

Ecology Report



**Tyler
Grange**

**All Saints Library
4th September 2025**

TG Report No. 13126_R06a_BP

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Admin QA	Author	Checked	Approved
BP	Mia Fitzpatrick MBiol (Hons) GradCIEEM	Bethany Phythian BSc (Hons) Qualifying member of CIEEM And Amy Haddock- Sherwin Mbiol ACIEEM	Dale Mortiboys BSc (Hons). ACIEEM

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Summary

- S.1. This report has been prepared by Tyler Grange Group Limited on behalf of Manchester Metropolitan University (MMU). It sets out the findings of an updated preliminary bat roost assessment (PRA) survey and updated walkover including a Biodiversity Net Gain Assessment of the onsite Library building at Oxford Road Manchester (OS Grid Reference SJ 84253 97163), hereinafter referred to as the 'site'.
- S.2. This report has been compiled to accompany a planning application for proposing the part demolition of the MMU All Saints Library, hereinafter referred to as the 'development'.
- S.3. The site covers an area of 0.77ha and consists of hardstanding in the form of the MMU library building, carpark area and hardstanding paths. Scattered urban trees are also present along the roadside to the east of the site, and introduced shrubs are present around the library building.
- S.4. The updated walkover confirmed that habitats present off-site were unchanged from October 2020 and February 2023. No additional survey work is required but demolition of the building and vegetation clearance works should be preceded with checks from a suitably qualified ecologist (SQE) to ensure the protection of potential bats and birds on site.
- S.5. The Statutory Biodiversity Metric calculated that the proposed development will result in a total net biodiversity unit change of - **0.12** habitat units equating to a net loss of - **11.11%**. The trading rules of the metric are not satisfied and the proposals result in a net loss of BNG units. 0.26 habitat units will be required in order for the development to achieve 10% uplift in habitat units and to meet the trading rules.
- S.6. Post-development, appropriate compensatory planting/habitat creation will be required to replace losses and create new habitats at the site. This is to be delivered when the wider MMU site is fully redeveloped, or through later landscaping if the wider site is not brought forward for development. This should be secured through an appropriately worded planning condition and a Habitat Management and Monitoring Plan (HMMP) to ensure habitats will be maintained for at least 30-years post-development. .
- S.7. It is considered that development within the site of the scale proposed would be in conformity with both Local and National legislation and planning policies relating to biodiversity (notwithstanding the outcome of the nocturnal bat survey). Opportunities exist to enhance the biodiversity value of the site through the installation of a bat box(s). These boxes will be provided when the wider MMU site is fully redeveloped, or along with later landscaping if the wider site is not brought forward for development.



Section 1: Introduction and Context

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Manchester Metropolitan University (MMU). It sets out the findings of an updated preliminary bat roost assessment (PRA) survey and updated walkover including a Biodiversity Net Gain Assessment of the onsite Library building at Oxford Road Manchester (OS Grid Reference SJ 84253 97163), hereinafter referred to as the 'site'. See **Figure 1.1** for the site red line boundary.



Figure 1.1: Red Line Boundary (© Google Aerial Imagery)

- 1.2. This report has been compiled to accompany a planning application for proposing the part demolition and refurbishment of the MMU All Saints Library.

Context

- 1.3. The site covers an area of 0.77ha and consists of hardstanding in the form of the MMU library building and hardstanding paths. Scattered urban trees are also present along the roadside to the east of the site, and introduced shrubs are present around the library building.
- 1.1. This technical report provides updated survey results and should be read alongside the updated Ecology Report written by TG in February 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_13022023)¹ (Appendix 3) which contained the results of an updated walkover and updated internal and external PRA .

¹ 13126_R02_Ecology_Report_EG_CW_13022023



1.2. The aim of the survey was to:

- Confirm habitats present on site were of negligible ecological importance;
- To assess the suitability of the onsite buildings and trees to support roosting bats;
- Provide information on further survey requirements in required to ensure the project is compliant with wildlife legislation; and,
- Confirm the findings of the update ecological report written by TG in February 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_13022023) (Appendix 3).

Previous Information

1.3. The key findings of the previous Ecological Report (Ref: 13126_R02_Ecology_Report_EG_CW_13022023) (Appendix 3) are summarised below.

- No statutory or non-statutory nature conservation designations are likely to be affected by the proposed development;
- The updated walkover in 2023 confirmed habitats found off-site were unchanged as per the ecological report written by TG in 2020. The walkover confirmed that habitats onsite consisted of a building, hardstanding and five trees;
- No evidence was found to show that void-dwelling bat species were present or have been present in B01 and during the preliminary roost assessment, there was no direct evidence of bats recorded externally or internally;
- A number of features offer 'low' suitability for roosting bats including holes in brickwork, and gaps in windows leading directly into the interior of the building. Given the structure of this building (i.e. no roof void), the high temperature of the spaces with crevices and the urbanised location, it is considered to be of low potential for roosting bats.
- The results of the 2023 PRA identified all offsite trees to be of low or negligible potential to bats. All other trees including five on-site trees in north-east of site were identified to provide negligible bat roosting potential, however each possess bird boxes.

Quality assurance

1.4. All ecologists at Tyler Grange Group Ltd are members of CIEEM, or are working towards membership, and act under the direction of members, and abide by the Institute's Code of Professional Conduct.



Section 2: Update Surveys

Updated Potential Bat Roost Assessment (PRA)

- 1.4. The updated PRA confirmed PRA suitability of the building on-site is unchanged as per the ecological report written by TG in 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_13022023).
- 1.5. No evidence was found to show that void-dwelling species were present or have been present in B01 and during the preliminary roost assessment, there was no direct evidence of bats recorded externally.
- 1.6. Features noted that would be suitable for crevice-dwelling bats remained unchanged from the 2023 PRA survey. These features are illustrated in plan 13126/P02 within the previous 2023 ecological report (Ref: 13126_R02_Ecology_Report_EG_CW_13022023) and has been appended to this report (Appendix 1) for reference. Features include;
- Weep holes present throughout the building's exterior forming gaps in the brick work;
 - Gaps in the mortar on the wester aspect;
 - On the 6th floor a metal barge board present, forming a crevice between the wall and the board itself which may be used by low numbers of bats on an occasional basis;
 - A boarded section of window was present on the western aspect of the room and adjacent to the board, a brickwork crevice was formed along the length of the boarded panel. This feature could support roosting with access to the room via the vented window, however, we anticipate the room is too warm for hibernation.
- 1.7. A number of these features offer 'low' suitability for roosting bats including holes in brickwork, and gaps in windows leading directly into the interior of the building. Given the structure of this building (i.e. no roof void), the high temperate of the spaces with crevices and the urbanised location, it is considered to be of low potential for roosting bats.
- 1.8. The building did not have any potential to support hibernating bats due to a lack of suitable features and the constant high temperatures of the space.

Updated Walkover Results

- 1.9. The walkover confirmed habitats onsite remained broadly the same as per the ecological report written by TG in 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_13022023). Habitats onsite consisted of a building, hardstanding and five trees with the additional note of a small area of introduced shrub to the south of the site and other green roof on the roof of B1 of which will be included in the updated habitat features plan.

Recommendations for further work

- 1.10. It is recommended that pre-construction checks of the low bat roost potential features are required to ensure the protection of bats. It is not recommended that nocturnal surveys are undertaken given the structure of this building (i.e. no roof void), the high temperate of the spaces



with crevices and the urbanised location. Additionally, due to the features being positioned on the 6th floor and above, nocturnal surveys would be unsuitable due to low visibility.

- 1.11. In addition to this, given the urban setting of the site nocturnal surveys would raise a health and safety risk given the need for surveyors to stand in roads to see the features of interest. Late-night city surveys are also prone to issues with members of the public making nocturnal surveys less viable.
- 1.12. It is therefore recommended that a Suitably Qualified Ecologist (SQE) undertakes pre-commencement checks of the building, and be present while any works are being undertaken on the roof area. Further survey work and/ or specific mitigation may then be required should any evidence of bats be present.
- 1.13. Opportunities exist to enhance the biodiversity value of the site through the installation of a bat box(s). These boxes will be provided when the wider MMU site is fully redeveloped, or along with later landscaping if the wider site is not brought forward for development.



Section 3: Biodiversity Net Gain Assessment

Legislation and Planning Policy

- 3.1. The National Planning Policy Framework (NPPF) (Section 15, Paragraph 180) requires the planning system to aim to “contribute to and enhance the natural environment by: minimising impacts on and providing net gains for biodiversity, by establishing coherent ecological networks that are more resilient to current and future pressures minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”. Section 15, Paragraph 185 of the revised NPPF also promotes development to “identify and pursue opportunities for securing measurable net gains for biodiversity”.
- 3.2. Whilst the Manchester City Council Core Strategy or supplementary planning documentation has not yet been updated to specify the need for biodiversity net gain (BNG) assessments, the Biodiversity Strategy 2022-2030 (Manchester City Council, 2022) outlines the commitment to updating these documents and necessitating net gain.
- 3.3. Policy JP-G8 of the Places for Everyone Joint Development Plan 2022 to 2039 mandates the provision of a +10% biodiversity net gain on all development sites from March 2024.
- 3.4. This BNG assessment has been undertaken with respect to the British Standard for BNG BS8683:2020 and this report follows the CIEEM BNG reporting guidance² and was completed with reference to the CIRIA BNG good practice principles for development³.

Mitigation hierarchy and good practice principles

- 3.5. The proposals for the site have been developed with reference to the ecological mitigation hierarchy which is central to the BNG process. This was applied by advising avoidance of damage to habitats, then minimising the impact and using mitigation, and finally compensating for a loss of habitat (see **Section 2**). Advice was provided throughout the project to inform the development and landscape design to adhere to this and to achieve a minimum of +10% BNG (see Legislation and Planning Policy above).
- 3.6. The CIRIA BNG good practice principles for development⁴ (which include the mitigation hierarchy) were also applied at all stages of the assessment.

Strategic Significance

- 3.7. The site is not located within any statutory or non-statutory sites designation, and none are located adjacent to the site.

² CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.

³ Baker, J. Hoskin, R. & Butterworth (2019). Biodiversity net gain: Good practice principles for development. A practical guide. Ciria, CIEEM & IEMA



- 3.8. No local strategic policy or objectives were identified from Greater Manchester Nature Network Map⁵ which would classify the site habitats as being of strategic importance to the local area. In addition, consultation of Magic.gov mapping did not identify any part of the site as being located within a Network Enhancement Zone and as such the site habitats (both pre and post development) are assessed as being of Low strategic significance.

Baseline Habitats

- 3.9. The habitats present on site are summarised below in **Table 2.1**, along with a description of the composition of the main plant species present. The location of habitats is shown on the Baseline Habitat Features Plan (**Plan 1: 13126/P06**).
- 3.10. The results of the habitat surveys were used to inform the completion of condition assessments for all habitats, which were completed with reference to The Statutory Biodiversity Metric User Guide⁶ (see **Appendix 2**).
- 3.11. A summary of the BNG assessment of the baseline habitats is detailed below in **Table 2.2**. This includes their BNG unit value as calculated through the BNG metric (ref: **13126_BNG_Library_Demo_03092025**).

⁵ Greater Manchester Nature Network Map [accessed 12/08/2025] Link: <https://storymaps.arcgis.com/stories/1137e2f8065f4e449cc02a685ba11ef8>

⁶ DEFRA (2023) The Statutory Biodiversity Metric User Guide. 2023



Table 2.1. Habitats and Flora

Habitat Type (UKhab)	Description and Species	Photograph
Developed Land; Sealed Surface	Single hardstanding, sealed surface building located within the site (B1). Hardstanding area also includes carpark to the north, and areas around the building for access.	
Other green roof	Access to habitat unavailable during survey, however viewed previously with no image obtained. Area of non-intensive Sedum sp. dominant green roof totalling approximately 0.05 hectares located on the roof of the main building.	N/A due to no access



Introduced shrub	Small area of introduced shrub including Cotoneaster sp. and Beech shrubs <i>Fagus sylvatica</i>.	
Urban Trees	London Plane <i>Platanus × acerifolia</i> street trees, 5 individual trees (T1, T2, T3, T4, T5).	



Mitigation hierarchy

- 3.12. The scheme has been designed to follow the mitigation hierarchy by avoiding ecological impacts as much as possible, with all impacts and loss to be located within the habitats of lowest ecological importance, namely the developed land, introduced shrub and other green roof habitats, the loss of which will require no mitigation. The scheme has also been designed to provide buffers to those habitats of highest ecological value, namely the individual scattered trees all of which are being retained.

Habitat Loss

- 3.13. As the building is to be demolished, all introduced shrub and other green roof habitat will be lost. The extent of demolition is shown at **Figure 2.1**.
- 3.14. A summary of the BNG assessment of the baseline habitats is detailed below in **Table 2.2**. This includes a breakdown of the habitats to be retained, enhanced and lost as part of the proposals, their condition (see **Appendix 3**) and their BNG unit value as calculated through the BNG metric (ref: **13126_BNG_Library_Demo_03092025**).

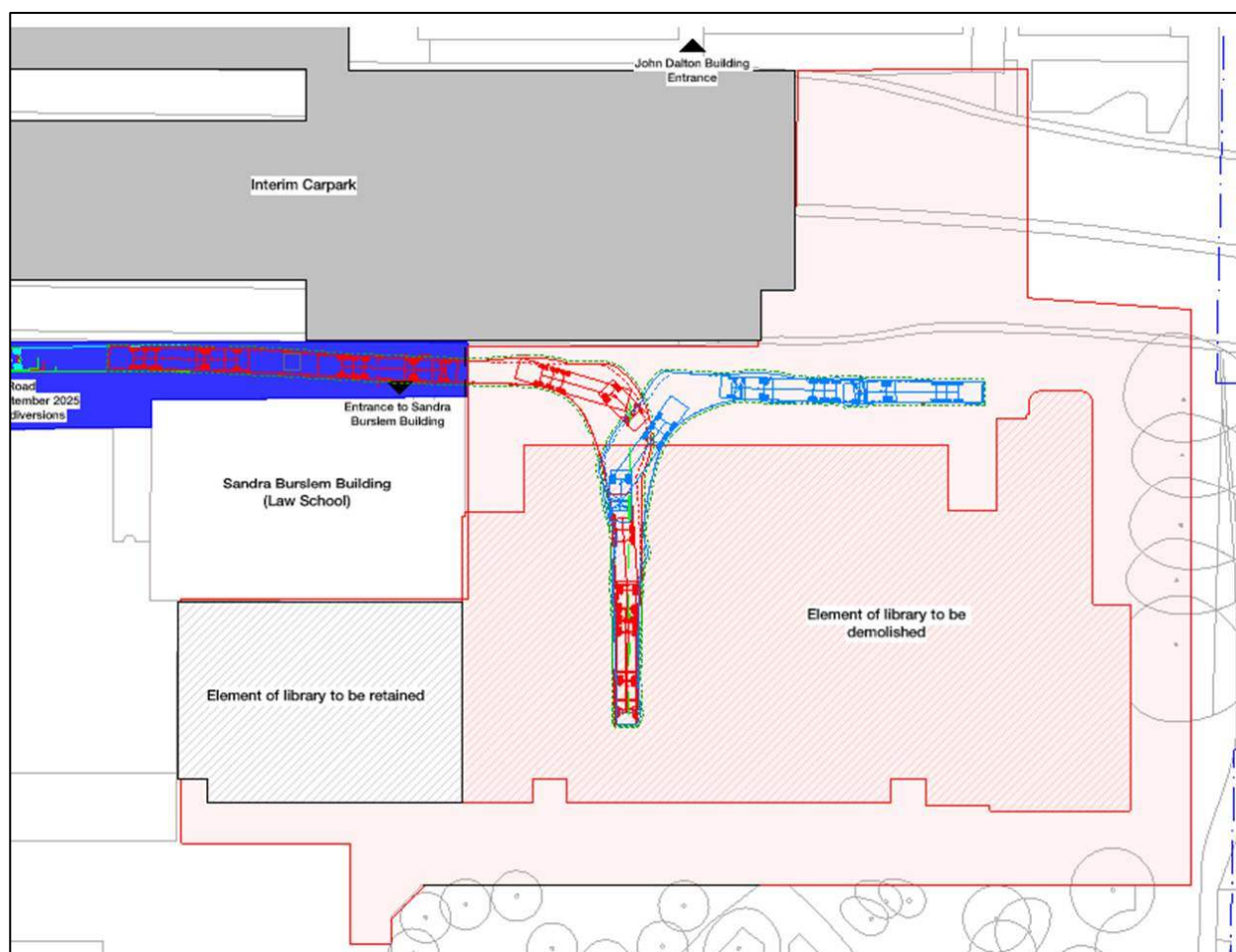


Figure 2.1: Extent of demolition



Table 2.2. Baseline Habitats and BNG Unit Value Summary

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	BNG unit Value – Total	BNG unit Value – Retained	BNG unit Value – Enhanced	BNG unit Value – Lost
Urban	Developed land; sealed surface	0.71	V.Low	N/A - Other	0.00	0.00	0.00	0.00
Urban	Other green roof	0.04	Low	Condition Assessment N/A	0.08	0.00	0.00	0.08
Urban	Introduced shrub	0.02	Low	Condition Assessment N/A	0.04	0.00	0.00	0.04
Individual trees	Urban tree	5 trees (0.08 ha)	Medium	Good	0.96	0.96	0.00	0.00
Total:		0.77 ha (exc. Trees)			1.08	0.96	0.00	0.12

Habitats Created and Retained

- 3.15. 5x mature trees at the site are to be retained. No habitats are to be created as part of this demolition application therefore all area habitats will be hardstanding. The details of post-development habitats which will be present are shown on the Post-development habitats plan **Plan 2 (ref: 13126/P07)**.

Table 2.3. Created and Retained Habitats

Broad Habitat	Proposed habitat	Area (ha)	Created/ Retained	Distinctiveness	Baseline condition	Target condition	BNG unit Value – Final
Urban	Developed land; sealed surface	0.77	Created	V.Low	N/A	N/A	0.00
Total Net Unit Change - 0.12 habitat units / - 11.11%							



Results Summary

- 3.16. The Statutory Biodiversity Metric calculated that the proposed demolition will result in a total net biodiversity unit change of - 0.12 habitat units equating to - 11.11%. The headline results of the metric are shown in the screenshot in **Figure 5.1**.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-0.12
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-11.11%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Figure 3.1. Screenshot of Statutory Biodiversity Metric Headline Results

- 3.17. The trading rules of the metric are not satisfied and the proposals result in a net loss of BNG units. 0.23 habitat units will be required in order for the development to achieve 10% uplift in habitat units and meeting the trading rules. Post-development, appropriate compensatory planting/habitat creation will be required to replace losses and create new habitats at the site, namely wildflower grassland, lawn and additional tree planting, to ensure a net gain is achieved at the site.

Future Management

- 3.18. Habitats will be created, retained and enhanced on the Site and in the wider MMU site. These will be maintained for at least 30 years post development to satisfy the conditions for BNG in the Environment Act 2021, as well as best practice guidelines⁷. This should be secured through a Habitat Management and Monitoring Plan (HMMP) as a planning condition. The management will be adapted based on monitoring results to ensure

⁷ Construction Industry Research and Information Association (2019). Biodiversity Net Gain – Principles and Guidance for UK construction and developments.



the best desired outcomes are achieved. Habitat on Site would be delivered when the Site is fully redeveloped (and consented via additional planning applications), or through later landscaping if the Site is not brought forward for development.



Section 4: Conclusions

- 4.1. Overall, updated ecological surveys undertaken in July 2025 broadly align with the results of the surveys undertaken by TG and the conclusions drawn in the subsequent reports produced in October 2020 and February 2023 of which are amended to this note.
- 4.2. There are likely not enough resources locally to support larger numbers of bats at this location. For these reasons therefore, it is deemed highly unlikely that the building provides any higher than 'Low' potential for roosting bats.
- 4.3. As per BCT Bat Survey Guidelines (Table 4.1, page 45), and professional judgement, it is not recommended that nocturnal surveys are undertaken, given the overall low likelihood that bats are using the building. It is therefore recommended that a SQE undertakes pre-commencement checks of the building and be present while any works are being undertaken on the roof area. Further survey work and/ or specific mitigation may then be required should any evidence of bats be present.
- 4.4. Where necessary, suitable mitigation would be devised to prevent killing / injury of bats during refurbishment and conversion and to ensure continued provision of roosting opportunities for bats post development. Provided these recommendations are adopted, the development proposals would comply with relevant legislation and planning policies protecting wildlife.
- 4.5. The updated walkover confirmed that habitats present off-site were unchanged from October 2020 and February 2023 and no additional survey work is required but that vegetation clearance works should be proceeded with checks from a suitably qualified ecologist (SQE) to ensure the protection of birds on site.
- 4.6. It is considered that development within the site of the scale proposed would be in conformity with both Local and National legislation and planning policies relating to biodiversity (notwithstanding the outcome of the nocturnal bat survey). Opportunities exist to enhance the biodiversity value of the site through the installation of a bat box(s). These boxes will be provided when the wider MMU site is fully redeveloped, or along with later landscaping if the wider site is not brought forward for development.
- 4.7. The Statutory Biodiversity Metric calculated that the proposed demolition will result in a total net biodiversity unit change of - 0.12 habitat units equating to - 11.11%. The trading rules of the metric are not satisfied and the proposals result in a net loss of BNG units. 0.23 units will be required in order for the development to achieve 10% uplift in habitat units and to meet the trading rules.
- 4.8. Post-development, appropriate compensatory planting/habitat creation should be implemented to replace losses and create new habitats at the site. This is to be delivered when the site is fully redeveloped, or through later landscaping if the site is not brought forward for development. This should be secured through an appropriately worded planning condition and a Habitat Management and Monitoring Plan (HMMP) to ensure habitats will be maintained for at least 30-years post-development. .



Appendix 1: Methodology

Updated Preliminary Bat Roost Assessment (PRA)

- A1.1. An update external PRA survey was undertaken on the 30th July 2025 by Bethany Phythian a suitably qualified ecologist, member of the Chartered Institute of Ecology and Environmental Management (CIEEM) assisted by Mia Fitzpatrick, Assistant Ecologist. The weather was dry 17°C, light wind (Beaufort Scale: 3) and moderate cloud cover.
- A1.2. The exterior of any on-site buildings were surveyed, which comprised an external inspection to assess the likelihood of use by roosting bats and to inform the need for further surveys and/ or mitigation. The structure was then categorised as providing negligible, low, moderate, or high bat roost potential, in line with the current BCT guidelines. This survey followed standard methodologies outlined within Bat Survey for Professional Ecologists Good Practice Guidelines , Bat Workers' Manual , and Bat Mitigation Guidelines .
- A1.3. The survey consisted of a daytime inspection and the conditions were considered optimal.
- A1.4. An internal inspection of the onsite building was undertaken in 2023 and results can be found in the 2023 ecological report (Ref: 13126_R02_Ecology_Report_EG_CW_13022023). It was not considered necessary to undertake a subsequent internal inspection due to the previous year's findings and internal unsuitability of the building for roosting bats.
- A1.5. Externally, the building was inspected from ground level and the inspection focussed on identifying features suitable for roosting bats to gain access to potentially suitable roosting areas. This included gaps;
- Behind soffits/ fascia's;
 - Under lifted lead flashing;
 - Under lifted roof tiles;
 - Around windows; and
 - Within masonry.
- A1.6. The potential of the building to support roosting bats has been categorised against the criteria described in Table 1.

Table 1: Guidelines for assessing the potential suitability of proposed development sites for bats (BCT guidelines)

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure or tree 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



Suitability	Description of Roosting Habitats
	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 or tree 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.
High	A structure or tree 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 long periods of time due to their size, shelter, protection conditions and surrounding habitat.

Update Walkover

- A1.7. During the PRA survey, surveyors did an updated walkover of the site to confirm habitats present were unchanged and consisted of a building, hardstanding and five trees.
- A1.8. Note was taken of the more conspicuous fauna and any evidence of, or the potential for, the presence of protected notable flora and fauna. The inventory of the habitats and species list was checked against that written by TG in the 2023 Ecological Report (Ref: 13126_R02_Ecology_Report_EG_CW_13022023) . Where access allowed, adjacent habitats were also considered in order to assess the site within the immediate landscape and to provide information with which to assess possible impacts within the immediate landscape surrounding the site.

Quality Assurance

- A1.9. All ecologists at TG are members of CIEEM, or are working towards membership, and act under the direction of members, and abide by the Institute's Code of Professional Conduct.

Survey Limitations

- A1.10. External features were assessed from ground level and not at height, and therefore could not conclusively determine the absence of conspicuous evidence left by crevice-dwelling species such as pipistrelle bats (i.e. droppings). Evidence of this can only be found during the destruction of these features, or via climbing the trees which has not been done at this stage. However, this is not expected to change the assessment as a full internal inspection of the building was undertaken by TG in 2023 and the building was determined to be of negligible potential for bats therefore it was considered a ground level assessment of the building was sufficient for this update.

Biodiversity Net gain



Desk Study

- A1.11. As part of the Ecological Assessment completed by Tyler Grange, a background desk study was undertaken to identify any designated sites within or in close proximity to the site which could be impacted by the proposed development, with further detail provided in the Ecology report (ref: **13126/R04**).
- A1.12. A part of this process, the strategic significance of the site, and its habitats were also determined so as to identify and give extra value to any habitats in optimal locations or that meet local objectives for biodiversity. This process is informed by reviewing local plans and strategies and with habitats assigned a multiplier based in being of 'low', 'medium' or 'high' strategic significance⁸.
- A1.13. Whilst Manchester City Council does not yet have any adopted plans to demonstrate strategic significance, the Draft Biodiversity Net Gain Technical Guidance produced by the Council states that the Biodiversity Net Gain Zoning shown on Manchester's Environmental Mapping Software (Lagas) should be used to inform this assessment. Under this mapping software, zones of importance across Manchester are shown, with these used to establish significance, namely:
- Zone 1 - Existing Local Nature Recovery Network = High significance (Multiplier x1.15)
 - Zone 2 - Habitat Opportunity Maps which identifies strategic corridors linking existing areas in the Local Nature Recovery Network Map = Medium significance (Multiplier x1.1)
 - All other areas = Low Significance (Multiplier x1)

Habitat survey

- A1.14. As detailed in the Ecological Assessment, an extended Phase 1 habitat field survey of the site was undertaken in August 2025 by Bethany Phythian, member of CIEEM an experienced ecologist and BNG assessor at Tyler Grange.
- A1.15. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase 1 habitat survey⁹ 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 Group¹⁰ to feed into the Biodiversity Metric. The Statutory Biodiversity Metric User Guide was used during surveys to determine habitat condition and ecological importance.
- A1.16. 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.

⁸ Natural England (2023). The Biodiversity Metric 4.0 User Guide: Natural England Joint Publication JP039.

⁹ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.

¹⁰ UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)



Metric calculations

- A1.17. 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).
- A1.18. 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.
- A1.19. Habitat survey metric calculations were undertaken by Bethany Phythian, member of CIEEM and an experienced ecologist at Tyler Grange who is a suitably qualified person under the definition of the BS8683:2020¹¹.

Application of Mitigation Hierarchy

- A1.20. 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;
 - 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.

Limitations

- A1.21. The metric uses habitats as a proxy for biodiversity and does not account for other biodiversity enhancements such as species-targeted enhancements like bat and bird boxes. Detail on

¹¹ The British Standards Institution (2021). Process for designing and implementing Biodiversity Net Gain Specification.



biodiversity mitigation and enhancement measures to be delivered outside of the BNG are detailed in the EA and would be included a LEMP.

- A1.22. When mapping and recording habitats, types and conditions were assigned using professional judgement and with reference to the appropriate guidance.
- A1.23. The post-development habitats were determined based on the outline landscape proposals, which have been used to identify the key habitats proposed. Whilst these have been developed for the outline application and are subject to change as part of the planning process, there is significant scope within the proposals to achieve a +10% gain and as such it is considered that a robust BNG assessment has been completed.



Appendix 2: Baseline Habitat Condition Assessments

A3.1. The following tables provide a summary of the condition assessments completed with regards to the baseline site habitats described in the Section 3. These criteria in the below tables are taken from The Statutory Biodiversity Metric User Guide.

Table A3.1. Modified Grassland – Cut for Silage (Low Distinctiveness Grassland Type)

Criteria	Result
The tree is a native species (or at least 70% within the block are native species).	Pass
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).	Pass
The tree is mature (or more than 50% within the block are mature) ¹ .	Pass
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.	Pass
Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass
More than 20% of the tree canopy area is oversailing vegetation beneath.	Fail
Result	Good

Table A3.2. Other green roof (Urban Habitat Type)

No condition assessment required

Table A3.3. Hardstanding and Buildings (Urban Habitat Type)

No condition assessment required

Table A3.4. Introduced shrubs (Urban Habitat Type)

No condition assessment required



Appendix 3: Ecology Report written by TG in
February 2023 (Ref:
13126_R02_Ecology_Report_EG_CW_1 3022023)



Ecology Report



**Tyler
Grange**

**MMU, All Saints
13th February 2023**

TG Report No. 13126_R02_ECG_CW

Report No:	Date	Revision	Author	Peer Review	Approved
13126_R02	13th February 2023	-	Elliot Grundy (MSc)	Amy Sherwin MBiol QCIEEM	Dale Mortiboy's BSc (Hons) ACIEEM



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Section 4: Potential impacts and Further Survey Requirements	10
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- Appendix 1: Site proposals
- Appendix 2: Building PRA Photographs

Plans:

- Plan 1: Habitat Features Plan (13126/P01c)



Summary

- S.1. This Report has been prepared by Tyler Grange Group Limited on behalf of Manchester Metropolitan University (MMU). It sets out the findings of a preliminary bat roost assessment (PRA) survey of the onsite Library building at Oxford Road Manchester (OS Grid Reference SJ 84253 97163), hereinafter referred to as the 'site' and provides details of subsequent survey requirements prior to site works. Additionally, a walkover of the areas surrounding the building and update walkover of the 'offsite' area that encompasses All Saints Park and surrounding public realm was undertaken.
- S.2. This report has been compiled to accompany a full planning application for the site including demolition of part of the existing building and refurbishments to the remaining areas with associated landscaping.
- S.3. The PRA undertaken in January 2023 found low bat roosting potential features in the onsite building however, due to the site being in an urban location and survey limitations it is recommended that no nocturnal surveys will be required. However, pre commencement checks should be carried out by a suitably qualified ecologist prior to any site works affecting the building. Off-site trees also had low bat roosting potential and if tree loss of these is required soft felling techniques should be followed.
- S.4. The update walkover confirmed that habitats in the offsite park were unchanged as per the ecological report written by Tyler grange in October 2020 (Ref: 13126_R01a), and habitats onsite comprised hardstanding and five trees.
- S.5. Additionally, vegetation clearance works should be proceeded with checks from a suitably qualified ecologist (SQE) to ensure the protection of birds on site and any works on trees assessed to have low bat roost potential should be carried out using soft felling techniques outlined in this report.



Section 1: Introduction

- 1.1. This Report has been prepared by Tyler Grange Group Limited on behalf of Manchester Metropolitan University (MMU). It sets out the findings of a preliminary bat roost assessment (PRA) conducted January 16th 2022 of the onsite Library building at Oxford Road Manchester (OS Grid Reference SJ 84253 97163) hereinafter referred to as the 'site' and provides details of subsequent survey requirements prior to site works. Additionally, a walkover of the areas surrounding the building and update walkover of the 'offsite' area that encompasses All Saints Park and the surrounding public realm was undertaken. The on-site and off-site location is shown on **Figure 1.1** below with the red line highlighting the site boundary of the site proposed for development and blue line highlighting the off-site All saints Park.



Figure 1.1: On-Site and Off-site Context and Boundary (Aerial imagery © Google 2023)

Context

- 1.2. This report has been compiled a full planning application, proposing the part demolition and refurbishment of the MMU All Saints Library. The application site measures approximately 0.74 hectares (ha).
- 1.3. The aim of the survey was to confirm habitats present on site were of negligible ecological importance, to assess the suitability of the onsite buildings and trees to support roosting bats, provide information on further survey requirements in required to ensure the project is compliant with wildlife legislation and confirm offsite habitats in all saints park were as per the ecological report written by Tyler Grange in October 2020.



Section 2: Methodology

Tree Potential Roost Assessment (PRA)

- 2.1. The PRA survey was undertaken on the 16th January 2022 by Olivia Mckechnie and Bethany Phythian, both are suitably qualified and experienced ecologists, and members of the Chartered Institute of Ecology and Environmental Management (CIEEM). Miss Mckechnie also possesses a Level 1 Natural England License for bats (2020-44631-CLS-CLS). The weather was dry, 2°C, with light wind (Beaufort Scale: 3) and moderate cloud cover (otkas: 3/8).
- 2.2. Onsite and offsite trees were inspected from ground level at different aspects using binoculars and a high-powered torch. The inspection focussed on features suitable for bats to gain access to potentially suitable roosting areas. During this survey, Potential Roost Features (PRFs) that may be used by bats, as identified within the Bat Conservation trust (BCT) Good Practice Guidelines¹, were sought. These included the following:
- Woodpecker holes, rot holes, knot holes arising from naturally shed branches and man-made holes;
 - Hazard beams and other vertical or horizontal cracks and splits (such as frost-cracks) in stems or branches;
 - Partially detached platy bark;
 - Cankers;
 - Other hollows or cavities, including butt-rots;
 - Partially detached ivy with stem diameters in excess of 50mm; and
 - Bird, bat or dormouse boxes.
- 2.3. Evidence of the presence of bat roosts was also sought. 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
 - Visible staining below a PRF.

¹ <https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-3rd-edition>



Building PRA

- 2.4. In addition to the on-site/ off-site trees, the exterior of any on-site buildings were also surveyed, which comprised an external and internal inspection to assess the likelihood of use by roosting bats and to inform the need for further surveys and/ or mitigation. The building was then categorised as providing negligible, low, moderate, or high bat roost potential, in line with the current BCT guidelines.
- 2.5. Externally, the building was inspected from ground level and the inspection focussed on identifying features suitable for roosting bats to gain access to potentially suitable roosting areas. This included gaps;
- Behind soffits/ fascia's;
 - Under lifted lead flashing;
 - Under lifted roof tiles;
 - Around windows; and
 - Within masonry.
- 2.6. The internal inspection comprised a thorough search for evidence of roosting bats (i.e. droppings, urine stains) and an assessment of the presence of potential roosting features internally.
- 2.7. The potential of each tree and building to support roosting bats was then categorised in accordance with criteria shown in **Table 2.1** below.

Table 2.1: assessment criteria – adapted from Collins, 2016

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 or tree 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 – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree 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, and surrounding habitat



Update Walkover

- 2.8. During the PRA survey, surveyors did an updated walkover of the off-site all saints park to confirm habitats present were unchanged.
- 2.9. Note was taken of the more conspicuous fauna and any evidence of, or the potential for, the presence of protected notable flora and fauna. The inventory of the habitats and species list was checked against that written by Tyler Grange in 2020. Where access allowed, adjacent habitats were also considered in order to assess the site within the immediate landscape and to provide information with which to assess possible impacts within the immediate landscape surrounding the site.

Survey Limitations

- 2.10. External features were assessed from ground level and not at height, and therefore could not conclusively determine the absence of conspicuous evidence left by crevice-dwelling species such as pipistrelle bats (i.e. droppings). Evidence of this can only be found during the destruction of these features, or via climbing the trees which has not been done at this stage.
- 2.11. The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since the report was written, advice should be sought to determine whether update work is required. The findings of the report should not be relied upon without this advice.

Quality Control

- 2.12. All ecologist at Tyler Grange Group Ltd are members of CIEEM, or are working towards membership and act under the direction of members, and abide by the Institute's Code of Professional Conduct.



Section 3: Survey Results

Tree PRA Results

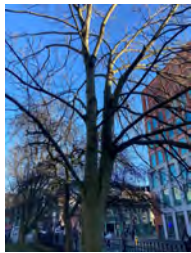
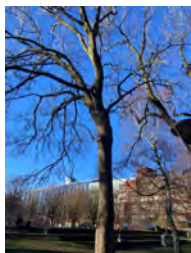
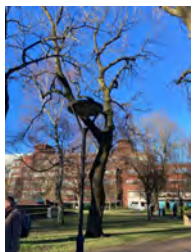
- 3.1. All trees were assessed for bat roost potential during the survey. **Table 3.1** below summarises the results of these surveys, highlighting which trees require further survey effort, and locations of trees with roost potential are seen in plan **13126/P01c**.

Table 3.1: Displays the Tree PRA results, giving description of trees and highlights the roosting potential of each tree

Tree Number	Tree Species	Description of PRFs	Photograph of Tree Features	Roost Potential
T1 (offsite)	Ash	Semi-Mature, approximately 5 meters tall, with bird box present.		NEGLIGIBLE
T2 (offsite)	Lime	Immature, approximately 5 meters tall, with bird box present.		NEGLIGIBLE
T3 (offsite)	Ash	Mature, Approximately 10 meters tall, some cut branches forming features, however relatively superficial.		LOW



T4 (offsite)	Ash	Mature, approximately 10 meters tall. some cut branches forming features however all are relatively superficial. 2x knot holes on southern aspect, 2m high.		LOW
T5 (offsite)	Ash	Mature, approximately 10 meters tall. Some cut branches forming features however all are relatively superficial.		LOW
T6 (offsite)	Ash	Mature, approximately 10 meters tall. Some cut branches forming features however all are relatively superficial.		LOW

T7 (offsite)	Ash	Semi-mature, with bird box present on Southern aspect.		NEGLIGIBLE
T8 (offsite)	Ash	Mature with some pruning cuts. Several small fruit truck knotholes at multiple heights, one large knothole 3.5m high on northern aspect.		LOW
T9 (offsite)	Ash	Mature, approximately 20 meters tall. Bird box present on Northern aspect and some knot holes on Northern aspect however quite superficial.		LOW
T10 (offsite)	Ash	Mature, approximately 20 meters tall. Some features present however all are relatively superficial.		LOW
T11 (offsite)	Ash	Mature, approximately 20 meters tall. Some features present however all are relatively superficial.		LOW
T12 (offsite)	Ash	Mature, approximately 20 meters tall. Some features present however all are relatively superficial.		LOW

T13 (offsite)	Ash	Mature, approximately 20 meters tall. Some features present however all are relatively superficial.		LOW
T14 (offsite)	Ash	Mature, approximately 20 meters tall. Some features present however all are relatively superficial.		LOW
T15 (offsite)	Whitebeam	Semi-mature, with bird box present on Western aspect.		NEGLIGIBLE

- 3.2. All other trees including five on-site trees (T16-T20) in north-east of site were identified to provide negligible bat roosting potential, however each possess bird boxes.

Building PRA Results

General building description (Exterior)

- 3.3. One building was present of site (B01) see **Plan 1**. B01 (see **Appendix 2** for images) was a large redbrick university building with a flat roof on the 6th and 5th floors comprised areas of roofing felt, pebbles and moss. Additionally the third floor roof possessed solar panels and a smaller structure constructed of large glass panels and redbrick, with well-sealed metal window frames.

General building description (Interior)

- 3.4. The interior was a university library with hung ceilings and well-sealed plastered/breeze block walls with no roosting features visible in main internal area. The building was well lit by large windows and artificial lighting. The breeze block walls are tightly sealed.
- 3.5. Additionally, there was a well-sealed breeze block and plaster basement present under the main building, louvres were well sealed with two layers of metal mesh and there was no access to the all saints East basement, but used to store documents so constructed to be sealed from outside and watertight. Told to be similar composition as stairwell leading to basement which was well sealed breeze block and plaster.



Building PRA

- 3.6. No evidence was found to show that void-dwelling species were present or have been present in B01 and during the preliminary roost assessment, there was no direct evidence of bats recorded externally or internally, however, features that would be suitable for crevice-dwelling bats were noted. These features are illustrated in plan **15234/P02** and include the following:
- Weep holes present throughout the building's exterior forming gaps in the brick work;
 - Gaps in the mortar on the wester aspect;
 - On the 6th floor a metal barge board present, forming a crevice between the wall and the board itself which may be used by low numbers of bats on an occasional basis;
 - A boarded section of window was present on the western aspect of the room and adjacent to the board, a brickwork crevice was formed along the length of the boarded panel. This feature could support roosting with access to the room via the vented window, however, we anticipate the room is too warm for hibernation.
- 3.7. A number of these features offer 'low' suitability for roosting bats including holes in brickwork, and gaps in windows leading directly into the interior of the building. Given the structure of this building (i.e. no roof void), the high temperate of the spaces with crevices and the urbanised location, it is considered to be of **low potential** for roosting bats.
- 3.8. The building did not have any potential to support hibernating bats due to a lack of suitable features and the constant high temperatures of the space.
- 3.9. Additionally, the building contained nesting birds in the fire escape present on levels 5-4.

Walkover Results – January 2023

- 3.10. The walkover confirmed that habitats onsite consisted of a building, hardstanding and five trees only.
- 3.11. The updated walkover confirmed that habitats found off-site were unchanged as per the ecological report written by Tyler Grange in 2020. Areas of vegetation including; broadleaved trees, amenity grassland and ornamental planting have the potential to support breeding birds.



Section 4: Potential impacts and Further Survey Requirements

Potential impacts

- 4.1. In the absence of further surveys for bats and appropriate mitigation the demolition of the onsite buildings/ felling / pruning works have the potential to negatively impact roosting bats. This may include short term impacts in the form of disturbance and longer-term impacts such as roost modification, roost loss and post development interference. Additionally, building and vegetation clearance works have the potential to disturb breeding birds. These impacts would be a breach of the legal protection afforded to such species under the Conservation of Habitats and Species Regulations 2017 and Wildlife and Countryside Act 1981 (as amended).

Recommended further work

- 4.2. It is recommended that pre-construction checks of the low bat roost potential features are required to ensure the protection of bats. It is not recommended that nocturnal surveys are undertaken given the structure of this building (i.e. no roof void), the high temperature of the spaces with crevices and the urbanised location. Additionally, due to the features being positioned on the 6th floor and above, nocturnal surveys would be unsuitable due to low visibility. Given the urban setting of the site nocturnal surveys would raise a health and safety risk given the need for surveyors to stand in roads to see the features of interest. Late-night city surveys are also prone to issues with members of the public making nocturnal surveys less viable.
- 4.3. Under current survey guidelines, there is no requirement for further surveys for bats should tree loss be necessary in the off-site low potential trees, but mitigation for the removal of these trees, if required, should comprise soft-felling techniques whereby:
- Each tree is climbed and sectionally felled, lowering each limb onto the ground under supervision of an ecologist;
 - Each limb that cannot be fully inspected by the ecologist is left on the ground for a period of 24 hours before moving off-site/chipping;
- 4.4. Additionally, general mitigation for bats should also be included such as a sensitive lighting strategy designed and adopted to preserve commuting and foraging routes for bats along the site boundaries and, if appropriate, inclusion of bat boxes within the landscape design of development to provide an enhancement. The lighting plan should however be designed whilst acknowledging the existing surrounding urban lighting as desired lux levels are unlikely to exist in the current or any proposed setting.
- 4.5. During the construction phase of the proposed works, all vegetation removal should be timetabled for outside 'core' nesting bird season (i.e. conducted between September and February) to avoid active nests and the legislation which is afforded to them. If this is not



possible and clearance is required within the nesting bird season (i.e. between March and August inclusive), an experienced ecologist must be present at the time of any tree felling or scrub/ hedgerow clearance to check for evidence of active bird nests. If an active nest is found, a sufficient buffer zone will be implemented around the nest commensurate with the species, tolerance of human activity and stage of nesting. Works can only proceed within that area once a suitably qualified ecologist (SQE) has determined the nest is no longer active.

- 4.6. It should be noted that some species of bird (i.e. doves, pigeons) can nest year-round and were present during the PRA survey within the building, so even if site clearance activities including building demolition are conducted outside of the 'core' nesting season, site contractors must show due diligence and cease works and seek advice from a SQE if they suspect the presence of an active nest.

Conclusions

- 4.7. Where necessary, suitable mitigation would be devised to prevent killing / injury of bats during refurbishment and conversion and to ensure continued provision of roosting opportunities for bats post development. Provided these recommendations are adopted, the development proposals would comply with relevant legislation and planning policies protecting wildlife.
- 4.8. Additionally, the updated walkover confirmed that habitats present off-site were unchanged from October 2020 and no additional survey work is required but that vegetation clearance works should be proceeded with checks from a suitably qualified ecologist (SQE) to ensure the protection of birds on site.



Appendix 1: Site proposals





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- NOTES:
1. Do not scale from this drawing.
 2. Always work to noted dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

KEY:

REDUCED SCHEME

RED LINE BOUNDARY

HARDWORKS

NATURAL STONE PAVING MIX 1

- Material: Portuguese Granite
- Mix:
 - 50% Cathedral (bush hammered),
 - 50% Figueiredo (bush hammered),
- Size: W: 250 x L: 500mm x D: 50mm
- Depth and build up to engineer's details
- Laid: Stretcher bond
- Supplier: Hardscape Or acceptable equivalent.

NATURAL STONE PAVING MIX 2

- Material: Portuguese Granite
- Mix:
 - 33% Figueiredo (flamed),
 - 33% Figueiredo (bush hammered),
 - 33% Cathedral (bush hammered)
- Size: W: 125 x L: 250 mm x D: 80mm
- Depth and build up to engineer's details
- Laid: Stretcher bond
- Supplier: Hardscape Or acceptable equivalent.

YORKSTONE SETTS

- To match existing outside the business / law school
- Assumed size: W: 125 x L: 250 x D: 80mm

PERMEABLE RESIN BOUND GRAVEL

- Pedestrian access only
- Product: Natural aggregate paving
- Colour: Norwegian pearl
- Size: Refer to engineer's details for depth
- Supplier: SureSet Or acceptable equivalent.

YORKSTONE FLAGS

- To match existing
- Assumed size: 600mm width x random lengths
- 600/900mm x
- 65mm depth
- Laid: Stretcher bond
- Depth and build up to engineer's details

COLOURED PERMEABLE ASPHALT SURFACING

- Product: Ultracolor permeable tarmac
- Size: 10mm aggregate
- Depth: To engineer's design and specification
- Colour: Buff, grey and blue TBC

EXISTING SURFACE RETAINED

NATURAL STONE BANDING

- Material: Portuguese Granite
- Colour: Silva Preta venato (bush hammered)
- Size: W: 100 x L: 200 mm x D: 80mm (4 row)
- Laid: Stretcher bond
- Supplier: Hardscape Or acceptable equivalent.

NATURAL STONE KERB EDGE

- Material: Portuguese Granite
- Colour: Silva Preta venato (bush hammered)
- Size: W: 200 x L: 1000 mm x D: 150mm
- Laid: Flush
- Supplier: Hardscape Or acceptable equivalent.

PRE-CAST CONCRETE ROAD KERB

- Material: Pre-cast concrete
- Size: W: 125 x L: 915 mm x D: 250mm
- Laid: 150mm upstand

PRE-CAST CONCRETE ROAD KERB

- Material: Pre-cast concrete
- Size: W: 125 x L: 915 mm x D: 150mm
- Laid: Flush with drop kerbs

S1-P03	31/01/23	Issued for Stage 2	KAR	GB
S1-P02	26/01/23	Issued for coordination	KAR	GB
S1-P01	15/12/22	Issued for Stage 2	KAR	GB

Revision	Date	Description	Drawn	Apprvd.
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Plantit I.E. Limited

E: info@plantit-ie.com W: plantit-ie.com

MANCHESTER

2 Back Grafton St, Altrincham, WA14 1DY

T: 0161 928 9281

LEEDS

No. 1 Aire Street, Leeds Station, Leeds, LS1 4PR

T: 0113 824 6413

LIVERPOOL

Tempest St 3, 12 Tithebarn Street, Liverpool, L2 2DT

T: 0151 363 1230

LONDON

Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX

T: 0207 253 5678

STANDISH

Standish Gatehouse, Stonehouse, Gloucestershire, GL10 3BZ

T: 0145 360 7080

Client Manchester Metropolitan University

Project MMU Library Transformation Project

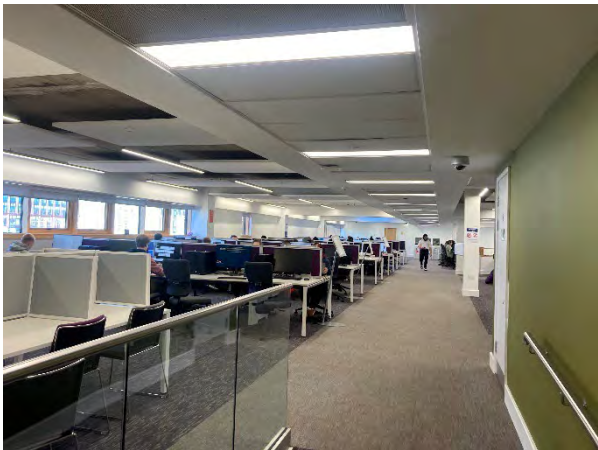
Drg Title Landscape General Arrangement
Ground Floor - Reduced Scheme

Created on	Created by	Approved by
15/12/2022	KAR	GB

Scale	Size	Workstage
1:250	A1	Concept design

Drg No.	Suitability	Revision
1044B-PLA-ZZ-XX-DR-L-0003	S2	P03

Appendix 2: Building PRA Photographs



Photograph 1: MMU Library Interior



Photograph 2: MMU Library Exterior

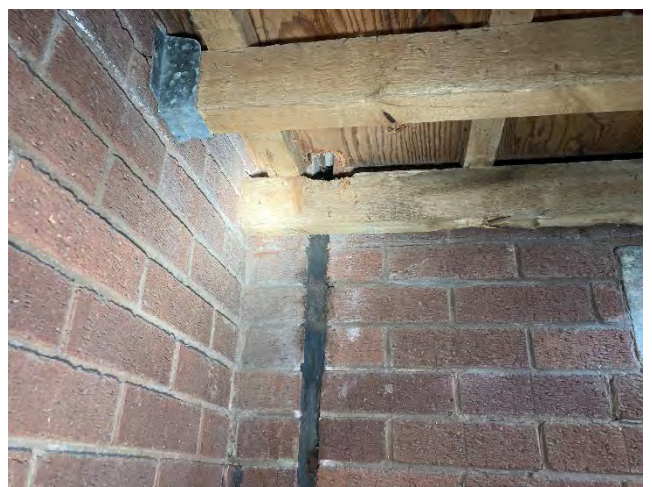
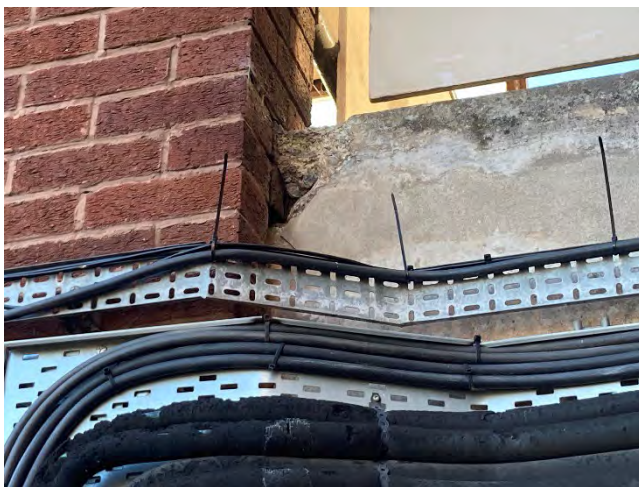


Photograph 3 : Weep holes present on the exterior of MMU library building (B01)





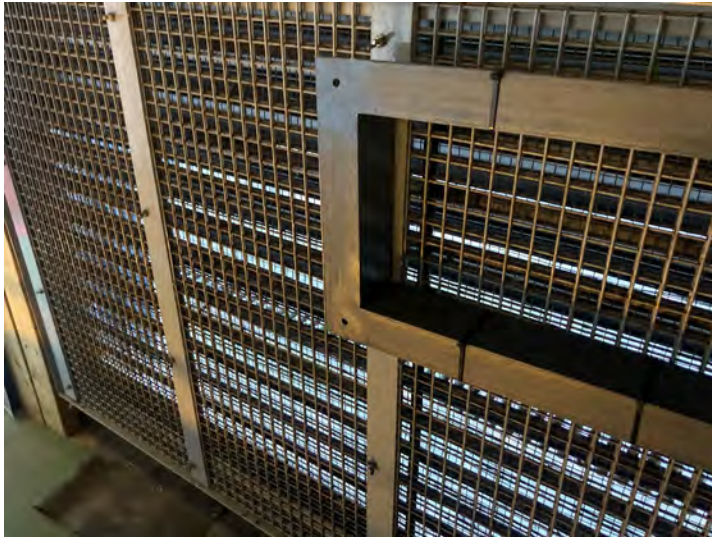
Photograph 4: Exterior of fire escape present on levels 4 and 5



Photograph 5 and 6: Gaps in mortar present on levels 4 and 5 fire escape



Photograph 7: MMU Library basement interior



Photograph 8: Mesh over vent into basement



Photograph 9 and 10: Stairway into basement of MMU library



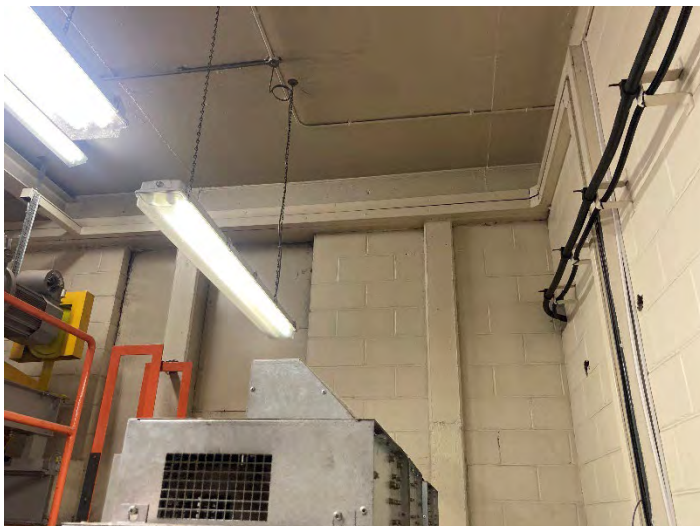
Photograph 11 and 12: MMU all saints roof level 6



Photograph 13: Air con unit attached to 7th floor plant room



Photograph 14: Interior of 7th floor plant room



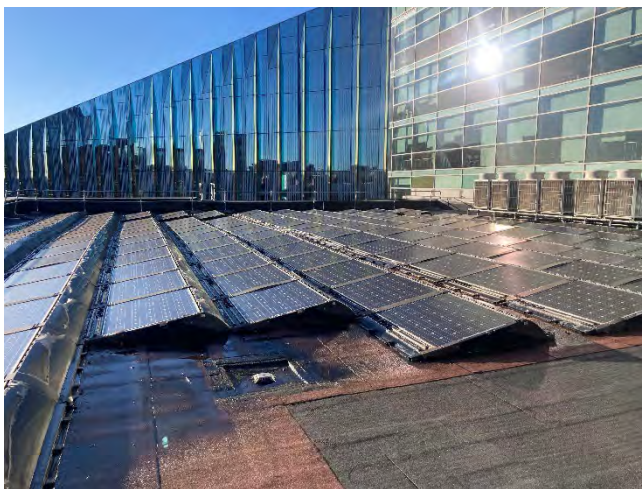
Photograph 15: 7th floor lift motor room



Photograph 16: 6th floor tank room



Photograph 17: Gaps in mortar surrounding windows on level 5 flat roof

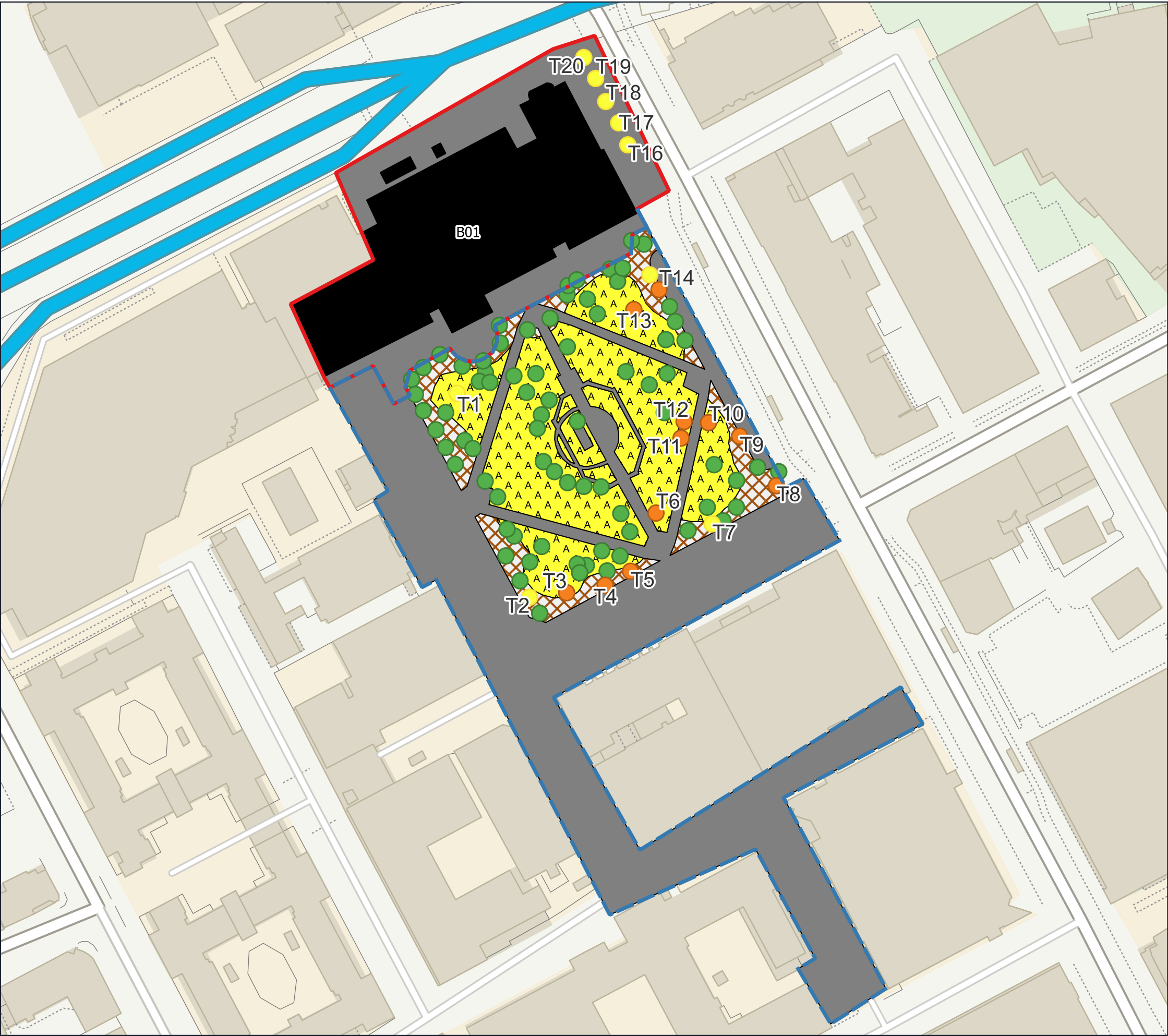


Photograph 18 and 19: Level 3 flat roof with solar panels and gaps in mortar present in brickwork

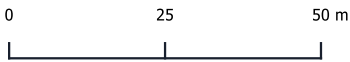
Plans:

Plan 1: Habitat Features Plan (13126/P01c)





- Redline Boundary
- All Saints Park
- Buildings
- Introduced shrub
- Amenity Grassland
- Hardstanding
- Scattered Tree Negligible Potential
- Scattered Tree Low Potential
- Scattered Tree Scattered Tree



Project	All Saints Park and MMU Library
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	13126 / P01c
Date	07/02/2023
Checked	ECG/AS



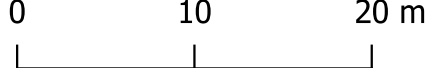
3 Jordan Street, Deansgate, Manchester, M15 4PY
T: 0161 236 8367 E: info@tylergrange.co.uk W: www.tylergrange.co.uk

Plan 2: Bat Roosting Features Plan (13126/P02)





-  Red Line Boundary
-  All Saints Park
-  Bat Roosting Feature



Project	All Saints Park and MMU Library
Drawing Title	Bat Roosting Features Plan
Scale	As Shown (Approximate)
Drawing No.	13126 / P02
Date	07/02/2023
Checked	ECG/AS



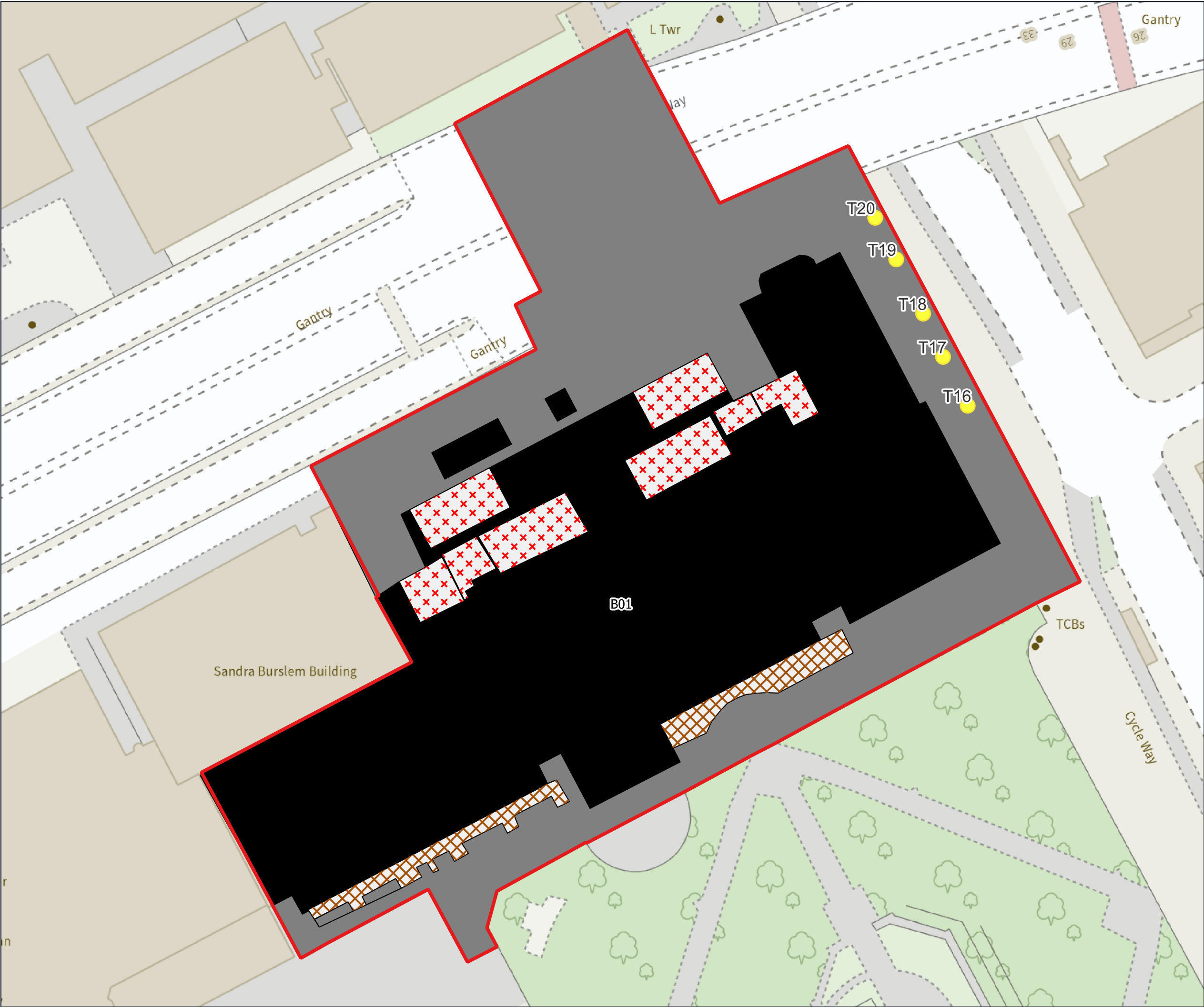
3 Jordan Street, Deansgate, Manchester, M15 4PY
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Plans:

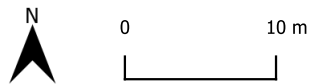
Plan 1: Baseline Habitat Features Plan (13126/P06)

Plan 2: Post-development Plan (13126/P07)





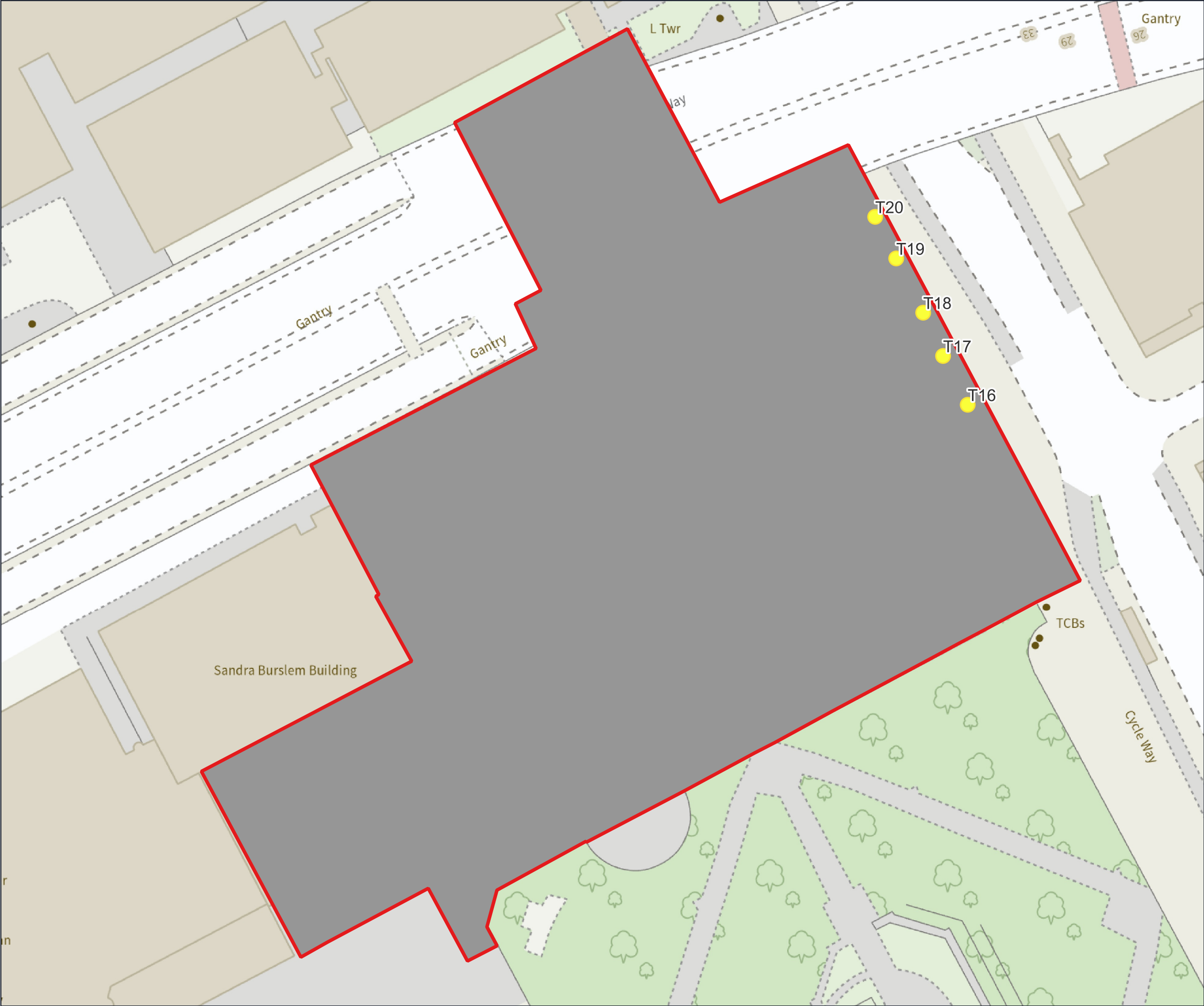
- Red Line Boundary
- Scattered trees
- Buildings
- Introduced shrub
- Other green roof
- Hardstanding



Project	MMU Library Demolition
Drawing Title	Habitat Features Plan
Scale	1:500
Drawing No.	13126 / P06
Date	03/09/2025
Checked	BP



3 Jordan Street, Deansgate, Manchester, M15 4PY
T: 0161 236 8367 E: info@tylergrange.co.uk W: www.tylergrange.co.uk



- Red Line Boundary
- Retained trees
- Hardstanding



Project	MMU Library Demolition
Drawing Title	Post-development Plan
Scale	1:500
Drawing No.	13126 / P07
Date	03/09/2025
Checked	BP



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22nd October 2020

Manchester Metropolitan
University, All Saints Park
and Surrounding Public
Realm

Ecological Assessment Report

Report Number:	13126_R01a_AS_MM
Author:	Amy Sherwin, Mbiol (Hons)
Checked:	John Moorcroft, MCIEEM, CEnv & Joseph Dance BSc (Hons) MCIEEM



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Habitat features plan: 13126_P01a



Summary

- S1 This report has been prepared by Tyler Grange Group Ltd on behalf of Manchester Metropolitan University. It sets out the findings of an Ecological Impact Assessment of All Saints Park and surrounding Public Realm off Oxford Road, Manchester (Ordnance Survey Grid Reference: SJ 84277 97092) - hereinafter referred to as the 'site'. The appraisal was commissioned to accompany a future planning application at the site.
- S2 The purpose of this report is to provide an initial assessment of the ecological importance of the site and the potential for it to support protected and notable ecological features and species. A Preliminary Roost Assessment of the trees proposed for removal within the site for bats was also carried out.
- S3 No statutory or non-statutory sites would be affected by the proposals due to their distance from the site.
- S4 There are no habitats of significant ecological importance within the site. At the time of survey, the site comprised amenity grassland, broadleaf trees, hardstanding and introduced shrub currently in use as a public park with associated hardstanding areas.
- S5 Trees proposed for removal on site had negligible potential for bats and, no further surveys are recommended.
- S6 No further surveys are recommended other than those which may be necessary to comply with relevant legislation in relation to nesting birds during vegetation removal.
- S7 It is considered that there are no overriding ecological constraints to development, and it could comply with both local and national planning policy in relation to biodiversity.



Section 1: Introduction, Context and Purpose

Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Manchester Metropolitan University. It sets out the findings of an Ecological Impact Assessment of All Saints Park and surrounding Public Realm off Oxford Road, Manchester (Ordnance Survey Grid Reference: SJ 84277 97092) hereinafter referred to as the 'site'. The appraisal was commissioned to accompany a future planning application at the site.

Context

Site Description

- 1.2. The site is located off Oxford Road, Manchester. It is located to the south of the A57, Manchester. The site is bordered by Oxford Road to the east and University Buildings to the north, south and west. At the time of survey, the site comprised a public park containing broadleaf trees, amenity grassland, introduced shrubs and areas of hardstanding.

Proposed Development

- 1.3. The proposals for the scheme comprise relocation of a wall on site, creation of seating areas in the park and alterations to the existing memorial garden and park layout with associated landscaping, infrastructure, and access. A plan of the proposed site is available in **Appendix 2** at the end of this report.

Purpose

- 1.4. This report:
- Uses available background data and results of a field survey, to describe and evaluate the ecological features present within the likely 'zone of influence' (Zol)¹ of the proposed development;
 - Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's future re-development as a public park; and
 - Where appropriate, makes recommendations for mitigation of adverse effects and ecological enhancement, to ensure conformity with policy and legislation listed in **Appendix 1**.
- 1.5. This assessment and the terminology used are consistent with the 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2018)².

¹ Defined as the area over which ecological features may be subject to significant effects as a result of activities associated with a project and associated activities (CIEEM 2018).

² Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland, 2nd Edition. <http://www.cieem.net/ecia-guidelines-terrestrial->. Chartered Institute of Ecology and Environmental Management, Winchester.

Section 2: Methodology

Data search

- 2.1 Due to the urban location of the site and nature of the proposed development, the data search has been undertaken for a 5km radius around the site for International and European statutory nature conservation sites and a 1km radius for statutory nature conservation sites.
- 2.2 Due to the small scale of proposals and absence of suitable habitat for protected/notable species, a data search from the local records centre was considered unnecessary and thus not conducted.
- 2.3 The following organisations and individuals have been contacted and, where relevant, the information provided has been incorporated with acknowledgement within this report:
- The Multi-Agency Geographic Information for the Countryside website (<http://www.magic.gov.uk>) was accessed for information on the location of statutorily designated nature conservation sites within the vicinity of the site.
 - The Manchester City Council website³ was consulted for details of relevant local planning policies and supplementary planning guidance, along with details of non-statutory nature conservation sites⁴; and
 - UK Biodiversity Action Plan (UK BAP)⁵ and Greater Manchester Local Biodiversity Action Plan (LBAP)⁶ for priority habitats and species subject to conservation action, to assist with the evaluation of ecological features and to inform site enhancement strategies.

Extended Phase I Habitat Survey

- 2.4 An 'extended' Phase I habitat survey was undertaken on 2nd April 2020 by Joseph Dance, an experienced field ecologist, and member of the Chartered Institute of Ecology and Environmental Management (CIEEM). The technique was based upon Phase I survey methodology (JNCC, 2010). This 'extended' Phase I technique provides an inventory of the habitat types present and dominant species.
- 2.5 The weather conditions for the survey were dry with 75% cloud cover, temperature of 10°C and a gentle breeze (BFS 1).
- 2.6 At the time of survey, the park comprising the majority of the site was closed to the public so the survey was carried out from outside the fence. Given the nature of the habitats present, this is not considered to have affected the conclusions or recommendations of this report.
- 2.7 Using the above method, the site was classified into areas of similar botanical community types with a representative sample of those species present at the time of the survey being described.

³ https://secure.manchester.gov.uk/info/200074/planning/6572/local_plan - accessed 6th April 2020

⁴ https://mappinggm.org.uk/gmodin/?lyrs=gmeu_sbi#os_maps_light/15/53.4708/-2.2366 – accessed 6th April 2020

⁵ <https://www.gov.uk/government/publications/biodiversity-the-uk-action-plan> - accessed 6th April 2020

⁶ https://gmwildlife.org.uk/projects/gm_bap/ - accessed 6th April 2020

- 2.8 Additionally, incidental records of fauna were also made during the survey and the habitats identified were evaluated for their potential to support legally protected and priority species.

Preliminary Roost Assessment

- 2.9 The aim of the Preliminary Roost Assessment (PRA) is to determine the actual or potential presence of bats and the need for further survey and/or mitigation. A Preliminary Roost Assessment was undertaken of the trees scheduled for removal (**Appendix 3**) on site following the Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition, Collins, 2016) by Joseph Dance, an experienced field surveyor and member of the Chartered Institute of Ecology and Environmental Management (CIEEM)
- 2.10 A Preliminary Roost Assessment of a structure is a detailed inspection of the exterior and interior of a structure to look for features that bats could use for roosting; known as Potential Roosting Features (PRFs). The aim of the survey is to determine the actual or potential presence of bats and the need for further survey and/or mitigation. The trees under scrutiny were examined by direct observation, using binoculars where necessary, to enable closer inspection of suitable features. The trees were then classified as having, low, moderate or high potential for roosting bats (during the bat active season), based upon the evidence discovered during the survey or the observed features.
- 2.11 The surveyor identified and recorded any features that could be suitable for bats to roost in and any habitats that could be suitable for bats to commute, forage or swarm in/at. The categories presented in **Table 2.1** were used to assess the suitability of the trees and are referenced directly from Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition, Collins, 2016).

Table 2.1: Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

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 or tree 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 – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree 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, and surrounding habitat.

Evaluation

- 2.12 The evaluation of habitats and species is defined in accordance with published guidance (CIEEM, 2018). The level of importance of specific ecological features is assigned using a geographic frame of reference, with international being most important, then national, regional, county, city, local and lastly, within the site boundary only.
- 2.13 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 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.

Quality Control

- 2.14 All ecologists at Tyler Grange Group Ltd are members or are working toward membership of CIEEM and abide by the Institute's Code of Professional Conduct.

Survey Limitations

- 2.15 Full access to the park was not possible during the survey due to COVID-19 restrictions but the surveyor was able to clearly view the site through fencing and from the roadside and could access the trees proposed for removal along the boundary of the site.

Section 3: Ecological Features and Evaluation

Protected Sites

Statutory Sites

- 3.1 The site is not covered by any areas which are subject to a statutory designation, and there are no international or European designated sites within 5km of the site.
- 3.2 No Sites of Special Scientific Interest (SSSI) were identified within 2km of the site by MAGIC and the site is not located within any SSSI Impact Risk Zone for the type of development proposed.

Non-statutory (Local) Sites

- 3.3 No non-statutory sites were identified within 1km of site.

Habitats and Flora

- 3.4 At the time of survey, the site supported the following habitats. The extent and distribution of these habitats within the site is illustrated in drawing **13126_P01a** appended to this report.
- Amenity grassland
 - Broadleaf trees;
 - Hardstanding; and
 - Introduced Shrub

Amenity grassland

- 3.5 This habitat type was widespread across the existing public park area of the site and was closely mown, dominated by *Poa* sp. with some occasional daisy *Bellis perennis*. This habitat type is considered to be of **negligible ecological importance**.



Photograph 3.1: Amenity grassland

Broadleaf trees

- 3.6 A large number of broadleaf trees were present across the existing public park, comprising species of; Common Lime *Tilia europaea*, European Ash *Fraxinus excelsior*, Horse Chestnut *Aesculus hippocastanum*, Laburnum *Laburnum anagyroides*, Service tree *Sorbus torminalis*, Silver birch *Betula pendula*, Sycamore *Acer pseudoplatanus*, Wild Cherry *Prunus avium*. Individually, trees offer little intrinsic ecological value but as a group and collective ecological resource, the trees within this site have been assessed as being of **site ecological importance**.
- 3.7 The understory of the tree line which ran along the perimeter of the park area was dominated by ivy *Hedera helix* with various patches of introduced shrubs, which are detailed further below.



Photograph 3.2: Broadleaf trees within site

Hardstanding

- 3.8 Hardstanding was widespread across the site and comprised a combination of concrete paving, tarmac and active construction areas (highlighted as Target Note TN01 in accompanying Habitat Features Plan). As this habitat type supports no habitat resources for wildlife within the context of the park, it is assessed as being of **negligible ecological importance**.

Introduced Shrub

- 3.9 Areas of native and non-native introduced shrub planting was present across the public park area, predominantly around the perimeters beneath the broadleaf treeline. Complete access could not be obtained to the park to generate a complete species list but those recorded were *Cotoneaster sp.*, daffodils *Narcissus sp.*, pendulous sedge *Carex pendula*, Japanese mahonia *Mahonia japonica*, laurel species *Prunus sp.*, juniper *Juniperus sp.*, lawson's cypress *Chamaecyparis lawsoniana* and yew *Taxus baccata*. All specimens were well managed. This habitat was assessed as being of **negligible ecological importance** although it does provide value for invertebrates and nesting birds in particular.



Photograph 3.3: Introduced shrub within site

Invasive Species

- 3.10 It could not be confirmed if the *Cotoneaster sp.* identified within the northwest corner of the park area (see Target Note TN02 for location on appended Habitat Features Plan) was one of the species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). It is an offence to plant or cause to grow in the wild any such species so as a precaution, this area of *Cotoneaster sp.* should be treated as such as all *Cotoneaster sp.* are invasive in their nature.

Adjacent Habitats

- 3.11 The site is bordered by primarily hardstanding from all sides, to the north, south and west by Manchester Metropolitan University Buildings and minor roads. To the east, the site is bordered by the A34, Oxford Road and commercial buildings.

Fauna

General

- 3.12 The site has minimal suitable habitat for the protected/notable species targeted by this appraisal. The site does not contain any water features or suitable terrestrial habitat for reptiles, amphibians, water vole, otter or badger nor is there suitable habitat surrounding the site for these species. There are also no water features suitable for breeding amphibians within 500m of the site. The shrubs present onsite are suitable for hedgehog but given that the site is surrounded by busy roads with no connections to suitable habitats nearby, they are considered likely absent. Limited suitable habitat in the form of the introduced shrub/ broadleaf trees is present on site which has a limited capacity to support a narrow range of common and widespread bird species for nesting.

Bats

- 3.13 The five trees on site scheduled for removal were inspected from ground-level using binoculars where necessary. For the purposes of this report, they have been labelled as Tree T9, Tree T10, Trees T28 Tree T27 and T43 (in line with numbering provided in associated Tree Report). The location of each tree is shown in the accompanying Habitat Features Plan (**13126/P01b**) and **Appendix 3**. Photographs 3.4, 3.5, 3.6 and 3.7 below show each tree.



Photograph 3.4: Tree T9



Photograph 3.5: Tree T10



Photograph 3.6: Tree T27



Photograph 3.7: Tree T43

- 3.14 T9, T10, T27 and T43 were assessed as providing negligible potential to support roosting bats based on the complete absence of features which could be utilised by bats for roosting.
- 3.15 T28 was no longer present at the time of survey.

Section 4: Potential Impacts, Mitigation and Enhancement Strategy

Site Proposals

- 4.1. The proposals for the scheme comprise relocation of a wall on site, creation of seating areas in the park and alterations to the existing memorial garden and park layout with associated landscaping, infrastructure, and access. A plan of the proposed site is available in **Appendix 2** at the end of this report. Where there are potential impacts in the construction and operational phases of the development to the ecological features described and evaluated in **Section 3**, these are described below. Where impacts would trigger legislation or planning policy (as set out in **Appendix 1**), mitigation is described.

Potential Impacts and Requirement for Mitigation and Enhancement Strategy

Protected sites

- 4.2. No statutory or non-statutory sites would be affected by the proposals due to their distance from the site.

Habitats

- 4.3. Broadleaf trees are considered to have site ecological importance and in line with local planning policy, proposals aim for a net increase in trees by planting an additional 31 trees onsite. All other habitats recorded onsite are considered to have negligible ecological importance but, urban managed greenspace is a local priority habitat and should be enhanced where possible.
- 4.4. Works on site are limited to minor changes including wall relocation, addition of seating and provision of wildflower, shrub and additional tree planting which will replace areas of negligible ecological importance (i.e. Amenity grassland/ hardstanding).
- 4.5. Although it could not be confirmed if the *Cotoneaster sp.* on-site is a Schedule 9 WCA species, it should be treated as such and if its removal is required it should be treated as controlled waste. The area where this plant was recorded is illustrated in the accompanying habitat features plan and all site contractors should be made aware of its presence and procedure for removal – outlined in Section 5 of this report.

Fauna

General

- 4.6. Habitats on site provide limited opportunities for protected/notable fauna onsite and therefore no specific mitigation in relation to protected/notable species is considered necessary.

Bats

- 4.7. Due to limited foraging and commuting habitat on site and the heavily urbanised surrounding area, bats are only anticipated to occasionally use the site in low numbers. Proposals to plant trees and shrubs would increase suitable foraging/commuting habitat for bats on site.
- 4.8. The trees scheduled for removal onsite did not have the capacity to support roosting bats. As such, no further surveys are required and no adverse impacts on roosting bats are expected as a result of the proposals.

Birds

- 4.9. Proposals include planting of trees and a wildflower meadow which will increase opportunities onsite for nesting birds.
- 4.10. All birds, their nests and eggs are protected under the Wildlife and Countryside Act (1981) against killing, injuring, damage and destruction. Therefore, any works at the site (including site investigations) that may damage or destroy nesting bird habitat should be scheduled to avoid the 'core nesting period' (generally agreed to be March-August) or be preceded with a nesting bird check performed by a suitably experience ecologist.
- 4.11. Select bird species (i.e. pigeon/doves) are known to nest at most times of year; often outside the core nesting period so due diligence must be shown by all site contractors to check for active nests prior to demolition even if conducted outside of the 'core' nesting period. Should an active nest be suspected, a suitably qualified ecologist will need to attend site to assess the status of the nest and advise further.

Biodiversity Value

- 4.12. The proposed planting of wildflower areas, shrubs and trees will result in habitats of higher ecological importance replacing areas of negligible ecological importance (i.e. Amenity grassland/ hardstanding), resulting in a net gain in biodiversity value of the site.

Section 5: Conclusion

- 5.1. This assessment has shown that the proposals would result in an increase in the biodiversity value of the site due to the introduction of wildflower planting, trees, and shrubs to replace habitats of very low ecological value. No other ecological issues that could affect the overall principle of development of the site have been identified.
- 5.2. In line with local policy “EN 15”, proposals protect and conserve trees and have included a net increase in number of trees, as well as enhancing biodiversity onsite.
- 5.3. The trees scheduled for removal on site were considered to have no potential for roosting bats. No further bat surveys will therefore be required.
- 5.4. The *Cotoneaster sp.* plant recorded within the site, if required for removal, should be chipped on-site into a skip/container, removed and treated as controlled waste at a licensed site.

References

Chartered Institute of Ecology and Environmental Management (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland, 2nd Edition*. <http://www.cieem.net/ecia-guidelines-terrestrial->. Chartered Institute of Ecology and Environmental Management, Winchester.

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

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Mitchell-Jones, A.J. and McLeish, A.P. (2004). *Bat Workers' Manual*. 3rd Edition. JNCC, Peterborough.



Appendix 1: Legislation and Planning Policy



Appendix 1: Legislation and Planning Policy

- A1.1. This section summarises the legislation and national, regional and local planning policies, as well as other reference documents, relevant to the baseline ecology results.

Legislative Context

- A1.2. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
 - The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (as amended).
 - The Countryside and Rights of Way (CRoW) Act 2000;
 - The Hedgerows Regulations 1997;
 - The Protection of Badgers Act 1992; and
 - The Natural Environment and Rural Communities Act (NERC) 2006.
- A1.3. 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 (Amendment) (EU Exit) Regulations 2019 (as amended).
- A1.4. 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.
- A1.5. 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.

Species and Habitats of Principal Importance and the UK Biodiversity Action Plan

- A1.6. 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.



- A1.7. 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.

National Planning Policy

National Planning Policy Framework (NPPF), July 2019

- A1.8. The National Planning Policy Framework (NPPF) was updated in July 2019 and sets out the Government's planning policies for England and how these should be applied. It replaces the National Planning Policy Framework published in March 2012.
- A1.9. Paragraph 11 states that:
- "Plans and decisions should apply a presumption in favour of sustainable development."*
- A1.10. Section 15 of the NPPF (paragraphs 170 to 177) considers the conservation and enhancement of the natural environment.
- A1.11. Paragraph 170 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; 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"*
- A1.12. Paragraph 171 states that plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; 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.
- A1.13. Paragraph 174 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 biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; 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."*



A1.14. When determining planning applications, Paragraph 175 states that local planning authorities should aim to conserve and enhance biodiversity by applying 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 reasons⁵⁸ and a suitable compensation strategy exists; and*
- d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”*

A1.15. As stated in paragraph 176 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 sites; 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.”*

A1.16. Paragraph 177 states that the presumption in favour of sustainable development does not apply where the planned project is likely to have a significant effect on a habitat site (alone or in combination) unless an appropriate assessment concluded the plan or project will not adversely affect the integrity of the habitats site.

Office of the Deputy Prime Minister (ODPM) Circular 06/2005: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System

A1.17. ODPM Circular 06/05 was prepared to accompany PPS9, however continues to be valid, and material in the consideration of planning applications since PPS9's replacement by the NPPF.

A1.18. ODPM Circular 06/05 provides guidance on applying legislation in relation to nature conservation and planning in England. Part I considers the legal protection and conservation of internationally designated sites (namely candidate Special Areas of Conservation (cSACs), SACs, potential Special Protection Areas (pSPAs), SPAs and Ramsar sites) and Part II considers the legal protection and conservation of nationally designated sites, namely Sites of Special Scientific Interest (SSSIs).

A1.19. Part III considers the protection of habitats and species outside of designated areas (particularly UK Biodiversity Action Plan species and habitats, which it states are capable of being a material consideration in the preparation of local development documents and the making of planning decisions.



- A1.20. Part IV considers species protected by law and states that the presence of a protected species is a material consideration in the consideration of a development proposal that, if carried out, would be likely to result in harm to the species or its habitat and that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

Local Planning Policy – Manchester City Council Core Strategy

- A1.21. Local Policy EN 15 'Biodiversity and Geological Conservation' states:

'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;*
- *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*

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'

Biodiversity Action Plans

- A1.22. 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.

- A1.23. 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

- A1.24. The Greater Manchester Biodiversity Action Plan lists the following habitat relevant to the site:

- Urban managed greenspace



Appendix 2: Site Proposals Drawing





ALL SAINTS LIBRARY

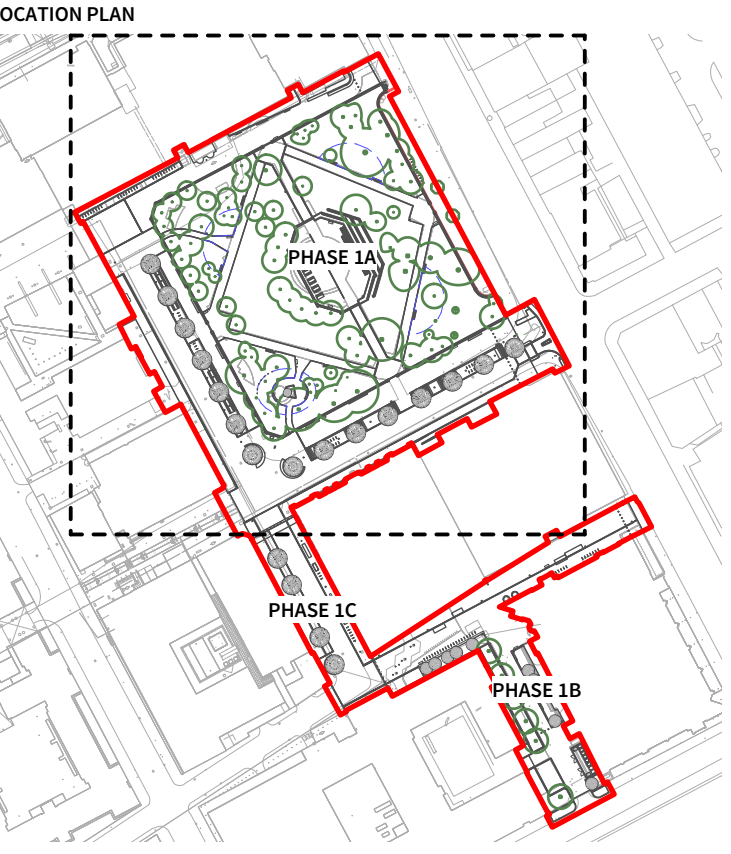
OXFORD ROAD

ARTS & HUMANITIES

GROSVENOR

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 7. Order of construction and setting out to be agreed on site.



- KEY**
- BOUNDARIES**
- Red Line Boundary
 - Phasing boundaries

S4-P09	13-10-20	Planning Issue	SAB	LH
S4-P08	23-09-20	Planning Issue	SAB	LH
Revision	Date	Description	Drawn	Apprvd.



Planit I.E. Limited
E: info@planit-ie.com W: planit-ie.com
MANCHESTER
2 Back Grafton St, Altrincham, WA14 1DY
T: 0161 928 9281
LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678
LIVERPOOL
Tempest 5.3, 12 Tithebarn Street, Liverpool, L2 2DT
T: 0151 363 1230

Client Manchester Metropolitan University

Project MMU Landscape Masterplan, Manchester

Drg Title Landscape General Arrangement Phase 1A

Created on	Created by	Approved by
13.02.20	SR	SAB

Scale	Size	Workstage
1:300	A1	Planning

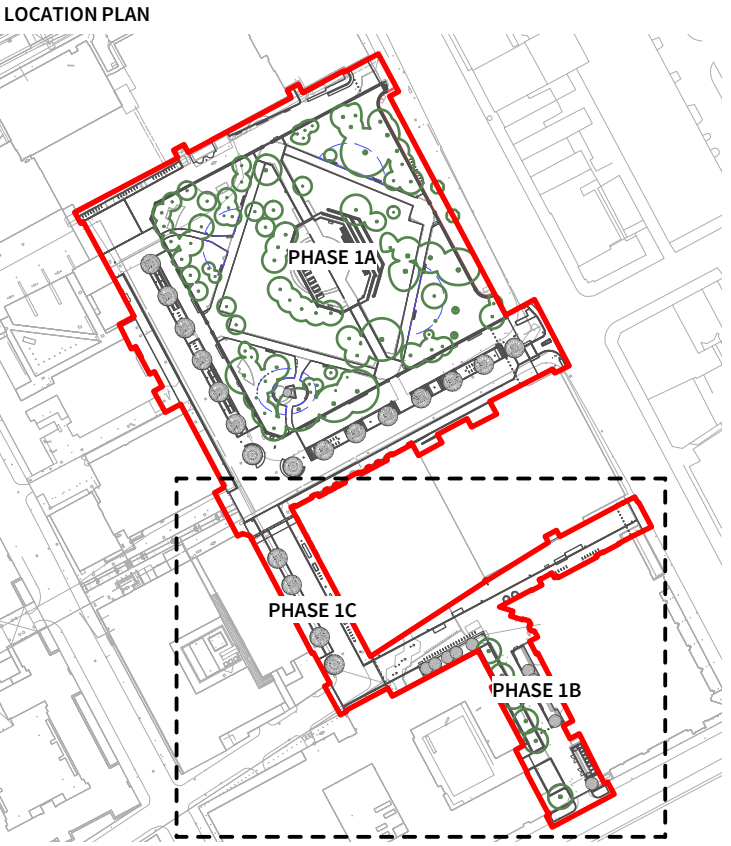
Drg No.	Suitability	Revision
1958-PLA-01A-XX-DR-L-0005	S4	P09



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- KEY**
- BOUNDARIES**
- Red Line Boundary
 - Phasing boundaries

S4-P05	13-10-20	Planning Issue	SAB	LH
S4-P04	23-09-20	Planning Issue	SAB	LH
Revision	Date	Description	Drawn	Apprvd.

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E: info@plantit-ie.com W: plantit-ie.com
MANCHESTER
2 Back Grafton St., Altrincham, WA14 1DY
T: 0161 928 9281
LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678
LIVERPOOL
Tempest 5.3, 12 Tithebarn Street, Liverpool, L2 2DT
T: 0151 363 1230

Client Manchester Metropolitan University

Project MMU Landscape Masterplan, Manchester

Drg Title Landscape General Arrangement Phase 1B & 1C

Created on 07.08.20 Created by SR Approved by SAB

Scale 1:250 Size A1 Workstage Planning

Drg No. 1958-PLA-01BC-XX-DR-L-0005 Suitability S4 Revision P05

Appendix 3: Tree Management Plan





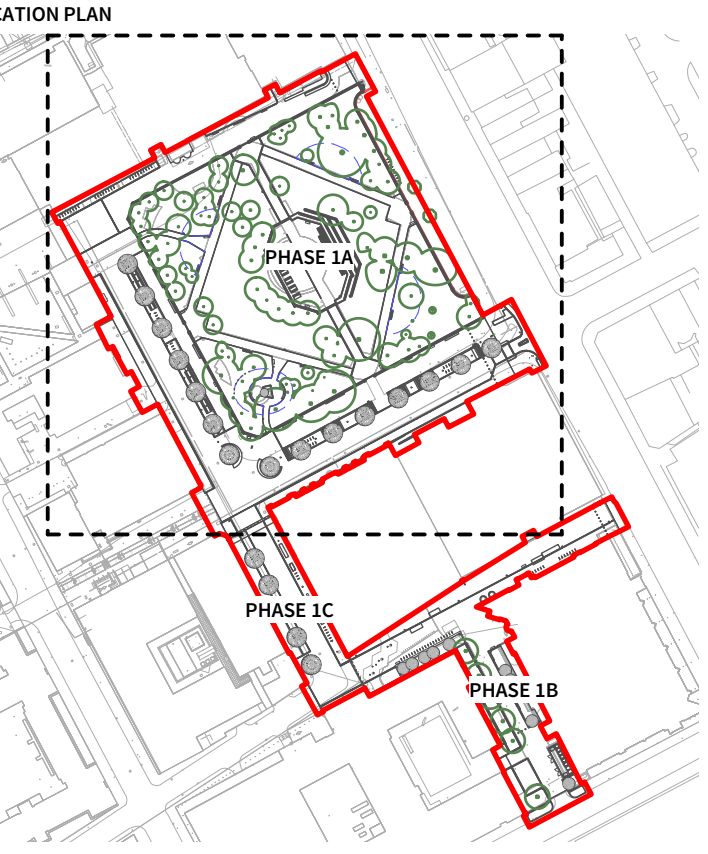
PROPOSED WORKS TO TREES:

Tree no.	Latin name	Common name	Proposed works
G1	Prunus avium	Wild Cherry	Crown lift to 2.5m and thin canopy
G2	Fraxinus excelsior	Ash	Crown lift to 3.0m
G3	Prunus padus	Bird Cherry	Crown lift to 3.0m
G4	Prunus padus, Fraxinus excelsior	Bird Cherry + Ash	Crown lift to 3.0m
G5	Tilia X europaea	Common Lime	Crown lift to 3.5m and thin canopy
G6	Prunus avium	Wild Cherry	Crown lift to 2.5m and thin canopy
G7	Prunus avium	Wild Cherry	None
G8	Sorbus torminalis	Wild Service Tree	Crown lift to 3.0m and thin canopy
G9	Fraxinus excelsior	Ash	Crown lift to 3.0m and thin canopy
G10	Malus sylvestris	Crab apple	None
G11	Tilia X europaea	Common Lime	Crown lift to 3.0m and thin canopy
G12	Fraxinus excelsior	Ash	Crown lift to 3.0m
G13	Prunus avium	Wild Cherry	Crown lift to 3.0m
G14	Prunus avium	Wild Cherry	Crown lift to 3.0m
G15	Fraxinus excelsior	Ash	Crown lift to 3.0m
T1	Platanus x hispanica	London Plane	*recently removed, stump to be ground down and levels regulated
T2	Prunus avium	Wild cherry	None
T3	Malus sylvestris	Crab apple	Crown lift to 2.5m
T4	Aesculus hippocastanum	Horse chesnut	*recently removed, stump to be ground down and levels regulated
T5	Fraxinus excelsior	Ash	None
T6	Prunus avium	Wild cherry	None
T7	Prunus avium	Wild cherry	None
T8	Prunus avium	Wild cherry	None
T9	Laburnum anagyroides	Laburnum	*recently removed, stump to be ground down and levels regulated
T10	Fraxinus excelsior	Ash	Remove
T11	Fraxinus excelsior	Ash	None
T12	Sorbus torminalis	Wild Service Tree	Crown lift to 3.5m and thin canopy
T13	Fraxinus excelsior	Ash	Crown lift to 4.0m
T14	Sorbus torminalis	Wild Service Tree	Crown lift to 3.5m and thin canopy
T15	Fraxinus excelsior	Ash	Crown lift to 3.5m
T16	Fraxinus excelsior	Ash	Crown lift to 3.5m
T17	Fraxinus excelsior	Ash	Crown lift to 3.5m and thin canopy
T18	Tilia X europaea	Common Lime	Crown lift to 3.5m
T19	Betula pendula	Silver birch	None
T20	Carpinus betulus	Hornbeam	None
T21	Betula pendula	Silver birch	None
T22	Fraxinus excelsior	Ash	None
T23	Fraxinus excelsior	Ash	None
T24	Fraxinus excelsior	Ash	None
T25	Fraxinus excelsior	Ash	Crown lift to 5.0m
T26	Prunus avium	Wild cherry	None
T27	Acer campestre elsrjik	Field Maple	Remove, stump to be ground down and levels regulated.
T28	Prunus avium	Wild cherry	Remove, stump to be ground down and levels regulated.
T29	Malus	Apple	Crown lift to 3.0m
T30	Fraxinus excelsior	Ash	Crown lift to 3.5m and thin canopy
T31	Mespilus germanica	Medlar	Crown lift to 2.5m
T32	Malus	Apple	Crown lift to 3.0m
T33	Prunus padus	Bird Cherry	None
T34	Fraxinus excelsior	Ash	Crown lift to 3.5m and thin canopy
T35	Fraxinus excelsior	Ash	Crown lift to 3.5m and thin canopy
T36	Fraxinus excelsior	Ash	None
T37	Fraxinus excelsior	Ash	Remove epicormic growth
T38	Fraxinus excelsior	Ash	Remove epicormic growth
T39	Fraxinus excelsior	Ash	Remove epicormic growth
T43	Prunus amanagowa	Cherry	Remove, stump to be ground down and levels regulated.
M1	-	-	stump to be ground down and levels regulated
Ox Rd Trees (1&2)	-	-	Crown lift to 2.5m

NOTE: Works subject to site walk around with tree surgeon to agree final scope. Method statement to be provided by contractor for approval by Landscape architect prior to works being undertaken. All works to existing trees to be undertaken outside bird nesting season (March - August).

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- KEY
- BOUNDARIES**
- Red Line Boundary
 - Phasing boundaries
- Existing Trees to be removed (red fill)**
All felled material to be removed from site. All stumps and roots to be ground down and levels regulated into surrounding area.
- Existing Trees to be retained (green fill)**
Individual trees subject to remedial surgery and deadwork works as detailed on the adjacent table.
- Existing Tree stump from previous works**
*Trees removed since tree survey was undertaken in Feb 2019 by the park maintenance team. All stumps and roots to be ground down and levels regulated into surrounding area.
- Historic Tree stump**
All stumps and roots to be ground down and levels regulated into surrounding area.

S4-P05	13-10-20	Planning Issue	SAB	LH
S4-P04	23-09-20	Planning Issue	SAB	LH
Revision	Date	Description	Drawn	Apprvd.

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Client Manchester Metropolitan University

Project MMU Landscape Masterplan, Manchester

Drg Title Works to existing trees Phases 1A

Created on 13.08.20 Created by SAB Approved by LH

Scale 1:300 Size A1 Workstage Planning

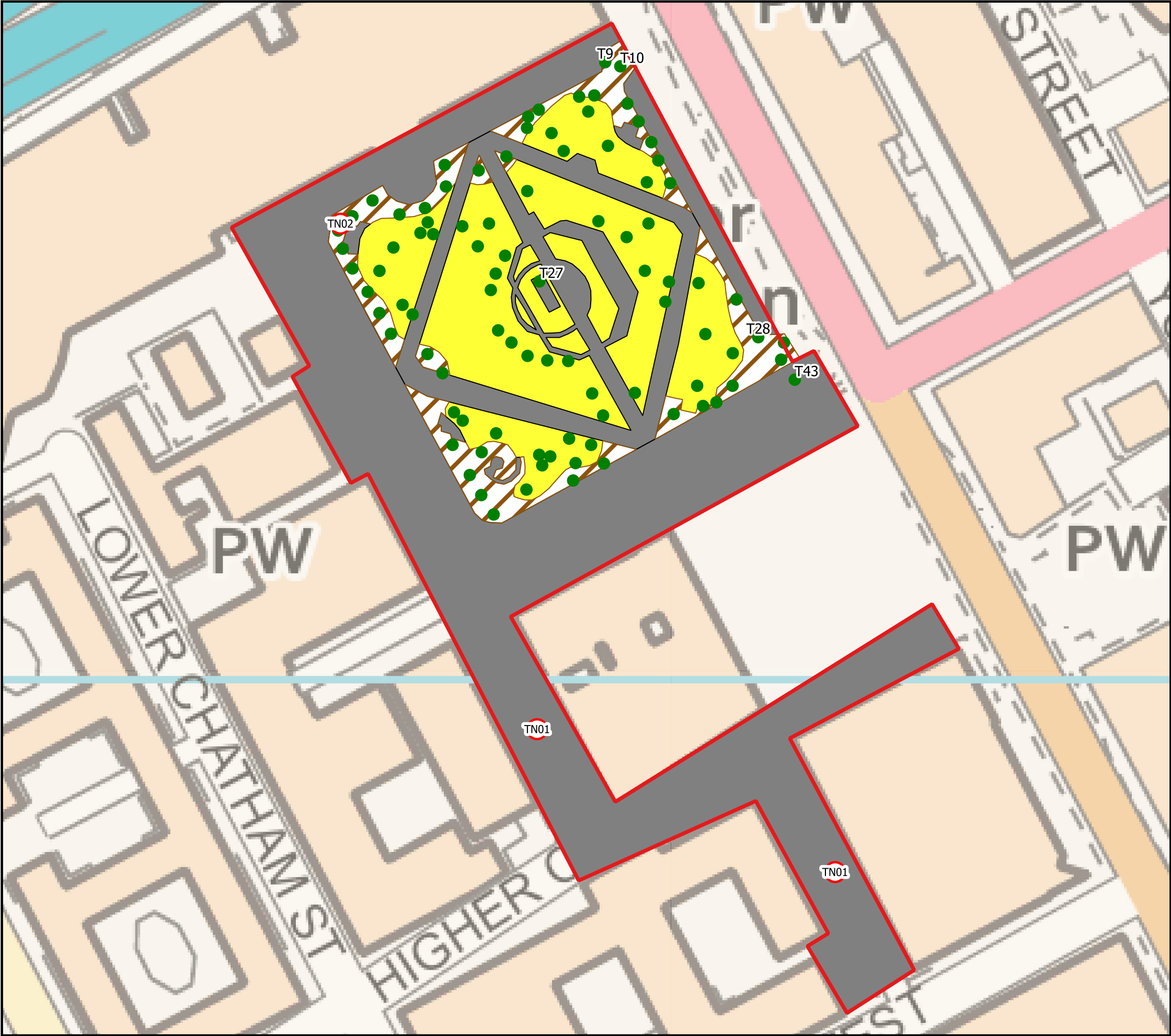
Drg No. 1958-PLA-01A-XX-DR-L-0008 Suitability S4 Revision P05

Plan

Habitat Features Plan

13125_P01a_Habitat Features Plan_AS





- Site Boundary
- Amenity Grassland
- Broadleaf Trees (E.g. T9)
- Hardstanding
- Introduced Shrub
- Target Notes (E.g. TN01)



Project	Manchester Metropolitan University All Saints Park and surrounding public Realm
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	13126_P01b
Date	October 2020
Check	AS/JD

