daisy bush <i>Olearia</i> (O).	This habitat is made up of ornamental species and as such has limited its value for flora and fauna. The habitat is therefore assessed as having negligible ecological importance .	
Scattered Trees 11	There are a number of scattered trees of juvenile to mature ages situated within the site consisting of specimens of sycamore <i>Acer pseudoplatanus</i> (D), lime <i>Tilia sp.</i> (F), Norway maple <i>Acer platanoides</i> (F), horse chestnut <i>Aesculus hippocastanum</i> (F), hornbeam <i>Carpinus sp.</i> (O), English elm <i>Ulmus minor</i> (O), silver birch <i>Betula pendula</i> (O), ash <i>Fraxinus excelsior</i> (O), rowan <i>Sorbus sp.</i> (O), and holly <i>Ilex sp.</i> (O).	Given the importance placed on trees and woodland in local planning policy, and the diversity in age and species presented, this habitat type is considered to be of local ecological importance .	
Bare Ground 510	An area of bare ground is present in the eastern area of the site.	This habitat type has no inherent interest for biodiversity and therefore is considered to be of negligible ecological importance .	

Habitat	Description and Species	Ecological Importance	Photograph
Developed land; sealed surface u1b	A large portion of the site is made up of hardstanding and built form, consisting largely of a car park and the disused former precinct buildings.	This habitat type has no inherent interest for biodiversity and therefore is considered to be of negligible ecological importance .	



Protected and Notable Species

- 2.4. The below section sets out the potential for protected species on-site. Species which are considered likely absent from the site based on professional judgement, following the consideration of habitats within the site, signs of species presence at the time of survey and data search records, are not discussed.

Amphibians

- 2.5. GMEU returned no records of GCN *Triturus cristatus* within 2 km of the site in the last 20 years. Common toad *Bufo bufo* were identified within 2 km from the site boundary.
- 2.6. There is no standing water or suitable habitat on-site or immediately adjacent to site which could be suitable for breeding amphibians, and no ponds are present within 250 m of the site boundary (250 m is the standard terrestrial range of GCN).
- 2.7. Habitats on site provide no suitable terrestrial habitat for GCN, and given the lack of ponds within 250 m of the site, and the significant physical barriers between the site and the wider landscape (roads/development), it can therefore be reasonably discounted that this species group is using the site at present and the site is assessed as holding **negligible importance** for this species group. As such, this species group is not discussed any further within this report.

Bats

- 2.8. The data search returned records for multiple bat species within 2 km of the site. Species included common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctule*, Daubenton's bat *Myotis daubentonii*, brown long-eared bat *Plecotus auritus*, whiskered bat *Myotis mystacinus*, and unidentified myotis species *Myotis sp.* The nearest record was a common pipistrelle 200 m east of the site in 2020. In addition, one granted EPS licences for bats were returned within a 2 km radius of the site, this being located 350 m south of the site (case reference: 2015-15443-EPS-MIT-1) and was granted for the destruction of a resting place of common pipistrelle bats.

Bat Activity

- 2.9. The site lies within an urban context, with light pollution within and adjacent to site, and limited habitats for commuting and foraging bats in the wider landscape. It is assumed that habitats such as scattered trees on site could be of limited value to light tolerant species, such as common and soprano pipistrelle.
- 2.10. Overall, the assemblage of bats utilising the site for foraging and commuting is considered to be of **negligible ecological importance**.



Roosting Bats

- 2.11. A Preliminary Roost Assessment (PRA) and Ground Level Tree Assessment (GLTA) was conducted alongside the 'extended' Phase 1 Habitat survey. This assessment was carried out on the buildings and trees on and directly adjacent to site, which may be impacted by the development. See **Appendix 4** for full methodology and results, and the Bat Survey Results Plan **16173/P03** for locations.
- 2.12. In 2023, the building on site (B1) was initially determined to have '**low potential**' for roosting bats. A bat emergence survey was therefore undertaken in 2023 on the on-site building, during which no bats were recorded to be roosting with the building, with a very low level of bat activity identified.
- 2.13. During the updated site visit in 2024, a small number of additional entry points to existing potential roosting features in the building were recorded. As these entry points were associated with existing potential roosting features, and given the highly urban context of the site, and the low numbers of commuting/foraging bats recorded during the emergence survey in 2023, the building was again assessed as providing '**low potential**' for roosting bat species. Nevertheless, an updated emergence survey of the building was completed in 2024 due to the additional access points identified.
- 2.14. Similarly to the 2023 survey, during the 2024 emergence survey, no bats were recorded roosting within the building, with a very low level of bat activity recorded. As such, it is concluded that roosting bats are likely absent from the on-site building. See **Appendix 4** for full methodology and results, and the Bat Survey Results Plan **16173/P03** for locations.
- 2.15. Additionally, three trees (Tree 1-T1, Tree 15-T15, and Tree 22-T22) were determined to have **PRF-I** potential for roosting bats. All other on-site trees had no roosting suitability for bats.

Birds

- 2.16. GMEU returned a number of records of protected and notable birds species within 2 km of the site. Of these, none offered any significant relevance to the site. However, habitats on-site, such as the building, scattered trees and introduced shrub, have the potential to support a small number of common and widespread nesting birds.
- 2.17. The site itself presents some value for foraging and nesting birds in shrub and scattered tree habitats. However, the overall on-site area of these habitats is small in comparison to the wider habitats locally, therefore the removal of these habitats within the red line boundary would not be likely to significantly affect the bird populations locally. The overall small areas of habitat mean the site would support no more than a small assemblage of common bird species.
- 2.18. It is considered the assemblage of birds that may use the site for foraging and breeding is of **negligible ecological importance**, nevertheless consideration for nesting birds to avoid a breach of legislation is discussed in **Section 3** of this report.

Hedgehogs

- 2.19. Numerous records of European hedgehog *Erinaceus europaeus* were returned during the desktop search in close proximity to the site. The site does provide some limited habitat for this species in the form of ornamental shrub and modified grassland, however these are of a small enough size that their removal is unlikely to have a significant impact on any hedgehogs that may be in the local area.



- 2.20. The site is therefore considered to be of **negligible importance** for hedgehogs, however safe working methods are discussed in **Section 3** to protect the species during the construction phase, if they are found to be present.

Invasive species

- 2.21. A species of cotoneaster was recorded within the areas of introduced shrub on-site, shown as Target Notes on the Habitat Features Plan **16173/P01**. A number of species of cotoneaster are listed within Schedule 9 of the Wildlife and Countryside Act 1981 as invasive non-native species. As such, as a precautionary approach, recommendations are made in **Section 3** of this report for its removal.



Section 3: Ecological Impacts, Mitigation, and Enhancement

Proposed Development

- 3.1. The proposals comprise an application for Full Planning Permission for the erection of 6no. residential buildings, to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E(a-e)); infrastructure works including electric substation and associated utilities works, service yard, vehicular pedestrian accesses; together with public realm works and hard/soft landscaping following demolition of existing buildings and structures on site. The site proposals are shown in **Appendix 1**.
- 3.2. A separate Prior Notice for Demolition application (LPA ref. 141706/DEM/2024) was approved by Manchester City Council, as the Local Planning Authority, in January 2025, confirming that the proposed demolition of the existing shopping precinct and Graeme House office building can be undertaken under permitted development rights. The submission is informed by a Demolition Management Plan, prepared by the proposed demolition contractor, which sets out the proposed mitigation measures to minimise air quality impacts on surrounding residential receptors. The approved demolition works (starting with internal soft-strip) are intended to commence in Q2 2025 for a period of circa 20 weeks.

Design Evolution

- 3.3. The design of the development has been iterative, and in accordance with policy and best practice guidance, follow the 'mitigation hierarchy'. As such, the development has been designed to avoid and retain the most important ecological features to ensure they can be managed in the long-term to enhance their importance for biodiversity. Where this is not possible, new habitats have been proposed to compensate for habitat losses with the aim of maximising the overall ecological value of the habitats proposed on-site. A summary of how the design follows the mitigation hierarchy is set out below:
- Habitats of local ecological importance (scattered trees) have been retained with site proposals where possible. An Arboricultural Method Statement (AMS) will also be adhered to during demolition and construction to protect retained trees on-site. All other on-site habitats are of negligible ecological importance.
 - Site proposals include the creation of additional tree/grassland habitat in order to compensate towards any habitat losses due to development.

Designated Sites

- 3.4. The site falls within a 2 km radius of the following LNRs:
- Chorlton Ees & Ivy Green LNR (situated 770 m south-west)
 - Broad Ees Dole LNR (situated 1.45 km south-west)
 - Chorlton Water Park LNR (situated 1.9 km south)
- 3.5. The site falls within a 2 km radius of the following SBIs:



- Chorlton Ees & Ivy Green SBI (situated 770 m south-west)
- Hardy Farm SBI (situated 0.95 km south-west)
- Meadows at Sale Water Park SBI (situated 1.3 km south-west)
- Broad Ees Dole SBI (situated 1.45 km south-west)
- Bridgewater Canal SBI (situated 1.75 km north-west)

- 3.6. Given the nature of the site proposals, lack of connecting habitat from the site to the designated sites and the distances involved between the two, no adverse direct or indirect effects are anticipated during construction or operation, and no specific mitigation is required.
- 3.7. However, as a precautionary approach, standard best practice pollution prevention measures should be adhered to and included within a Construction and Environmental Management Plan (CEMP), to be secured via suitably worded planning condition.

Habitats and Flora

- 3.8. Of the habitats present on-site, the scattered trees are considered to be of local ecological importance, and as such, development proposals have retained as many of the existing trees on-site where possible. A number of the scattered trees will however be lost to facilitate the proposed development. The proposed planting of 74 trees (see **Appendix 1**) will however contribute to off-setting the tree loss on-site. An AMS will also be adhered to during demolition and construction to protect retained trees on-site.
- 3.9. The remainder of the habitats on-site to be impacted by the proposals are of negligible ecological importance, namely modified grassland, introduced shrub and hardstanding/buildings, and as such no specific mitigation is required for these.
- 3.10. Overall, the planting of trees, shrubs and grassland, as part of the landscaping scheme (**Appendix 1**), will aid towards the habitat provision within the site.

Invasive Non-native Species

- 3.11. As a precautionary approach, it is recommended that the species of cotoneaster present within the introduced shrub (shown as Target Notes on the Habitat Features Plan **16173/P01**) is removed by a specialist invasive species contractor prior to the start of works on-site following the most recent advice from the Environment Agency. It is anticipated that this will be undertaken as part of the scope of works associated with the prior notice for demolition.



Protected and Notable Species

Bats

- 3.12. During the GLTA, Trees 1, Tree 15, and Tree 22 were determined to have PRF-I potential for roosting bats. However, these will not be impacted by site proposals, and thus require no specific mitigation. An AMS will also be adhered to during demolition and construction to protect retained trees on-site. Should proposals change at any time and these trees require removal, the tree should be soft felled under the supervision of a suitably qualified ecologist (SQE).
- 3.13. During the 2023 and 2024 emergence surveys, no bats were identified emerging from the on-site building, and therefore it can be concluded that roosting bats are likely absent from the building. See **Appendix 4** for a full summary of results. As such, no further mitigation for roosting bats is required prior to the demolition of the building.
- 3.14. Indirect impacts associated with dust and noise during the demolition phase will be mitigated through the implementation of a DMP report, which has been submitted and approved via the Prior Notice for Demolition application. A CEMP (draft submitted - final version to be approved prior to commencement of any construction works) will mitigate impacts via best practicable means during the construction phase. It is anticipated that lighting levels post-construction will not be greater than current levels. Additionally, where possible outside lighting avoids spilling onto retained habitats of value to bat species (this habitat being limited to retained trees on the site boundaries, especially T1, T15, and T22 assessed as PRF I).
- 3.15. To enhance the site for roosting bats, three bat boxes (Schwegler 1FF⁸ or equivalent) are recommended to be incorporated within final proposed scheme by either using integrated bat boxes or externally erected bat boxes (expected to be secured via a suitably worded planning condition).
- 3.16. Through the retention of the majority of trees and new landscape planting, foraging and commuting bats may continue to use the site post-development.

Birds

- 3.17. All birds, their nests and eggs, are protected by law and as such it is an offence to intentionally kill, injure, or take any wild bird; intentionally take, damage, or destroy the nest of any wild bird while it is in use or being built; and intentionally take or destroy the egg of any wild bird.

⁸ <https://www.wildcare.co.uk/bat-box-65.html>



- 3.18. To avoid triggering the legislation protecting nesting birds, clearance of suitable habitat (the buildings, trees, and introduced shrub) should be timed outside the nesting bird season (generally taken as March to September inclusive, though this is not defined in law and birds may nest outside of this time). If any clearance works to nesting habitats are required during the nesting season, then pre-removal checks for nesting birds must be carried out by a suitably experienced Ecological Clerk of Works (ECoW), no more than 48 hours prior to the works commencing. If any nesting birds are found to be present, an appropriate buffer zone will be implemented, within which works are excluded for the duration of the breeding attempt. Any active nests will need to be left in situ until a suitably experienced ecologist confirms that the chicks have fledged and the nest is no longer active.
- 3.19. Habitat creation such as shrub and tree planting is expected to increase nesting opportunities on-site. Additionally, three bird boxes (Schwegler 1SP⁹ or equivalent) targeting common garden/hedgerow species i.e. house sparrows, and three swift boxes (Schwegler no. 16S¹⁰ or equivalent) are recommended to be incorporated within the final proposed scheme (expected to be secured via a suitably worded planning condition).

Hedgehogs

- 3.20. Hedgehogs are a priority species and therefore afforded consideration in planning policy and conservation strategy¹¹. Hedgehogs are in population decline, efforts should be made to conserve this species and enhance sites for hedgehog wherever possible, including implementing safe working methods, such as:
- Storing construction materials in skips or off the ground in pallets where possible;
 - Ensuring any excavations are sealed overnight, or left ramped or with an exit should any hedgehogs or other small mammals become trapped;
 - Capping any pipework overnight; and
 - Vegetation which could provide over-wintering hibernation potential for hedgehog should be checked by an ecologist prior to vegetation clearance.
- 3.21. Provided the measure above can be implemented, it is considered that the effect of the proposed development on the hedgehog population would be negligible.
- 3.22. Hedgehog houses or hedgehog highways in exterior fences could, where practical, be incorporated within the final proposed scheme to increase shelter within, and permeability of, the site for the species (expected to be secured via a suitably worded planning condition).

⁹ <https://www.wildcare.co.uk/sparrow-terrace.html>

¹⁰ <https://www.wildcare.co.uk/schwegler-no16s-swift-box-10176.html>

¹¹ IUCN/CPSG (2023). Britain's National Hedgehog Conservation Strategy.



Section 4: Biodiversity Net Gain

- 4.1. As of the 12th February 2024 it is mandatory for development (with a small number of exceptions) to achieve at least a 10% gain in biodiversity units under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). These statutory requirements are also reflected within Manchester City Council 'Places for Everyone' Policy JP-G8.
- 4.2. A development achieves biodiversity net gain when the total biodiversity units present post-development is higher than that of the biodiversity units present on-site prior to development. The Statutory Biodiversity Metric has been used to calculate the biodiversity value of the site before and after development in terms of "biodiversity units" to calculate an overall biodiversity net gain or loss.

Existing Habitats

- 4.3. The following habitats are present within the red line boundary of the site and are shown on Habitat Features Plan **16173/P01**. No watercourses or hedgerows were present. The full condition assessments are detailed within **Appendix 5**. Scattered trees have been assigned strategic significance on account of the importance placed on trees and woodland in local planning policy.



Table 4.1: Baseline Habitats and Areas Retained and Enhanced

Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Area retained (hectares)	Area enhanced (hectares)	Area lost (hectares)
Grassland	Modified Grassland	0.03	Low	Poor	0.00	0.00	0.03
Urban	Introduced Shrub	0.06	Low	Condition Assessment N/A	0.00	0.00	0.06
Urban	Bare Ground	0.02	Low	Poor	0.00	0.00	0.02
Urban	Developed land; sealed surface	1.16	V. Low	N/A – Other	0.00	0.00	1.16
Individual Trees	Urban Tree	0.5822	Medium	Moderate	0.399 (6 small trees, 7 medium, 7 large)	0.00	0.1832 (15 small trees, 3 medium, 2 large)
Individual Trees	Urban Tree	0.0285	Medium	Poor	0.00	0.00	0.0285 (7 small trees)
Total		1.27			0.00	0.00	1.27



Proposed Habitats

- 4.4. The proposals, as shown within **Appendix 1**, have been used to calculate the proposed habitat areas. The full condition assessments are detailed within **Appendix 5**.

Table 4.2: Created and Enhanced Habitats

Landscape Plan Reference	Broad Habitat	Proposed habitat	Area (hectares)	Created/enhanced	Distinctiveness	Target condition
Amenity grass	Grassland	Modified Grassland	0.01	Created	Low	Poor
Biodiverse, naturalistic planting areas	Urban	Introduced Shrub	0.2	Created	Low	Condition Assessment N/A
Rain garden	Urban	Introduced Shrub	0.03	Created	Low	Condition Assessment N/A
Building and hardstanding	Urban	Developed land; sealed surface	1.01	Created	V. Low	N/A – Other
Proposed tree	Individual Trees	Urban Tree	0.1344	Created	Medium	Moderate
Proposed tree	Individual Trees	Urban Tree	0.167	Created	Medium	Poor
Green roof lawn turf	Urban	Other green roof	0.02	Created	Low	Condition Assessment N/A
Green roof native wildflower meadow turf						
Total			1.27			



Results Summary

- 4.5. As described within The Statutory Biodiversity Metric **16173/BNG** and summarised below in **Figure 4.1**, based on the habitats present on-site that will be lost and those to be created, the development would result in an overall loss of **0.49** habitat units. This is a percentage loss of **8.95%** in habitat units. The trading rule have not been satisfied due to the loss of scattered trees on-site.

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	-0.49
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	-8.95%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Figure 4.1: Biodiversity Net Gain Assessment Results Summary without purchasing additional units, taken from The Statutory Biodiversity Metric.

Mitigation

- 4.6. Due to the constraints of the site, it would be unrealistic to propose any further scattered trees within the site boundary, on top of the 75 trees already proposed. As such, to satisfy the trading rules, **1.04 medium distinctiveness individual tree units** should be purchased from an off-site unit provider or via government credits. The purchase of these units will also result in an overall **gain of 0.55 habitats units**, which is a percentage **gain of 10.06% habitat units**.

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.55
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	10.06%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Figure 4.2: Biodiversity Net Gain Assessment Results Summary with the Purchase of 1.04 Medium Distinctiveness Individual Tree Units.



Management

- 4.7. The results of The Statutory Biodiversity Metric are based on the habitats within the site being maintained at a certain condition, as prescribed by the condition assessment sheets published by Defra.
- 4.8. Details of habitat establishment and long-term management will be provided through the production of a Habitat Management and Monitoring Plan (HMMP). The HMMP would set out the prescriptions for the establishment and maintenance of the habitats on site for 30 years.



Section 5: Conclusions

- 5.1. **Designated Sites:** Given the locational context of the site and the proposed scheme, lack of connecting habitat and the distances involved (the closest being approximately 770 m south-west) between the site and all statutory and non-statutory sites, no adverse direct or indirect effects are anticipated, providing that pollution prevention measures are incorporated and secured through a CEMP, expected to be secured by a suitably worded planning condition. The prior notice submission was informed separately by a Demolition Management Plan (DMP).
- 5.2. **Habitats:** Scattered trees are considered to be of local ecological importance, and as such, development proposals have retained trees where possible, and where not possible, additional tree planting will aid to mitigate the loss on-site (**Appendix 1**). An AMS (already submitted and approved via the prior notice application) and CEMP report will also be adhered to during demolition and construction to protect retained trees on-site. All other on-site habitats are of negligible ecological importance.
- 5.3. As a precautionary approach, it is recommended that the species of cotoneaster present within the introduced shrub (shown as Target Notes on the Habitat Features Plan **16173/P01**) is removed by a specialist invasive species contractor prior to the start of works on-site following the most recent advice from the Environment Agency.
- 5.4. **BNG:** The proposed development would result in a loss of **0.49** habitat units, equating to a percentage loss of **8.95%**. The trading rules have also not been satisfied due to the loss of scattered trees on-site. Due to the constraints of the site, it would be unrealistic to propose any further scattered trees within the site boundary, on top of the 75 trees already proposed. As such, to satisfy the trading rules, **1.04 medium distinctiveness individual tree units** should be purchased from an off-site unit provider or via government credits. The purchase of these units will also result in an overall gain of **0.55** habitats units, equating to a percentage gain of **10.06%**. Details of habitat establishment and long-term management will be provided through the production of a HMMP, which would set out the prescriptions for the establishment and maintenance of the habitats on site for 30 years.
- 5.5. **Bats:** See below summary of potential impacts and mitigation for bat species:
- Trees 1, Tree 15, and Tree 22 were determined to have PRF-I potential for roosting bats. However, these will not be impacted by site proposals, and thus require no specific mitigation. An AMS (already submitted and approved via the prior notice application) will also be adhered to during demolition and construction to protect retained trees on-site. Should proposals change and these trees require removal, they would need to be soft-felled under the supervision of a suitably qualified ecologist (SQE). A sensitive lighting strategy will be implemented in order to direct lighting levels away from trees with roost potential and other retained trees on site where possible, to be incorporated in a CEMP, secured via a suitably worded planning condition.
 - No bats were identified roosting within the on-site building during the 2023 or 2024 surveys, and therefore roosting bats are likely absent from the building and no further mitigation is required for bats prior to the demolition of the building. See **Appendix 4** for a full summary of results. To enhance the site for roosting bats, three bat boxes (Schwegler 1ff or equivalent) are recommended to be incorporated within scheme, with full details and locations expected to be detailed within a habitat enhancements note, secured by a suitably worded planning condition.



- Indirect impacts associated with dust and noise during the construction and demolition phase will be minimised by the implementation of a DMP report, which has been submitted and approved as part of the Prior Notice for Demolition application.

- 5.6. **Birds:** Trees, buildings and introduced shrub on-site offer some potential for common nesting bird species. As such, any removal of these habitats should be avoided during the nesting season (March to September inclusive) where possible. Should any of these habitats be cleared during the nesting bird season, pre-removal checks for nesting birds must be carried out by a suitably experienced Ecological Clerk of Works (ECoW), no more than 48 hours prior to the works commencing. Three bird boxes and three swift boxes are recommended to be incorporated within scheme (expected to be secured via a suitably worded planning condition).
- 5.7. **Hedgehogs:** Precautionary working methodologies, as outlined within **Section 3** of this report shall be implemented in order to avoid impacts on this species.
- 5.8. In conclusion, in anticipation of the implementation of any necessary mitigation, the proposed development will be compliant with relevant planning policies EN8, EN9, EN15, of the Local Plan, policy JP-G8 of Places for Everyone (PfE), as well as legislation with regard to ecology.



Appendix 1: Landscape Proposals

1062-01U Landscape Masterplan



Abbrev	Species	Common Name	Height cm	Root Zone	Specification	Mix %	m Crs x2	Number
C-be	<i>Carpinus betulus</i>	Common Hornbeam	100-125	B	1+2; Transplant - seed raised	20.00	0.3	73
Cav	<i>Corylus avellana</i>	Common Hazel	100-125	B	1+2; Transplant - seed raised; branched 4 brks	20.00	0.3	73
C-m	<i>Crataegus monogyna</i>	Common Hawthorn	100-125	B	1+2; Transplant - seed raised	30.00	0.3	110
I-an	<i>Ilex aquifolium</i>	Common Holly	100-125	10L	Leader with laterals	20.00	0.3	73
R-vp	<i>Rosa canina</i>	Field Rose	100-125	B	1+1; Transplant - seed raised; branched, 2 brks	5.00	0.3	16
V-ar	<i>Viburnum opulus</i>	Garden Rose	100-125	B	1+2; Transplant - seed raised; branched, 2 brks	5.00	0.3	16

Abbrev	Species	Common Name	Height cm	Root Zone	Specification	Mix %	per m	Number
Pilu	Prunus lusitanica	Portuguese Laurel	120-140	76L	Instant hedging, 40cm wide x 100cm long, pre-formed with continuous root-strip, dense, straight-sided, feathered to base, neatly clipped		1	7

Abbrev	Species	Common Name	Height cm	Root Zone	Specification	Mx (m)	per m ²	Number
C aan M F	<i>Cornus sanguinea</i> 'Midwinter Fire'	Dogwood 'Midwinter Fire'	80-100	10L	Branched, 5 brks	25.00	1	46
E R C	<i>Euonymus europaeus</i> 'Red Cascade'	Spindle Tree 'Red Cascade'	80-100	10L	Branched, 4 brks	20.00	1	39
I a	<i>Ilex aquifolium</i>	Holly	80-100	10L	Leader with laterals	20.00	1	39
R can	<i>Rosa canina</i>	Dog Rose	40-60	3L	Branched, 5 brks	10.00	3	56
V csp	<i>Viburnum opulus</i>	Guelder Rose	80-100	10L	Branched, 5 brks	25.00	1	46



Abbrev	Species	Common Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Number
G1'SK	<i>Gleditsia macanthos 'Skyline'</i>	Honey Locust 'Skyline'	25-30	550-600	RB	4x Semi-mature; clear stem min. 200cm	1
L1'SW	<i>Liquidambar styraciflua 'Worpleston'</i>	Sweet Gum 'Worpleston'	25-30	550-600	RB	4x Semi-mature; clear stem min. 200cm	2
L1	<i>Liriodendron tulipifera</i>	Tulip Tree	25-30	min 450	RB	4x Semi-mature; clear stem min. 200cm	2
Qp	<i>Quercus palustris</i>	Pin Oak	35-40	600-700	RB	4x Semi-mature; clear stem min. 200cm	3

Abbrev.	Species	Common Name	Grth/Dsc	Height cm	Root Zone	Specification	Number
AcA 'R'	<i>Acer campestre</i> 'Eisirk'	Field Maple	25-30	500-550	RB	4x Semi-mature; clear stem min. 200cm	5
AgI'	<i>Abies glutinosa</i> 'Impressa'	Silver Birch	20-25	500-550	RB	3x Semi-mature; clear stem min. 200cm	2
IgE	<i>Betula pendula</i>	Silver Birch		600-700	RB	4x Multi-stem; bushy, 3 stems min.	8
BEFE	<i>Betula pendula</i>	Silver Birch	25-30	500-550	RB	3x Semi-mature; clear stem min. 200cm	2
BEFE	<i>Betula pendula</i>	Silver Birch		600-550	RB	3x Multi-stem; bushy, 3 stems min.	4
CaP 'S'	<i>Carpinus betulus</i> 'Trans Fontaine'	Hornbeam	30-35	500-550	RB	4x Semi-mature; clear stem min. 200cm	7
Pav 'P'	<i>Prunus avium</i> 'Plena'	Douglas Gean	25-30	550-600	RB	4x Semi-mature; clear stem min. 200cm	3
Qr 'K'	<i>Quercus robur</i> 'Fastigiata Koster'	Oak	25-30	min 550	RB	4x Large Feathered	2

Abbrev	Species	Common Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Number
A	<i>Amelanchier lamarckii</i>	Juneberry	400-450	RB	Ex Umbrella shape; Multi-stem; 200-300cm wide; clear stems 100-200cm; clipped	19	
C	<i>Cercidiphyllum japonicum</i>	Katsura Tree	400-450	RB	Multi-stem; raised stems; 3 stems min.	3	
C	<i>Cercis siliquastrum</i>	Judas Tree	300-350	RB	Multi-stem; raised stems; 3 stems min.	6	
C	<i>Glennodendron microdon</i>	Harlequin Globeweed	300-350	RB	Multi-stem; raised stems; 3 stems min.	4	
H	<i>Heplocasium nicholsonii</i>	Seven Son	300-350	RB	Multi-stem; raised stems; 3 stems min.	1	

<i>Scorzonera autumnalis</i>	Alumroot Hawkbit
<i>Staphylea trifolia</i>	Saltberry
<i>Louisianacymus</i>	Black-and-Teeth
<i>Mecopogon lupulina</i>	Black Medic
<i>Silene vulgaris</i>	Bladder-Campion
<i>Hypochaeris radicata</i>	Chalk ear
<i>Allium schoenoprasum</i>	Chives
<i>Campylosoma glomerata</i>	Clustered Bellflower
<i>Centaurea nigra</i>	Common Knapspeed
<i>Rumex acetosa</i>	Common Sorrel
<i>Lilina vulgaris</i>	Common Toadskin
<i>Primula veris</i>	Cowslip
<i>Knautila anensis</i>	Field Scabious
<i>Plantago media</i>	Hoary Plantain
<i>Antirrhyn Veneraria</i>	Kidney Vetch
<i>Galium verum</i>	Lady's Bedstraw
<i> Ranunculus acris</i>	Meadow Buttercup
<i>Geranium pratense</i>	Meadow Cranesbill
<i>Pimpinella umbra</i>	Meadowsweet
<i>Malva moschata</i>	Musk Mallow
<i>Leucanthemum vulgare</i>	Ox Eye Daisy
<i>Hypericum perforatum</i>	Portulaca St. John's Wort
<i>Lycinus flos-acculi</i>	Ragged Robin
<i>Silene dioica</i>	Red Campion
<i>Plantago lanceolata</i>	Ribwort Plantain
<i>Leonodon hispidus</i>	Rough Hawkbit
<i>Sanguisorba minor</i>	Sisal Bedstraw
<i>Prenetia vulgaris</i>	Stinknet
<i>Scabiosa columbina</i>	Small Scabious
<i>Artemia maritima</i>	Thrift
<i>Viola cracca</i>	Tufted Vetch
<i>Erichum vagale</i>	Viper's Bugloss
<i>Silene alba</i>	White Campion
<i>Organum vulgare</i>	Wild Marjoram
<i>Tridolum pratense</i>	Wild Red Clover
<i>Achillea millefolium</i>	Yarrow

Festuca ovina	Sheep's Fescue
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(A selection of the following plants will be used across the site to suite the various micro-climatic situations, and intended character spaces. A range of plant mixes will cover areas for shade, sun and rain garden situations.)

Cercis canadensis 'Forest Pansy'
Cornus kousa 'Milky Way'
Cotinus coggygria 'Grace'
Euonymus europaeus 'Red Cascade'
Hamamelis xintermedia 'Jelena'
Rhus typhina 'Tiger Eyes'
Viburnum plicatum 'Variesii'

Choisya x dewitteana 'White Dazzler'
Cotinus coccinea 'Young Lady'
Euonymus alatus 'Compactus'
Fatsia polycarpa
Hebe parviflora angustifolia
Hydrangea paniculata 'Kyushu'
Mahonia eurybractea subsp. ganpinensis 'Soft Caress'
Salvia rosmarinus 'Miss Jessopp's Upright'
Viburnum opulus 'Compactum'

Daphne x transatlantica 'Eternal Fragrance'
Hebe 'Red Edge'
Hydrangea paniculata 'Confetti'
Hydrangea paniculata 'Little Lime'
Hydrangea quercifolia 'Pae Wee'
Pinus mugo 'Mops'
Salvia rosmarinus 'Prostratus Group'
Sarcococca humilis 'Fragrant Valley'

Alium 'Millemin'
Alium 'Summer-blossom'
Bistorta officinalis 'Humming'
Bistorta affinis 'Superba'
Bistorta amplexicaulis 'Fireball'
Euphorbia karwinskiana
Euphorbia 'maculata' 'Alphorpurum'
Euphorbia 'charocharis' 'Rumpdy Pumpy'
Euphorbia 'x martini'
Euphorbia palustris
Germanium 'Rozeanne'
Scilla 'Totally Tangerine'
Hyacinthum 'harvesttime'
Hydrophyllum 'Maroon'
Iris 'Caesars Brother'
Iris 'White Swift'
Lilium grandifolium
Nerodia 'bassoon' 'Red Kat'
Organum latifolium 'Herrenreine'
Phlox 'russeliana'
Rubusodora 'dignus viri' 'deamii'
Salvia Little Sprig
Salvia nemorosa 'Hendley'
Salvia nemorosa 'Caradonna'
Sanguisorba officinalis 'Tanna'
Systichia byzantina 'Big Ears'
Syrinchium 'diana' Little Catfoot'
Thymus 'coracensis' 'Lollipop'
Verbena officinalis 'vir. grandiflora' 'Sampion'

Calamagrostis × *acutiflora* Karl Foerster
Calamagrostis *brachytricha*
Carex *oshimensis* 'Everest'
Carex *oshimensis* 'Evergreen'
Carex *pendula*
Hakonechloa *macra*
Luzula *nivea*
Melica *alissima* 'Alba'
Miscanthus *sinensis* 'Yakushima Dwarf'
Molinia *caerulea* subsp. *caerulea* 'Edith Dudszy'
Pennisetum *alopecuroides* 'Hamein'
Pennisetum *orientale* 'Fairy Tails'
Saxifraga *autumnalis*
Stipa *lessingiana*

Asplenium scolopendrium
Athyrium filix-femina
Blechnum spicant
Dryopteris erythrosora
Dryopteris wallichiana
Osmunda regalis 'Purpurascens'
Polystichum setiferum 'Dahlem'

<p> <i>Akebia quinata</i> <i>Clematis amandii</i> 'Apple Blossom' <i>Clematis langutica</i> 'Bill Mackenzie' <i>Hydrangea anomala</i> <i>petiolaris</i> <i>Parthenocissus henryana</i> <i>Trachelospermum jasminoides</i> </p>

Bulbs

<p> <i>Allium</i> 'Purple Sensation' <i>Allium sphaerocephalon</i> <i>Crocus tommasinianus</i> <i>Narcissus 'Acolae'</i> <i>Narcissus 'Italia'</i> <i>Narcissus Tete-a-Tete</i> <i>Galanthus nivalis</i> <i>Leucojum 'Gravely Giant'</i> <i>Tulip 'Ballarina'</i> <i>Tulip 'Spring Green'</i> </p>

Allium 'Purple Sensation'
Allium sphaerocephalon
Crocus tommasinianus
Narcissus 'Acolyte'
Narcissus 'Thalia'
Narcissus Tete-a-Tete
Galanthus nivels
Leucojum 'Gravetye Giant'
Tulip 'Ballarina'
Tulip 'Spring Green'

	Existing trees - refer to arboricultural impact assessment
	Proposed tree planting
	Proposed specimen shrub planting
	Proposed ornamental hedge planting
	Proposed native hedge mix planting
	Proposed native shrub planting
	Proposed ornamental shrub and herbaceous planting
	Proposed rain garden planting
	Proposed amenity grass turf (Rolawn Medalion® Turf or similar approved)
	Proposed WIT Roof 34.6m Widdowse Turf Roof Turf from Widdowse Turf Ltd

The groundworks contractor is responsible for preparing the site and removing unwanted spoil from the site. The landscape contractor is responsible for digging of tree pits, subsoiling, topsoiling, planing, mulching and maintenance work.

Landscape Architect to advise on supply of plant material and out of plant mixes on site.

Prior to topsoil operations, subgrade/subsoil to be prepared with BS 4428 scarified or ripped to 200mm depth prior to spread. Imported and as saved topsoil to be in accordance with BS 3133. Areas to have minimum topsoil depth of 150mm, proposed spreading areas to have minimum topsoil depth of 300mm. Any growth to be sprayed out with appropriate herbicide at least 12 months prior to cultivation.

N.B Proposed services (electric, water, gas etc) in landscape to be installed as a minimum below the required topsoil depths and in accordance with service / utility requirements.

Retained trees should be subject to a full arboricultural inspection for condition and safety. Retained trees shall be protected from construction by erection of fencing in accordance BS 5837:2012 in relation to the design, demolition and construction. These barriers shall be maintained in position and in good condition until works are complete. Refer to AIA for further detail.

Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree surgeon in accordance with BS 3837. Arisings to be removed to a licensed tip.

Prepare trees and transplant in accordance with BS 5545: 2000.

Trees 25–35cm girth - planting hole 1500mm x 1500mm x 800mm

Multi-stems 1.5–3.0m - planting hole 1200mm x 1200mm x 700mm

Multi-stems 3.5–4.0m - planting hole 1500mm x 1500mm x 800mm

Tree pits to be 500mm wider than, and the same depth as the excavated material to be separated into topsoil and subsoil and backfilling. Pits to be excavated with slightly raised centre, bottom scarified to a depth of 200mm, with soil ameliorant worked into sides to be scarified. Tree pits to be backfilled with excavated tree pit, installed to original soil profiles in accordance with BS 5545: 2000.

adequate uncompacted soil root zone to allow trees to thrive setting. TreeParker Cell System or GreenBlue Urban ArborSys approved.

Appropriate root barriers will be provided where there is potential for root heave to surrounding surfaces, or conflict between tree roots and structures.

Imported Soils: The base of the tree pit is to be backfilled with landscape sub-soil; and the final 400mm of the pit backfilled with landscape topsoil.

Any waterlogged tree pits are to be positively drained before

• All trees secured with underground guying systems as supplied by Van den Berk Nurseries, Barchin, approved. Bruns in airpots, or as rootballs during the dormant season. Anchors or similar approved, as per the specification.

mulched with 50mm Strulch mineralised straw or similar appropriate material.

Base of trees to be covered with 75mm depth bark mulch to 1m from trunk and kept weed-free.

Hedges to be covered with 75mm depth bark mulch and kept 600mm wide and along the full extent of hedge line.

All plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428.

after planting and prior to spreading of mulch. Planting areas with 50mm depth of Strulch mineralised straw or similar approved weed free.

Hedge plants to be pit planted in double staggered rows immediately after the 450mm centres (or as scheduled). Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered and barbed mulch and kept weed free.

Instant hedge to be removed from troughs or bags just before planting. Plants to be placed centrally within a trench 450mm wide x 300mm deep in double staggered units are no deeper than the roots. Backfill with two thirds improved topsoil and excavated topsoil in accordance with BS 3882: 2015, and PrePlant fertilizer or similar at the recommended rate around the plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth barbed mulch and kept weed free.

Subgrade to be cross ripped at 1.2m intervals prior to planting compaction. To be planted at 1m centres in random grouping. Transplants to be root dipped with Aginure prior to planting. To be kept weed free and protected from rabbits, with rabbit fence individual mesh tree guards securely fixed to timber stake(s).

Amenity grass turf areas to be **Rollawn Medallions** 1 turf or similar cultivated turf, laid in accordance with BS4248. Topsoil to be levelled as required and any debris or stones greater than 50mm removed. Pre-turfing fertiliser to be applied in accordance with instructions. Turf to be laid from planks with broken joints well pegged to slopes where required. Well water after laying to avoid drying out.

On podium slopes, turf areas to be installed following consultation with structural engineer or roofing contractor.

Turf to be WFL-Roof-34-Bio wildflower roof turf from Wildflower similar approved. Prepared and installed as per suppliers specification in accordance with BS4428.

Turf to be laid on a minimum of 100mm of WFT-Substrate or free-draining growing medium to suppliers specification. Turf, care should be taken to ensure that all joints are butted up, not overlap the turf at the joints and do not create tension so it shrink.

PILIVERSEY

Appendix 2: Legislation and Planning Policy

Legislation

A2.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:

- The Environment Act 2021;
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Countryside and Rights of Way (CROW) Act 2000;
- The Natural Environment and Rural Communities Act (NERC) 2006;
- The Hedgerows Regulations 1997; and
- The Protection of Badgers Act 1992.

A2.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017 (as amended).

A2.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.

A2.4. The CROW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Environment Act 2021: Town and Country Planning Act

A2.5. As of the 12th February 2024 it is mandatory for development (with a small number of exceptions) to achieve at least a 10% gain in biodiversity units under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).



National Planning Policy

National Planning Policy Framework (NPPF), December 2024

- A2.6. The updated National Planning Policy Framework (NPPF) was published in December 2024 and sets out the Government's planning policies for England and how these should be applied. It replaces the first National Planning Policy Framework published in March 2012 and December 2024.
- A2.7. Paragraph 11 states that:
- “Plans and decisions should apply a presumption in favour of sustainable development.”
- A2.8. Section 11 of the NPPF, paragraph 125, sub-section a) states that planning policies and decisions should:
- a) *“encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains - such as developments that would enable new habitat creation or improve public access to the countryside;*
 - b) *recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production”*
- A2.9. Section 13 refers to development in the Green Belt and introduces ‘Golden Rules’ that, at paragraph 159, state how such development should *“support nature’s recovery”* and *“where land has been identified as having particular potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes”*.
- A2.10. Section 15 of the NPPF (paragraphs 187 to 195) considers the conservation and enhancement of the natural environment.
- A2.11. Paragraph 187 states that planning and decisions should contribute to and enhance the natural and local environment by:
- a) *“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate; and*
 - d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs”*
- A2.12. Paragraph 188 states that plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.



A2.13. Paragraph 192 states that in order to protect and enhance biodiversity and geodiversity, plans should:

- a) *“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 biodiversity¹²; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation¹³; and*
- b) *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.”*

A2.14. When determining planning applications, Paragraph 193 states that local planning authorities should apply the following principles:

- a) *“if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons¹⁴ and a suitable compensation strategy exists; and*
- d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*

A2.15. As stated in paragraph 187 the following should be given the same protection as habitats sites:

- a) *“potential Special Protection Areas and possible Special Areas of Conservation;*
- b) *listed or proposed Ramsar sites¹⁵; and*
- c) *sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”*

A2.16. Paragraph 195 states that

¹² Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

¹³ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

¹⁴ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

¹⁵ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.



- A2.17. *“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site”.*

Local Planning Policy

Manchester City Council Local Development Framework Core Strategy (Adopted 2012)

- A2.18. The Manchester City Council Local Plan and Core Strategy is a key document in the Local Development Framework, which describes what Manchester City Council want to look like in the future, and the planning policies used to make that happen.

- A2.19. Policy EN 8 - Adaptation to Climate Change

All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.

Developments will seek to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

- A2.20. 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.

- A2.21. 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.*
- *Other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs)*
- *Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan*
- *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.



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.

A2.22. The Core Strategy is accompanied by:

A Sustainability Appraisal (SA), which is an assessment of economic, social and environmental impacts of policies and has been used to inform policy development. It also includes equality and health impact assessments and considers the findings of the Habitats Regulations Assessment (HRA).

Places For Everyone (adopted March 2024)

The Places for Everyone Plan reinforces our ambition to bring forward brownfield land, it reduces the net loss of Green Belt land by reducing the number of sites being allocated and provides stronger protection for our important environmental assets.

Objectives:

Objective 8) Improve the quality of our natural environment by: Enhancing special landscapes, green infrastructure, biodiversity and geodiversity; Improving access to the natural environment and green spaces including parks; and promoting the role of green space in climate resilience and reducing flood risk.

Efficient Land Use - A key role of this Plan is to manage the conflicting demands on our finite land resources. The need for new housing, employment, facilities and infrastructure must be accommodated, whilst protecting the natural environment.

Strategic Green Infrastructure - Protecting and enhancing the green infrastructure network throughout Greater Manchester is central to the overall vision for the city region.

The following strategic green infrastructure assets will be protected and enhanced as key features:

- 1. River valleys and waterways (see Policy JP-G 3 'River Valleys and Waterways')*
- 2. Lowland wetlands and mosslands (see Policy JP-G 4 'Lowland Wetlands and Mosslands')*
- 3. Uplands (see Policy JP-G 5 'Uplands')*
- 4. Trees and woodland (see Policy JP-G 7 'Trees and Woodland').*

POLICY JP-S1: development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

POLICY JP-S4: Development will be managed to increase considerably the capacity of its citizens to adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. Key measures will include:

- Designing indoor and outdoor environments to provide a reduction and respite from more extreme temperatures and winds associated with climate change and greater urbanisation.*



- *Increasing the size, spread, quality and interconnectedness of the green infrastructure network, enabling the city region, its citizens and wildlife to adapt to changing conditions*

POLICY JP-G8: Across the plan, a net enhancement of biodiversity resources will be sought by:

- *Increasing the quality, quantity, extent and diversity of habitats, particularly priority habitats identified in national or local biodiversity action plans and those that support priority species*
- *Improving connections between habitats, to protect and enhance the provision of corridors, ecological networks*
- *Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species*
- *Facilitating greater access to nature*
- *Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network*
- *Safeguarding, restoring and sustainably managing our most valuable soil resources*

Greater Manchester Biodiversity Action Plan

A2.23. Habitat Action Plans:

- | | |
|------------------------|----------------------------|
| • Grasslands | • Canals |
| • Hedgerows | • Native woodlands |
| • Lowland mosslands | • Uplands |
| • Reedbeds and bittern | • Urban managed greenspace |
| • Ponds and lodges | |

A2.24. Species Action Plans:

- | | |
|-----------------------|-----------------------|
| • Bats | • Native Black Poplar |
| • Black redstart | • Twite |
| • Farmland Birds | • Water Vole |
| • Great crested newts | • Willow tit |
| • Hares | |



Appendix 3: Methodology and Results

Data Search

- A3.1. A desk-based study was conducted whereby records of designated sites and records of protected and priority species were purchased and interrogated for the site and the surrounding landscape. The aim of the data search is to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.
- A3.2. The following resources were consulted/contacted:
- Multi-Agency Geographic Information for the countryside (MAGIC) website¹⁶;
 - Greater Manchester Ecology Unit (GMEU)¹⁷; (Data received in September 2023);
 - Manchester City Council website¹⁸;
 - Joint Nature Conservation Committee (JNCC) website¹⁹;
 - Natural England (NE) designated sites website²⁰;
 - Ordnance Survey mapping; and
 - Google Maps, including aerial photography.
- A3.3. The following areas of search around the boundary of the site boundary were applied:
- 2 km for protected and priority species, national statutory designated and non-statutory sites; and
 - 10 km for European statutory sites.

'Extended' Phase I Habitat Survey and UKHabs

- A3.4. An 'extended' Phase 1 survey was carried out on the was initially undertaken on 10th August 2023, and updated on 25th July 2024. Both surveys were undertaken by David Paton (Consultant Ecologist, Tyler Grange, and appropriately experienced field surveyor and qualifying member of CIEEM). The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey²¹ and entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group²².

¹⁶ <https://magic.defra.gov.uk/> [Accessed October 2024]

¹⁷ <https://gmlrc.org/> [Accessed: January 2024]

¹⁸ <https://www.manchester.gov.uk/> [Accessed October 2024]

¹⁹ <http://jncc.defra.gov.uk/ProtectedSites/> [Accessed October 2024]

²⁰ <https://designatedsites.naturalengland.org.uk/> [Accessed October 2024]

²¹ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.

²² UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)



- A3.5. Additionally, the habitats identified were evaluated for their potential to support legally protected and notable fauna species. Where access allowed, adjacent habitats were also considered in order to assess the site within the wider landscape and to provide information with which to assess possible impacts within the context of the site boundary.
- A3.6. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under the "Statutory Biodiversity Metric", which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary.

Biodiversity Net Gain

- A3.7. The Statutory Biodiversity Metric operates by calculating the number of biodiversity units associated with a particular habitat type (both pre-and post-development) – the 'unit' value associated with each habitat type is calculated based on the following parameters:
- Size (in hectares)/Length (in km);
 - Distinctiveness (i.e. how rare/valuable a given habitat is);
 - Condition (i.e. how well the recorded habitat fits [or will fit] the standardised description of that habitat); and
 - Strategic significance (i.e. if the existing or proposed habitat is within an area formally adopted in the local plan for green infrastructure or biodiversity improvements).
- A3.8. When considering the creation of new habitats in the post-development site, other factors are also considered when calculating the 'unit' value of a given habitat and these are:
- Time to reach the target condition of each habitat; and
 - Difficulty category for the creation of a given habitat.
- A3.9. A calculation has been undertaken using the baseline habitats identified during habitat condition assessment survey, which was carried out on the 25th July 2024, alongside the 'extended' Phase 1 survey above. All surveys were carried out by David Paton (Consultant Ecologist, Tyler Grange), a suitably experienced ecologist and qualifying member of CIEEM.
- A3.10. The UK Habitat Classification was used to identify habitat types. Note that the calculation is completed separately for non-linear and linear habitats. Habitat areas entered into The Statutory Biodiversity Metric in hectares were rounded to two decimal places.



Evaluation

- A3.11. The evaluation of habitats and species is defined in accordance with published guidance²³. The scale of importance of each ecological feature is assigned within a defined geographical context, namely international and European, national, regional, county, and local. Below these are features considered to be of negligible importance.
- A3.12. Consideration will also be given to legally protected or controlled species which are ‘important features’ in the context of this assessment, for which mitigation measures are required to ensure legal compliance, regardless of their geographic scale of importance. Thus, it is possible for a feature of negligible ecological importance to be legally protected and hence require mitigation.
- A3.13. Evaluation is based on various characteristics that can be used to identify ecological features likely to be important in terms of biodiversity. These include site designations (such as Sites of Species Scientific Interest (SSSIs), or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological feature. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

Impact Assessment

- A3.14. The assessment of impacts identifies impacts and their effects as a result of the proposed development on important ecological features. This includes consideration of impacts at all relevant stages of the development, including construction and operation/occupation. The assessment includes reference to legislation and policy, and supplementary planning guidance where relevant.

Application of Mitigation Hierarchy

- A3.15. Application of the mitigation hierarchy is fundamental to the ecological impact assessment process. This requires consideration of the following measures, in order of priority, for all potential impacts, to determine the most appropriate mitigation, compensation and enhancement strategy for the project. This is taken into account within **Section 3** of this report and set out below:
- Avoidance – measures to avoid harm to ecological features (set out in ‘Design Evolution’, **Section 3**);
 - Mitigation – measures to avoid or minimise potential impacts as part of the design or guaranteed by planning controls;
 - Compensation – measures required to offset significant residual negative effects following avoidance and mitigation; and
 - Enhancement – measures over and above requirements for avoidance, mitigation and compensation to provide biodiversity net gain.

²³ CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.



Appendix 4: Bat Legislation Methodology Results

Legislation and Conservation Status

- A4.1. All U.K bat species are listed on Appendix II of the Bern Convention and on Annexes II and IV of the EU Natural Habitats Directive. In England and Wales bats are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 and under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence, with certain exceptions, to:
- Intentionally or deliberately capture, kill, or injure a bat;
 - Intentionally or recklessly damage, destroy, and disturb bats in a place used for shelter or protection, or obstruct access to such areas;
 - Damage or destroy a bat breeding site or resting place;
 - Possess a bat, or any part of it, unless acquired lawfully; and
 - Sell, barter, exchange, transport, or offer for sale a bat or parts of them.
- A4.2. Actions that are prohibited can be made lawful by a licence issued by the appropriate Statutory Nature Conservation Organisation.
- A4.3. Several species of bats *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule *Nyctalus noctula* and soprano pipistrelle *Pipistrellus pygmaeus* are listed as Priority Species under the 'UK Post-2010 Biodiversity Framework' which provides a statutory list of priority species in England, Scotland, Wales and Northern Ireland, as required under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (England), Section 7 of the Environment (Wales) Act 2016, Section 2(4) of the Nature Conservation (Scotland) Act 2004, and Section 3(1) of the Wildlife and Natural Environment Act (Northern Ireland) 2011. Decision-makers such as Local Planning Authorities must have regard for Priority species in all their activities, including when making decisions on planning applications.

Survey Methodologies

- A4.4. The surveys followed standard methodologies set out in the Bat Mitigation Guidelines²⁴, the Bat Workers Manual²⁵ and Bat Surveys for Professional Ecologists- Good Practice Guidelines 4th Edition²⁶ and comprised:
- Preliminary Roost Assessment (PRA) – External and internal building inspection survey to assess potential of buildings on site to support roosting bats;
 - Ground Level Tree Assessment (GLTA) – Ground level inspection of trees to assess potential of trees on site to support roosting bats;

²⁴ Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

²⁵ Mitchell-Jones, A.J. & McLeish, A.P. (eds). (2004) 3rd Edition Bat Workers' Manual., JNCC, Peterborough, ISBN 1 86107 558 8

²⁶ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6



- Day-time Bat Walkover (DBW) – Walkover of the site to assess potential bat activity including foraging areas and potential commuting routes;
- Emergence presence / absence surveys - to determine presence or likely absence or roosting bats within buildings;

Building Preliminary Roost Assessment (PRA)

- A4.5. A PRA was undertaken on all buildings within the site boundary. The assessment was initially undertaken on 10th August 2023, and updated on 25th July 2024. Both surveys were undertaken by David Paton (Consultant Ecologist, Tyler Grange, and appropriately experienced field surveyor and qualifying member of CIEEM). All surveys were daytime inspections and the conditions for all surveys were considered optimal. The location of the buildings at the site are shown on plan **16173/P03**.
- A4.6. All buildings were inspected from the ground using binoculars, and digital camera for accessible features. In relation to buildings, such signs may include bat droppings, urine splashes, staining and features suitable for allowing bats access to roost (e.g. gaps behind soffits / hanging tiles / ridge tiles, lifted slates / flashing). The internal inspection of the buildings comprised a thorough search for evidence of roosting bats in accessible internal areas (i.e. droppings, urine stains) and an assessment of the presence of potential roosting features internally.
- A4.7. The potential of the buildings to support roosting bats was assessed using the criteria shown in **Table A4.1** below.

Table A4.1: Building / Structure Assessment Criteria

Suitability	Description of Roosting Habitats
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. However, these potential roost sites do 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 of high conservation status (with respect to roost type only).
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.

- A4.8. Consideration of the structures suitability to be utilised as a hibernation roost was also considered in line with published guidance^{27 28}.

²⁷ Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. The Bat Conservation Trust, London.

²⁸ Middleton, N. (2019) *Assessing Sites for Hibernation Potential. A Practical Approach, including a Proposed Method & Supporting Notes*. Author: Neil Middleton (BatAbility Courses & Tuition) Version: Draft/V2.2019 Dated: 08.10.2019 [Assessing-Sites-for-Hibernation-Potential-BatAbility-10.2019.pdf](#)



Limitations

- A4.9. The internal inspection of the building was limited to an inspection of the interiors of the shop units associated with the precinct, as access to the larger multi-storey section of the building was not possible at the time of survey. This is not however expected to have impacted the overall results of the assessment due to the construction of the building.

Ground Level Tree Assessment (GLTA)

- A4.10. A ground-level tree assessment was undertaken on 10th August 2023, and updated on 25th July 2024. Both surveys were undertaken by David Paton (Consultant Ecologist, Tyler Grange, and appropriately experienced field surveyor and qualifying member of CIEEM). All trees within and adjacent to the site were surveyed to determine the level of potential of these features to support roosting bats, including hibernation roosts. During this survey, Potential Roost Features (PRFs) that may be used by bats, as identified within published guidance^{29 30}, were looked for. These PRFs include:

- Woodpecker holes;
- Rot holes;
- Hazard beams;
- Other vertical or horizontal cracks and splits (such as frost-cracks) in stems or branches;
- Partially detached platey bark;
- Knot holes arising from naturally shed branches, or branches previously pruned back to the branch collar;
- Man-made holes (e.g. cavities that have developed from flush cuts) or cavities created by branches tearing out from the parent stems;
- Cankers (caused by localised bark death) in which cavities have developed;
- Other hollows or cavities, including butt-rots;
- Double-leaders forming compression forks with included bark and potential cavities;
- Gaps between overlapping stems or branches;
- Partially detached ivy with stem diameters in excess of 50mm; and
- Bird, bat or dormouse boxes.

- A4.11. Signs of a bat roost, as identified by the BCT, besides the actual presence of bats themselves, were also looked for. These signs include:

- Bat droppings in, around or below a PRF;
- Odour emanating from a PRF;
- Audible squeaking at dusk or in warm weather; and
- Staining below the PRF.

- A4.12. The potential of the trees to support roosting bats was assessed using the criteria shown in **Table A4.2** below.

²⁹ Collins, J. (ed) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 4th edition. Bat Conservation Trust, London.

³⁰ Bat Tree Habitat Key (2018) *Bat Roosts in Trees: a guide for identification and assessment for tree-care and ecology professionals*. Pelagic Publishing, Exeter.



Table A4.2: Assessment of Tree Suitability Criteria - adapted from Collins, 2023.

Roost Suitability	Description of Roosting Habitat
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF-I	A tree with at least one PRF present
PRF-M	A tree that is suitable for multiple bats and may therefore be used by a maternity colony.

Limitations

A4.13. There were no specific limitations associated with this survey.

Emergence Surveys

A4.14. All bat surveys undertaken by Tyler Grange were completed with reference to published guidance^{31 32 33 34}.

A4.15. The emergence survey were undertaken in accordance with best practice survey guidance, starting 15 minutes before sunset and finishing an hour and a half after sunset.

A4.16. Following the PRA conducted in 2023, it was concluded that six surveyors were required to cover the PRFs present on the building. As the updated 2024 PRA identified additional bat access points associated with the building, an additional two surveyor positions were required, providing eight surveyor positions overall for the 2024 emergence survey. The surveyors were positioned so as to best observe any bats emerging from preliminary roost features identified during the PRA or flying in close proximity to the building.

A4.17. Survey equipment used comprised Bat loggers, anabat scouts, an echometer touch Pro and an anabat walkabout, which were used to identify bats during the surveys. BatExplorer software was used to analyse bat calls for species identification. Analysts of the sound files had all completed BatAbility's Certificate of Bat Acoustic Analysis (COBAA)³⁵ assessment course.

A4.18. Infra-red camera footage recorded was thoroughly reviewed following surveys to confirm whether any bats emerged from the buildings.

A4.19. The survey was completed during optimum weather conditions and these are detailed in below **Table A4.3** along with the date and sunrise time.

Table A4.3: Dusk Emergence Survey Meta Data

Visit Number	Building	Date	Weather Conditions	Survey Timings	Surveyors
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³¹ Collins, J. (ed) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 4th edition. Bat Conservation Trust, London.

³² Natural England (2022) Bats: advice for making planning decisions, Available at: <https://www.gov.uk/guidance/bats-advice-for-making-planning-decisions> [Accessed October 2024]

³³ Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.

³⁴ Mitchell-Jones, A.J. & McLeish, A.P. (2012) *The Bat Workers' Manual*. Pelagic Publishing, Exeter.

³⁵ <https://batability.co.uk/cobaa/>



			Start	End		
V1 (2023)	B1	31/08/2024	Temp (°C): 15 Wind (BFS): 3 Cloud cover (1-8): 8 Precipitation: None	Temp (°C): 14 Wind (BFS): 2 Cloud cover (1-8): 8 Precipitation: None	Start: 20:23 Sunset: 20:38 End: 22:08	William Robson Richard Laws Scott Reid Richard Castell Bek Stobbart Zoe Barrett
V2 (2024)	B1	15/08/2024	Temp (°C): 15 Wind (BFS): 1 Cloud cover (1-8): 5 Precipitation: None	Temp (°C): 14 Wind (BFS): 1 Cloud cover (1-8): 0 Precipitation: None	Start: 20:23 Sunset: 20:38 End: 22:08	Bethany Phythian Elliot Grundy Laura Jones Georgia Stant Kay Haggan Bek Stobbart Becky Freeman Nathan Rimmer

Limitations

A4.20. There were no limitations associated with these surveys.

Results

Building Preliminary Roost Assessment (PRA)

A4.21. A total of 1 building was assessed for bat roost potential during the survey. **Table A4.4** below summarises the results of these surveys, highlighting if the building required further survey effort, with the location of the building with roost potential shown on plan **16173/P03**.



Table A4.4: Building Bat Roosting Potential and Survey Results

Building	Description and Potential Roosting Features	Roosting Suitability and Survey Results (BCT 2016) N,L,M,H,C	Photograph(s)
B1	<p>Large precinct building consisting of two distinct but conjoined parts:</p> <ul style="list-style-type: none"> • Two-storey complex of shop buildings and frontage. • Large multi-storey complex previously used for office space located behind shop frontage area. <p>The structure of the building was a mixture of brick and concrete, with predominantly flat, felted roofing. In the shop frontage area, a wooden canopy was present above ground level.</p> <p>In terms of preliminary roost features, the following were identified during the 2023 survey:</p> <ul style="list-style-type: none"> • Gaps under fascia board; • Gaps in wooden canopy; • Holes in brickwork; • Hole in wooden boarding; and • Broken windows. <p>Features in themselves offered low potential to host individual bats opportunistically.</p> <p>The PRA was then updated in 2024, during which additional access points to existing PRFs were located, including additional gaps in the wooden canopy making up shop frontage.</p> <p>As the additional access points led to existing PRFs, and given the highly urban context of the site, and low bat activity on the 2023 emergence survey, the</p>	Low Bat Roost Potential	    



Building	Description and Potential Roosting Features	Roosting Suitability and Survey Results (BCT 2016) N,L,M,H,C	Photograph(s)
	building was again assessed as providing low roosting potential in 2024.		

Ground level Tree Assessment

A4.22. A total of 26 trees or groups of trees were assessed for bat roost potential during the survey. **Table A4.5** below summarises the results of these surveys, highlighting which trees require further survey effort, and locations of trees with roost potential are seen on plan **16173/P03**.



Table A4.5: Ground Level Tree Assessment Results

Tree No.	Grid Reference	Species (Common name)	Overall Tree Potential (BCT, 2023)	Tree PRF Features as per BTHK 2018				
			Neg, PRF-I, PRF-M, FAR	Prf type as per BTHK	Aspect	Hibernation Potential	Inspected ground level or ladder/aerial	Photo
T1	SJ 81505 94079	Sycamore	PRF-I	Snapped limb	South 5m height	None	Ground level	



Tree No.	Grid Reference	Species (Common name)	Overall Tree Potential (BCT, 2023)	Tree PRF Features as per BTHK 2018					
			Neg, PRF-I, PRF-M, FAR	Prf type as per BTHK	Aspect	Hibernation Potential	Inspected ground level or ladder/aerial	Photo	
T15	SJ 81514 94073	Horse Chestnut	PRF-I	Knot hole x2	West 4m height South 6m height	None	Ground level		



Tree No.	Grid Reference	Species (Common name)	Overall Tree Potential (BCT, 2023)	Tree PRF Features as per BTHK 2018				
			Neg, PRF-I, PRF-M, FAR	Prf type as per BTHK	Aspect	Hibernation Potential	Inspected ground level or ladder/aerial	Photo
T22	SJ 81566 94157	Sycamore	PRF-I	Knot hole	East 7m height	None	Ground level	



Nocturnal Emergence Surveys

- A4.23. Building 1 was surveyed for roosting bats via nocturnal emergence surveys as it was assessed to be of '**low potential**' during the PRA surveys conducted in 2023 and 2024. The building was therefore subject to a single emergence survey in both 2023 and 2024.
- A4.24. Bats were observed and recorded during each of the nocturnal surveys that were conducted, but in very low numbers (maximum 2), and detected only from a maximum of two surveyor positions on each survey. All surveyor positions are shown on plan **16173/P03**. Common pipistrelle was the most commonly detected species, and other species detected include soprano pipistrelle.
- A4.25. During both emergence surveys, no bats were observed emerging from the building from any of the surveyor positions, and therefore roosting bats are considered likely absent from the building. See **Table A4.6** below for a summary of results.

Table A4.6 - Nocturnal emergence survey details.

Building	PBRA Bat Roost Potential	Bats Seen Emerging		Roost Characterization	Stills Captured using NVA
		V1 (2023)	V2 (2024)		
B01	Low	None	None	No Roost	   



Appendix 5: Condition Assessments

Baseline Habitats

- A5.1. The following tables provide a summary of the condition assessments completed with regards to the baseline site habitats described in the **Section 2**. These criteria in the below tables are taken from The Statutory Biodiversity Metric Condition Assessment Sheets.

Table A5.1. Developed land; sealed surface

No condition assessment required

Table A5.2. Introduced shrub

No condition assessment required



Table A5.3. Bare ground

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	Bare ground present only
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No	Limited species present
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	No invasives present
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			1
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
<ul style="list-style-type: none"> • Passes all 3 core criteria; AND <ul style="list-style-type: none"> • Meets the requirements for Good condition within criterion C. 		Good (3)	
<ul style="list-style-type: none"> • Passes 2 of 3 core criteria; OR <ul style="list-style-type: none"> • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C. 		Moderate (2)	
<ul style="list-style-type: none"> • Passes 0 or 1 of 3 core criteria. 		Poor (1)	X
Footnotes			
Footnote 1 – Wildlife and Countryside Act 1981 (as amended).			
Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNS) website: Home » NNSS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information: Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk) For criterion C – For green roof habitat types only – buddleia <i>Buddleja davidii</i> should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.			
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.			
Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNS website: Alternative plants » NNSS (nonnativespecies.org)			

Table A5.4. Modified grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion	No	Less than 6 species per m2



	is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Sward height homogeneous
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	No scrub present
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	No damage present
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Bare ground within limits
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken present
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	No invasives present
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)		Condition Assessment Score	Score Achieved
Passes 6 or 7 criteria including passing essential criterion A		Good (3)	
Passes 4 or 5 criteria including passing essential criterion A		Moderate (2)	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor (1)	x
<p>Footnote 1 – Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>.</p> <p>Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.</p> <p>Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.</p> <p>Footnote 4 – Wildlife and Countryside Act 1981 (as amended).</p>			

Table A5.5. Urban tree (Moderate)

Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
-------------------------------	------------------------------	-------------------------------



A	The tree is a native species (or at least 70% within the block are native species).	Yes	Tree is a native species
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Individual trees pass this criterion
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	50% of trees are mature
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	Trees have been pruned
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No features present
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Trees oversailing vegetation
Number of criteria passed			4
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ×/✓
Passes 5 or 6 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	X
Passes 2 or fewer criteria		Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Footnotes			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.			

Table A5.6. Urban tree (Poor)

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Tree is a native species
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Individual trees pass this criterion
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	50% of trees are mature
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	Trees have been pruned
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No features present



F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Trees oversailing vegetation
Number of criteria passed			4
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ×/√
Passes 5 or 6 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	X
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Footnotes			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.			

Post-Development Condition Assessments

- 5.9. The following tables provide a summary of the condition assessments completed with regards to the post development site habitats described in the Section 4. These criteria in the below tables are taken from The Statutory Biodiversity Metric Condition Assessment Sheets.

Table A5.7. Urban tree-native species

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Native species proposed
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Passed by individual trees
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	Trees newly planted
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	Pruning regime is expected due to public access
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Failed on a precautionary basis
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Trees oversail vegetation
Number of criteria passed			3
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ×/√
Passes 5 or 6 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	X



Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		
Footnotes		
<p>Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)</p> <p>Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.</p>		



Table A5.8. Urban tree-Non-native species

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	Non-native species proposed
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Passed by individual trees
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	Trees newly planted
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	Pruning regime is expected due to public access
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Failed on a precautionary basis
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Trees oversail vegetation
Number of criteria passed			2
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ×/√
Passes 5 or 6 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	X
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Footnotes			
<p>Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)</p> <p>Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.</p>			



Table A5.9. Modified grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	No	Less than 6 species per m ²
	Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Sward height homogeneous
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).	Yes	No scrub present
	Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.		
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	No damage present
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Bare ground within limits
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken present
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	No invasives present
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)		Condition Assessment Score	Score Achieved
Passes 6 or 7 criteria including passing essential criterion A		Good (3)	
Passes 4 or 5 criteria including passing essential criterion A		Moderate (2)	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor (1)	x
<p>Footnote 1 – Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>.</p> <p>Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.</p> <p>Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.</p> <p>Footnote 4 – Wildlife and Countryside Act 1981 (as amended).</p>			



Table A5.10. Developed land; sealed surface

No condition assessment required

Table A5.11. Introduced shrub

No condition assessment required

Table A5.12. Other green roof

No condition assessment required



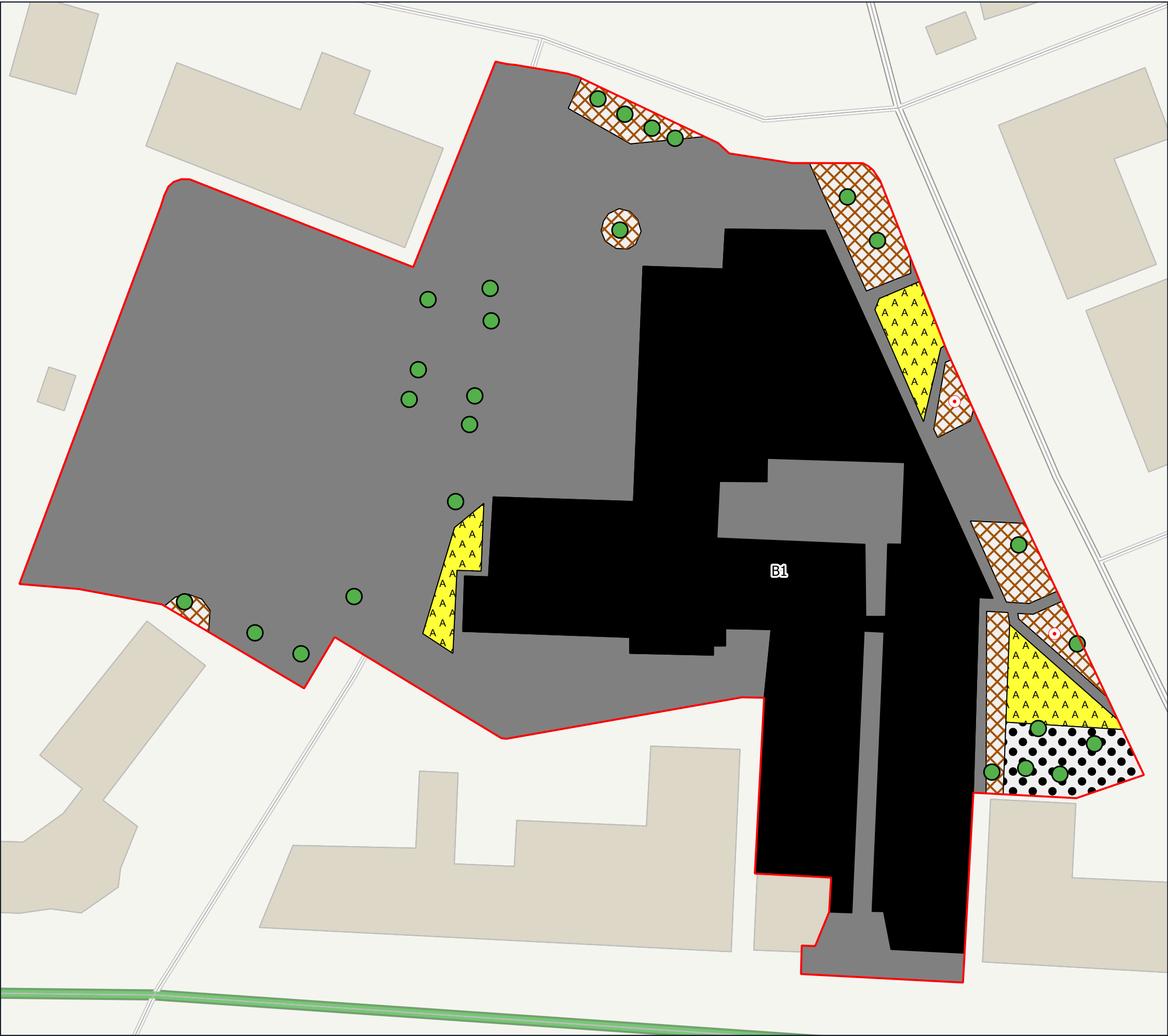
Plans:

Plan 1: Habitat Features Plan **16173/P01**

Plan 2: Bat Survey Results Plan **16173/P03**

Plan 3: Proposed Habitats Plan **16173/P04**





Legend

Boundaries

 Redline Boundary

Baseline Habitats

 Scattered Broad-leaved Trees

 Target Note - Cotoneaster Species

Baseline - Polygon Habitats

 Bare ground

 Buildings

 Introduced shrub

 Cultivated/disturbed land - amenity grassland

 Hardstanding



0 10 20 m

Project	Chorlton Precinct
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	16173/P01
Date	March 2025
Checked	DP/OM



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Legend

Boundaries

 Redline Boundary

Bat Survey Results

 Buildings

GLTA Results

 PRF-I Potential Trees

PBRA Results

 Hole in Brickwork

 Gap in Canopy

 Hole in Wooden Boarding

 Broken Window

 Gap Under Fascia

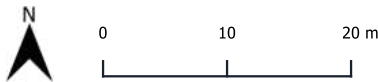
Emergence Survey Results

 Surveyor Location

 Sight Lines

Summary:

No bats were identified emerging from any of the PRFs identified on the building - thus surveys conclude a likely absence of bats.



Project	Chorlton Precinct
Drawing Title	Bat Survey Results Plan
Scale	As Shown (Approximate)
Drawing No.	16173/P03
Date	March 2025
Checked	DP/OM



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Legend

Boundaries

 Redline Boundary

Post=development Habitats

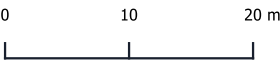
 Tree Planting

 Rain Garden

 Introduced Shrub

 Modified Grassland

 Green Roof



Project	Chorlton Precinct
Drawing Title	Proposed Habitats Plan
Scale	As Shown (Approximate)
Drawing No.	16173/P04
Date	March 2025
Checked	DP/OM



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An abstract collage of various geometric shapes and icons in shades of blue, yellow, and black. The shapes include triangles, squares, and polygons. Icons include a hand, a downward-pointing arrow, a starburst, and a fan-like shape. The background is a solid dark blue.

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