

Ecological Assessment



**Tyler
Grange**

Plot H, ID Manchester, Manchester

7th August 2025

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Summary

- S.1. This report has been prepared by Tyler Grange Group Ltd on behalf of ID Manchester Limited and University of Manchester. It sets out the findings of an Ecological Appraisal at Plot H of the wider ID Manchester scheme, centred around OS Grid Reference SJ 84441 97567, hereafter referred to as 'the site'.
- S.2. An Extended Phase 1/ UK Habs survey and Preliminary Bat Roost Assessment was conducted 25th August 2022, with an update survey on the 11th July 2024 of the wider ID Manchester site, including Plot H; a specific update survey of Plot H was undertaken on 7th July 2025. The surveys recorded the habitats present on site and included an assessment of the confirmed presence or likely absence of protected and notable fauna. A data search was conducted to establish potential impacts on designated sites within the Zone of Influence.
- S.3. In terms of protected sites, one internationally designated site, Rochdale Canal SAC, is located within 10 km of the site (5.4 km) and two SBI's are located within 2 km. All three sites are designated for their canal/ aquatic habitats and given that there are no hydrological linkages from site to/ from the SAC, Rochdale Canal/ Ducie Basin SBI or Ashton Canal (West) SBI, no adverse direct or indirect effects are anticipated as a result of development
- S.4. *Habitats:* The development will only affect habitats of negligible ecological importance (composed of hardstanding and building). Due to this, a Biodiversity Net Gain assessment is not required and specific mitigation to compensate for the loss of the hardstanding habitat is not required.
- S.5. *Species:* Plot H was subject to a preliminary bat roost assessment. No suitable bat roosting features were recorded. The site offers limited value for foraging and commuting bats due to the heavily urbanised context; the site is therefore considered to be of negligible ecological importance for bats. The site was found to provide limited habitat for common and widespread bird species; however, recommendations have been made to safeguard nesting birds, should they be present and the building at Plot H is due for removal during the nesting bird season; in which case, a pre-works check by a suitable qualified Ecologist would be required to determine whether active birds' nests are present prior to demolition.
- S.6. In conclusion, in anticipation of the implementation of any necessary mitigation, the proposed development will be compliant with relevant local planning policies, such as PfE JP-G8, 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 ID Manchester Limited and University of Manchester. It sets out the findings of a Preliminary Ecological Appraisal (PEA) at ID Manchester, Plot H, centred around OS Grid Reference SJ 84441 97567, hereafter referred to as 'the site'. See **Figure 1.1** for the red line boundary.

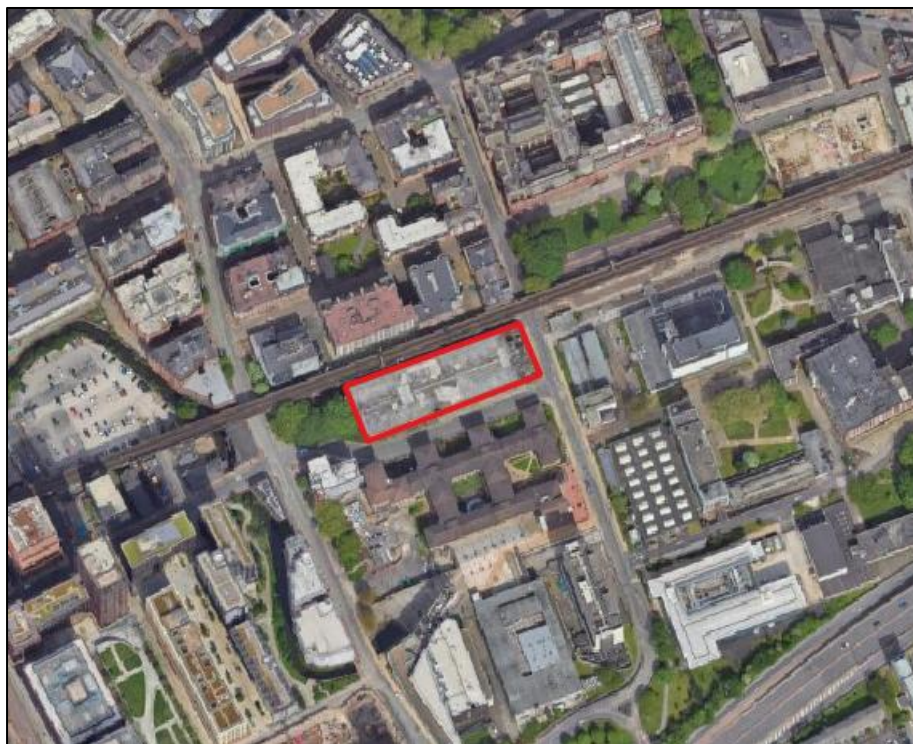


Figure 1.1: Red line boundary (© Google Aerial Imagery)

- 1.2. This assessment has been undertaken to inform a planning application for the redevelopment of numerous buildings, as part of Manchester University, for science, technology and work spaces, with associated access, infrastructure and landscaping. However, this report solely relates to the demolition of an existing car park, entitled Plot H.

Site Context

- 1.3. Plot H comprises an unused car park and is due for demolition, to facilitate the redevelopment of the wider 'ID Manchester' scheme. The site is approximately 0.36 ha and comprises no naturalised habitats.
- 1.4. The site is set within the heavily urbanised location of central Manchester, with few linking habitats from the site to the wider habitats beyond. Although the newly created Mayfield Park, on the opposite side of the A6 (approximately 500 m to the east) and the River Medlock



(culverted underneath the adjacent plots to the south), offer some habitats for flora and fauna within the wider area.

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 (Zoi) 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 and Preliminary Bat Roost Assessment work can be found in **Appendix 3**.
- 1.8. As there are no naturalised habitats onsite, a Biodiversity Net Gain (BNG) assessment is not required.

Quality Control

- 1.9. 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 Records Centre (GMRC), 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 one internationally designated site within 10 km of the site, no nationally designated site within 2 km and two 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
Rochdale Canal Special Area of Conservation (SAC, SSSI)	5.4 km northeast at nearest point	Designated for it's populations of floating water plantain <i>L. Natans</i> .	International
Rochdale Canal: Stott's Lane to Ducie Street Basin Site of Biological Important (SBI)	460 m northeast	Comprises the 'downstream' component of the European statutory Rochdale Canal SAC, SSSI.	Local
Ashton Canal (West) (SBI)	665 m west	Comprises the 'downstream' component of the European statutory Rochdale Canal SAC, SSSI.	Local



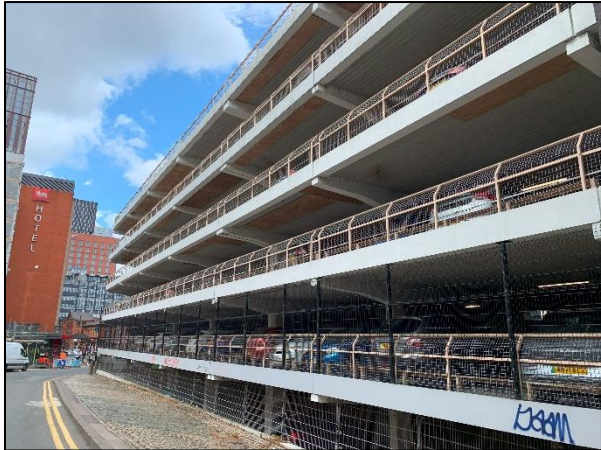
- 2.3. The site does not fall into the SSSI Impact Risk Zone for the Rochdale Canal SAC, SSSI; as such consultation with Natural England is not considered necessary for habitat regulations assessment and associated further work, and this is **not discussed further within this report**.

Habitats and Flora

- 2.4. The habitats present on site are summarised below in **Table 2.2**, along with an assessment of their ecological importance. The location of habitats are shown on the Habitats Features and Preliminary Bat Roost Assessment Plan **14667 P17**
- 2.5. As there are no naturalised habitats onsite, a Biodiversity Net Gain (BNG) assessment is not required.



Table 2.2: Habitats and Flora

Habitat	Description and Species	Ecological Importance	Photograph
<p><u>Primary code:</u> u1</p> <p><u>Secondary code(s):</u> Developed land; sealed surface U1b</p>	<p>The site is composed of hardstanding/ building, which is described as 'developed land; sealed surfaces'. This habitat has no intrinsic ecological value.</p>	<p>Negligible ecological importance</p>	

Protected and Notable Species

- 2.6. 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, are not discussed.

Bats

- 2.7. The data search returned 78 bat roost records within 2 km of the site; the closest being a Pipistrelle sp. roost approximately 465 m east of the site from 20/05/2008. The GMLRC also returned 173 other bat records, of these the closest were signs of Pipistrelle sp. 141 m southwest of the site from 03/02/2018; this record related to a sighting only and not a bat roost.

Bat Activity

- 2.8. The site lies within an urban context, with assumed high levels of light pollution within and adjacent to site, and limited habitats for commuting and foraging bats in the wider landscape. It is assumed that light tolerant species, such as common and soprano pipistrelle, could forage within and adjacent to the site, but only occasionally. The habitats on site provide limited commuting and foraging opportunities for bats.

Preliminary Bat Roost Assessment

- 2.9. A Preliminary Bat Roost Assessment (PBRA) was conducted alongside the 'extended' Phase 1 Habitat survey. This assessment was carried out as part of the wider 'ID Manchester' survey, which included an assessment of all the buildings and trees on and directly adjacent to the wider ID Manchester scheme. Plot H was assessed again on 7th July 2025, to establish whether the habitat and conditions were similar to that recorded in 2022 and 2024.
- 2.10. See **Appendix 3** for methodology, **Table 2.3** below for results, and the Habitat Features and Preliminary Bat Roost Assessment Plan **14667 P17** for locations.
- 2.11. As described in **Table 2.3**, Plot H was graded as providing **negligible bat roosting suitability**.



Table 2.3: PBRA Results

Structure/tree and Suitability	Potential Roost Feature (PRF)	Photograph
Plot H – Car Park	<p>Plot H comprises a large concrete built car park with a brick stairwell. Despite the relatively poor appearance of the car park, with evidence of vandalism and mdf/ wooden boarding erected in some locations, the concrete structure itself was found to be in good condition with no discernible cracks and crevices and the temporary boarding did not offer suitable roosting features. It was therefore graded as having negligible bat roosting suitability.</p> <p>The first photograph provided was taken on 11th July 2024, with the second photograph taken on 7th July 2025.</p>	

Birds

- 2.12. The data search returned a number of records of protected and notable birds species within 2 km of the site. Most notably are the 99 records of Manchester Biodiversity Action Plan (BAP) species black redstart *Phoenicurus ochruros*, with the closest record being 456 m West.
- 2.13. Other notable bird species (in context to the site) include peregrine falcon *Falco peregrinus* (151 records), bullfinch *Pyrrhula pyrrhula* (20 records) and house sparrow *Passer domesticus* (43 records).
- 2.14. None of the notable species listed above were observed during visits to the site. The habitats on site are considered to be largely unsuitable for peregrine, black redstart (have preference to more 'brownfield' habitat) and bullfinch. Recommendations have therefore been made in Section 3 to safeguard birds during construction.
- 2.15. Habitats on site have limited potential to support nesting birds. It is considered the assemblage of birds that may use the site for foraging and breeding is of **negligible ecological importance**, nevertheless, as mentioned above consideration for nesting birds to avoid a breach of legislation is discussed in **Section 3** of this report.



Section 3: Ecological Impacts, Mitigation, and Enhancement

Proposed Development

- 3.1. The proposals for the wider ID Manchester scheme are for the redevelopment of the whole site, to create an 'innovation district', composed of a series of newly created office and laboratory buildings, following the demolition of existing buildings. However, this report solely relates to the demolition of Plot H.

Designated Sites

Statutory Sites

- 3.2. Given the nature of the site proposals and the distances involved between the site and Rochdale Canal SAC, with no linking habitats from the proposed development to the designated site, no adverse direct or indirect effects are anticipated, and no specific mitigation is required.

Non-statutory Sites

- 3.3. Similarly with Rochdale Canal SAC, the two SBI's within 2 km of the site are designated for their canal/ aquatic habitats; there are no hydrological linkages from site to/ from Rochdale Canal/ Ducie Basin SBI or Ashton Canal (West) SBI. It is therefore considered that no adverse direct effects are anticipated. It is possible however that the SBI's could be impacted by airborne particles in the construction/ demolition phase of the development, and therefore best practice pollution prevention measures should be included in the condition discharge.

Habitats and Flora

- 3.4. All of the habitats onsite to be impacted by the proposals are of negligible ecological importance and as such no specific mitigation is required.

Protected and Notable Species

Bats

- 3.5. No bat roosting features were recorded at Plot H. The site was also considered to be of negligible importance for foraging and commuting bats due to the heavily urbanised context of the site.
- 3.6. Although considered to be largely unsuitable for bats, indirect impacts associated with dust and noise during the construction phase should be minimised by the implementation of a Construction and Environmental Management Plan (CEMP). No lighting during construction should be proposed. It is anticipated that lighting levels post-construction will not be greater



than current levels. However, any outside lighting should avoid spilling onto retained habitats include retained and newly planted trees.

Birds

- 3.7. 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.
- 3.8. To avoid triggering the legislation protecting nesting birds, clearance of suitable habitat (the buildings, trees, and hedgerow) 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/ demolition works 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.



Section 4: Conclusions

- 4.1. **Designated sites:** One internationally designated site, Rochdale Canal SAC, is located within 10 km of the site (5.4 km) and two SBI's are located within 2 km. All three sites are designated for their canal/ aquatic habitats and given that there are no hydrological linkages from site to/ from the SAC, Rochdale Canal/ Ducie Basin SBI or Ashton Canal (West) SBI, no adverse direct or indirect effects are anticipated as a result of development, as long as standard best practice is followed to control impacts via air, run-off, and other pollutants. These are to be incorporated into a CEMP.
- 4.2. **Habitats:** The development will only affect habitats of negligible ecological importance, therefore no specific mitigation is required to compensate for the loss of the car park building at Plot H.
- 4.3. **Species:** The car park was subject to preliminary bat roost assessment. No suitable bat roosting features were recorded. The site offers no value for foraging and commuting bats due to the heavily urbanised context; the site is therefore considered to be of negligible ecological importance for bats.
- 4.4. The car park building should be checked for nesting birds prior to demolished, should it be demolished during the core nesting bird season (March-August, inclusive), a pre-works check by a suitable qualified ECoW would be required to determine whether active birds' nests are present.
- 4.5. **Conditions:** An appropriately worded planning condition is expected to secure a Construction and Environmental Management Plan (CEMP) to safeguard the potential for protected and notable species within the area.
- 4.6. In conclusion, it is anticipated that the proposals would not result in adverse impacts on the favourable status of protected and notable species, providing the recommendations made throughout this assessment are implemented. Development will primarily affect habitats of negligible ecological importance and recommendations have been made to enhance the site's biodiversity. The proposed development will therefore be compliant with relevant local planning policies, such as PFE JP-G8, as well as legislation with regard to ecology.



Appendix 1: Legislation and Planning Policy

Legislation

- A1.1. 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.
- A1.2. 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).
- A1.3. 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.
- A1.4. 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: Upcoming Town and Country Planning Act

- A1.5. The Environment Act gained Royal Assent in November 2022. Whilst the premise of Biodiversity Net Gain (BNG) has been around prior to this, the Assent of the Act sets the Framework for future legislation to be changed. This will be in the form of the Town and Country Planning Act (TaCPA), specifically Schedule 14 of the TaCPA, which will make Biodiversity Net Gain a condition of planning (not a planning condition). The target 'gain' is currently set at 10% but the Secretary of State has the ability to change this.



- A1.6. The timescales for changes to the wording of the TaCPA are that it will be legally mandated and enforceable from January 2024.

National Planning Policy

National Planning Policy Framework (NPPF), December 2024

- A1.7. The updated National Planning Policy Framework (NPPF) was published in December 2023 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.

- A1.8. Paragraph 11 states that:

"Plans and decisions should apply a presumption in favour of sustainable development."
Section 11 of the NPPF, paragraph 120, sub-section b states that planning policies and decisions should:

- b) *"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;*
- c) *recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production"*

- A1.9. Section 15 of the NPPF (paragraphs 174 to 188) considers the conservation and enhancement of the natural environment.

- A1.10. Paragraph 180 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"*

- A1.11. Paragraph 181 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.



Paragraph 185 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 biodiversity⁵; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁶; 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."*

A1.12. When determining planning applications, Paragraph 186 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 reasons⁷ 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."*

A1.13. As stated in paragraph 187 the following should be given the same protection as habitats sites⁸:

- a) *"potential Special Protection Areas and possible Special Areas of Conservation;*

⁵ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

⁶ 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.

⁷ 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.

⁸ The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.



- b) *listed or proposed Ramsar sites⁹; 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.*"

A1.14. Paragraph 182 states that 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 Core Strategy

A1.15. Local Policy EN 15 'Biodiversity and Geological Conservation' states:

A1.16. 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 and other sites of biodiversity value (SBIs, LNRs);
- Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- Sites that are recognised for their geological importance;

A1.17. The council's objective to protect and conserve the City's existing trees and woodlands and aim for a net increase in trees across the City.

A1.18. 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 habitat areas where appropriate, with reference to the Manchester Biodiversity Strategy and the Green Infrastructure Framework for Manchester'

⁹ 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.



Places for Everyone (PfE)

A1.19. Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

A1.20. Through local planning and associated activities a net enhancement of biodiversity resources will be sought, including, where relevant, 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 (including Nature Recovery Networks) and steppingstones that enable the movement of species, especially as the climate changes;
- Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species;
- Protecting sites designated for their nature conservation and/or geological importance, with the highest level of protection given to international and then national designations;
- Facilitating greater access to nature, particularly within urban areas;
- Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network; and
- Safeguarding, restoring and sustainably managing our most valuable soil resources, tackling soil degradation/erosion and recovering soil fertility, particularly to ensure protection of peat-based soils and safeguard 'best and most versatile' agricultural land.

Biodiversity Action Plans

A1.21. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.

A1.22. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.



Local Biodiversity Action Plan

A1.23. The Greater Manchester Biodiversity Action Plan lists the following species relevant to the site:

- All UK bat species;
- Black redstart



Appendix 2: Methodology

Data Search

- A2.1. 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.
- A2.2. The following resources were consulted/contacted:
- Multi-Agency Geographic Information for the countryside (MAGIC) website¹⁰;
 - Greater Manchester Ecology Unit (GMEU)¹¹; (Received on 11th September 2024);
 - Greater Manchester Combined Authority¹²;
 - Joint Nature Conservation Committee (JNCC) website¹³;
 - Natural England (NE) designated sites website¹⁴;
 - Ordnance Survey mapping; and
 - Google Maps, including aerial photography.
- A2.3. 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

- A2.4. An 'extended' Phase 1 survey and Preliminary Bat Roost Assessment was carried out on the wider ID Manchester site (including Plot H) the 25th August 2022 and 11th July 2024, with a specific survey of Plot H undertaken on 7th July 2025, all by Nick Bell, a suitably experienced ecologist and Full Member of CIEEM and Level 1 Natural England Bat Licence holder. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey¹⁵ and

¹⁰ <https://magic.defra.gov.uk/> [Accessed 12/10/2024]

¹¹ <https://gmlrc.org/>

¹² <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/> [Accessed 12/10/2024]

¹³ <http://jncc.defra.gov.uk/ProtectedSites/> [Accessed 12/10/2024]

¹⁴ <https://designatedsites.naturalengland.org.uk/> [Accessed 12/10/2024]

¹⁵ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.



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 Group¹⁶.

- A2.5. 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.
- A2.6. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under the Statutory Metric, which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary. However, the Biodiversity Net Gain Assessment does not form part of this assessment.

Preliminary Bat Surveys

- A2.7. The surveys followed standard methodologies set out in the Bat Mitigation Guidelines¹⁷, the Bat Workers Manual¹⁸ and Bat Surveys for Professional Ecologists- Good Practice Guidelines 4th Edition¹⁹ 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; and
 - Day-time Bat Walkover (DBW) – Walkover of the sites to assess potential bat activity including foraging areas and potential commuting routes.

Preliminary Bat Roost Assessment (PBRA)

- A2.8. Preliminary Bat Roost Assessment was carried out on the wider ID Manchester site (including Plot H) the 25th August 2022 and 11th July 2024, with a specific survey of Plot H undertaken on 7th July 2025 by Nick Bell MCIEEM (Level 1 Natural England Bat Licence holder: 2018-37985-CLS-CLS), alongside Elliot Grundy. All surveys were daytime inspections and the conditions for all surveys was considered optimal. The location of the buildings and trees at the Site are shown on **Plan 14667 P17**. All buildings were inspected from the ground using binoculars, high powered torch, digital camera. 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 loft spaces (i.e. droppings, urine stains) and an assessment of the presence of potential roosting features internally.

¹⁶ UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

¹⁷ 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.

¹⁸ Mitchell-Jones, A.J. & McLeish, A.P. (eds). (2004) 3rd Edition Bat Workers' Manual., JNCC, Peterborough, ISBN 1 86107 558 8

¹⁹ 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



A2.9. The potential of the buildings and trees to support roosting bats was assessed using the criteria shown in **Table A3.1** below.

Table A3.1 Building / Structure Assessment Criteria - adapted from Collins, 2023.

Suitability	Description of Roosting Habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b 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 and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed)
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
^a Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that	



Suitability	Description of Roosting Habitats
	<p>they actually would (due to another attribute).</p> <p>^b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.</p> <p>^c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments. Common pipistrelle swarming has been observed in the UK and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland. This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.</p>

Day-time Bat Walkover (DBW)

A2.10. A DBW was undertaken on all habitats within the Site boundary. The assessment was undertaken on 25th August 2022 and again on 11th July 2024 by Nick Bell MCIEEM (Level 1 Natural England Bat Licence holder: 2018-37985-CLS-CLS), alongside Elliot Grundy. All surveys were daytime inspections and the conditions for all surveys were considered optimal. The DBW assessed habitats on-site for the likelihood to be used by foraging and commuting bats as detailed in **Table A3.4** below. This combined with desk study records of local bats and bat roosts, and potential for roosting bats on-site is used to determine suitability of the site for bat activity.

Table A3.4: Flight Path and Foraging Habits Assessment Criteria - adapted from Collins, 2023.

Suitability	Description of Roosting Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	<p>Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat.</p> <p>Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.</p>
Moderate	Continuous habitat connected to the wider landscape that could be used by



Suitability	Description of Roosting Habitats
	<p>bats for flight-paths such as lines of trees and scrub or linked back gardens.</p> <p>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.</p>
High	<p>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge.</p> <p>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.</p> <p>Site is close to and connected to known roosts.</p>



Plans:

Plan 1: Habitat Features and Preliminary Bat Roost Assessment Plan **14667 P17**





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