

PRELIMINARY ECOLOGICAL APPRAISAL & BAT ROOST ASSESSMENT

JULY 2025

Land at Barnhill Street / Raby Street, Moss Side

Moss Side,
Manchester,
M14 4SY

U R B A N
G R E E N



QUALITY MANAGEMENT

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1 Executive Summary

- 1.1.1.1MSV Housing is proposing to develop on Land at Barnhill Street/Raby Street, Moss Side, Manchester (hereafter referred to as ‘the site’). The proposals include construction of six blocks of residential development with associated soft and hard landscaping.
- 1.1.1.2Urban Green has been appointed to complete a Preliminary Ecological Appraisal (PEA) of the site. The objectives of the assessment are to identify the main habitats on site and determine the suitability for any ‘protected and/or notable’ species that may occur on site. Further ecological surveys and mitigation, where appropriate, are recommended which aim to minimise potential impacts on ecology, due to the proposed development.
- 1.1.1.3The key results and recommendations from the PEA exercise are summarised in Table 1 (below):

Table 1. PEA summary results

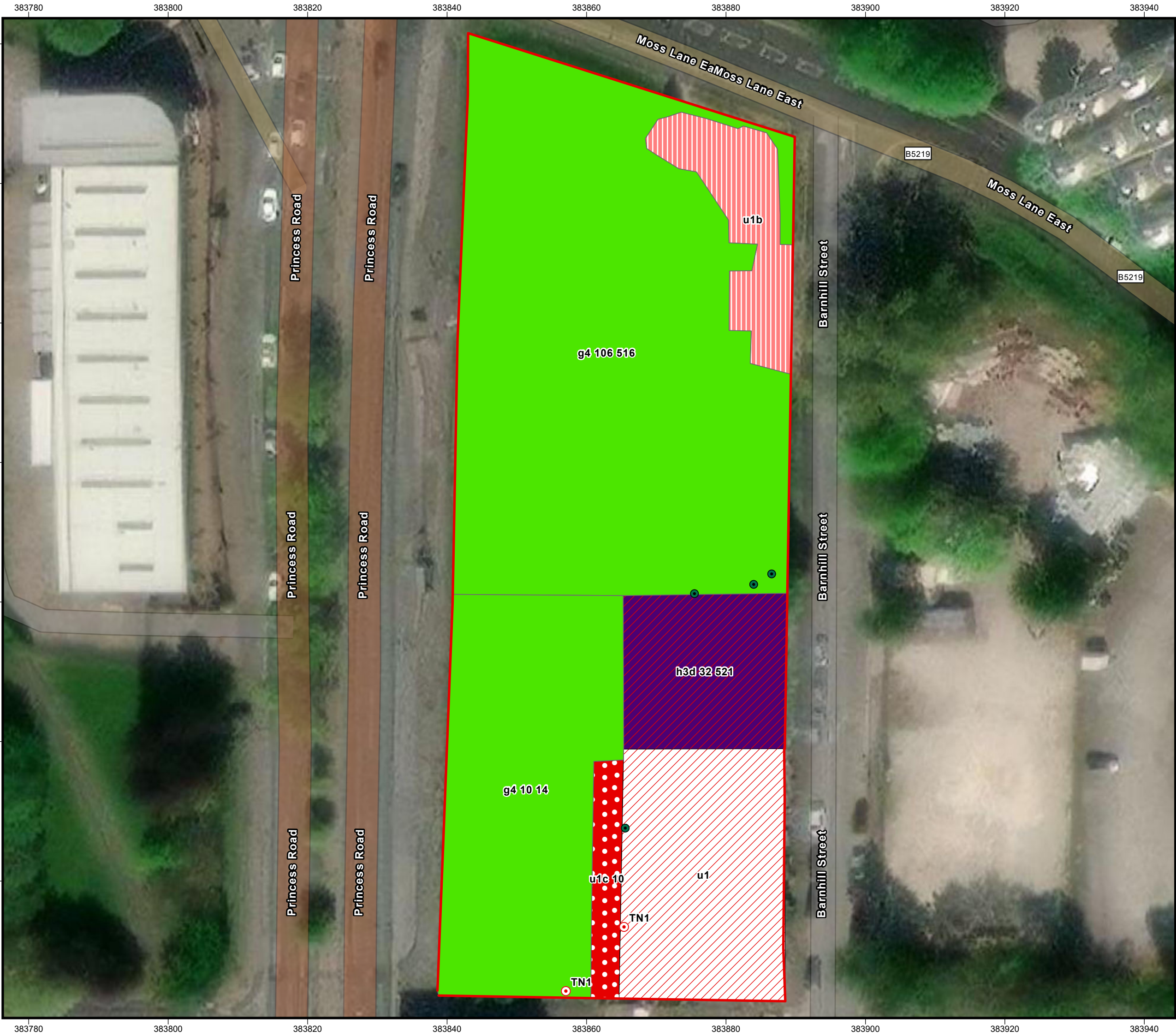
Site Context	The site is located in a densely urban area of Moss Side, Manchester. The site is bordered by busy main roads as well as dense residential development.
Key Statutory Designated Sites	The site is situated within the Impact Risk Zone (IRZ) of Rochdale Canal (SAC, SSSI). It is assessed that the proposed development is unlikely to have any meaningful effect on the aforementioned designated site.
Habitats	The site comprises a parcel of modified grassland (g4) with a small area of hardstanding. Other habitats include a parcel of bramble scrub (h3d), adjacent to a row of houses and associated hardstanding.
Key Ecological Results	The following potential ecological constraints were identified during the assessment: • Building B1 has previously been found to support an active non-breeding transitional common pipistrelle bat roost; • Building 1 was assessed as having high bat roosting potential, buildings B2-B7 were assessed as having low bat roosting potential; • Potential on site for nesting birds, commuting and foraging badger, bats, common amphibians, hedgehogs and other small mammals; • Invasive non-native plant species were recorded on site.
Recommendations	To comply with wildlife legislation, good practice guidelines and policy, we recommend the following: • A Precautionary Methods of Works document is produced, covering: nesting birds, badger, bats, common amphibians, hedgehogs and other small mammals; • Vegetation clearance should be completed outside of the core breeding bird season (March to August, inclusive); and • The demolition of B1 is to be carried out under a Natural England Bat Mitigation Class License; • A minimum of three bat roost characterisation to be completed on Building 1 and a minimum of one dusk emergence survey to be completed on Buildings B2-B7; • An invasive specialist is to be contacted prior to development to detail the eradication of invasive species on site.

Ecological Enhancements

The National Planning Policy Framework (NPPF) (2024) highlights the requirement for planning policies and decisions to conserve and enhance the natural environment. The proposed development provides the opportunity to enhance the site, and ecological enhancements have been recommended.



Legend: Red Line Boundary		1 Kilometers		N
Client: Mosscafe St Vincents Housing	Issue: 01	Figure: 01	URBAN GREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk	
Project: Land at Barnhill Street/Raby Street, Moss Side	Scale @ A4 1:12000			
Title: Site Context	Approved by: CL	Checked by: SG		
Drawing Ref: UG_3086_SITE_CONTEXT	Author: CL	Date: 19/06/2025		



U R B A N G R E E N

Legend

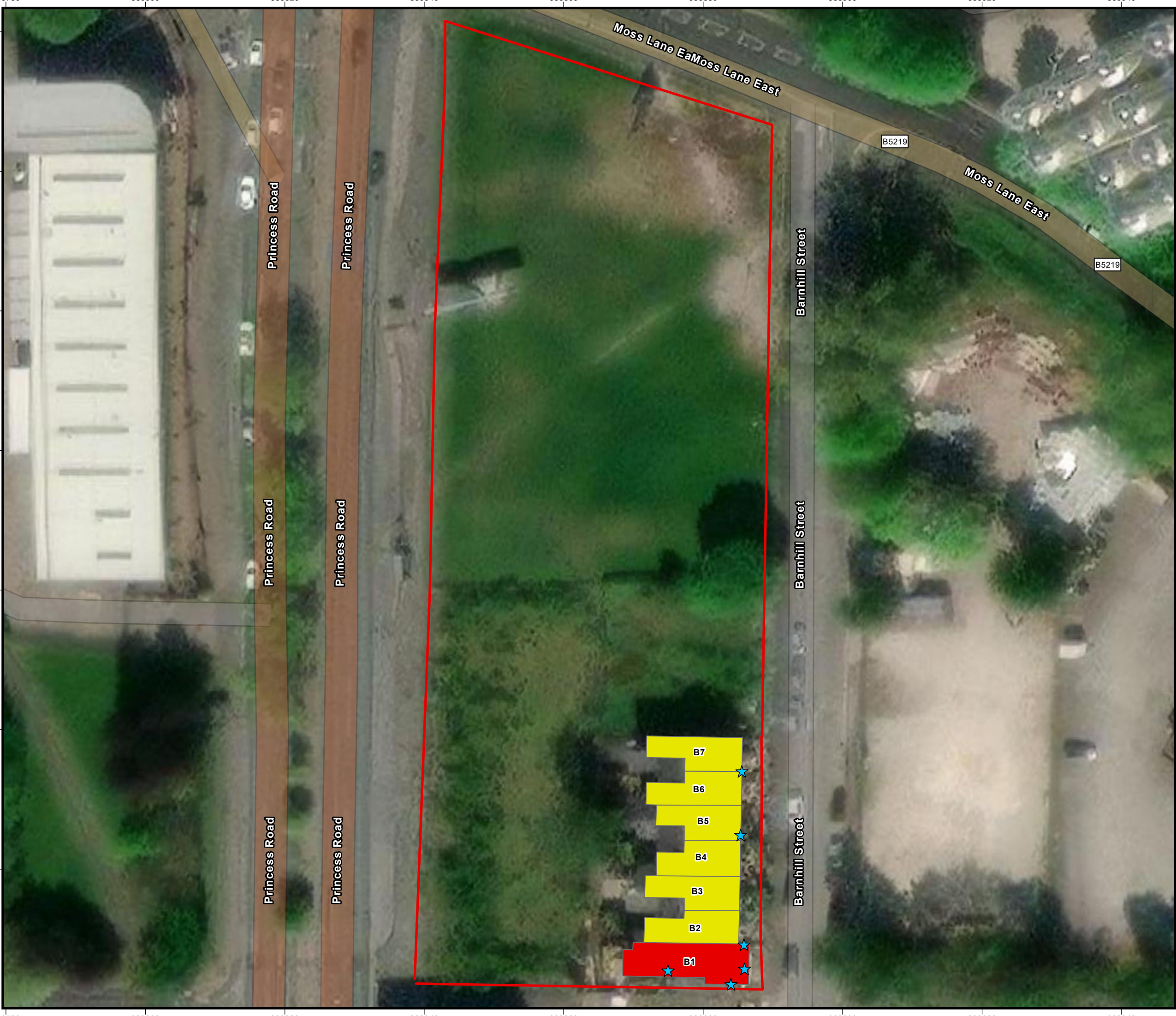
- Red Line Boundary
- Bramble scrub
- Artificial unvegetated, unsealed surface
- Built-up areas and gardens
- Developed land; sealed surface
- Modified grassland
- Urban Trees
- Target Note
TN1 - Giant Hogweed

0 5 10 20 Meters



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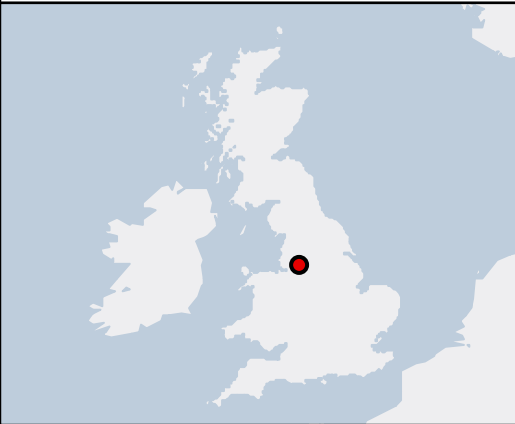
Client:		Mosscares St Vincents Housing	
Project:		Land at Barnhill Street/Raby Street, Moss Side	
Title:		UKHAB Habitat Map	
Issue:		01	Figure: 00
Drawn:	CL	Checked:	TM
Project:	UG3086	Scale @ A3:	1:500
Dwg No:	UG_3086_ECO_HM_01	Approved:	JH
		Date:	19/06/2025
		Revision:	01



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Legend

- Red Line Boundary
- Building Bat Potential
 - High
 - Low
- PRF Feature



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Client: Mosscares St Vincents Housing		
Project: Land at Barnhill Street/Raby Street, Moss Side		
Title: Preliminary Roost Assessment Results		
Issue: 01	Figure: 00	
Drawn: CL	Checked: SG	Approved: SG
Project: UG3086	Scale @ A3: 1:500	Date: 08/07/2025
Dwg No: UG_3086_ECO_PRA_01		Revision: 01

Figure 4. Photographs of the Site



Photograph 1: Northern parcel of modified grassland (g4).



Photograph 2: Southern parcel of unmanaged modified grassland (g4).



Photograph 3: Parcel of bramble scrub (h3d) with scattered trees.



Photograph 4: Developed land, sealed surface (u1b) within the northern modified grassland parcel.

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Photograph 5: Developed land, sealed surface with sparse vegetation throughout.



Photograph 7: Bramble scrub located adjacent to row of houses.



Photograph 6: Dense vegetation within the rear garden of Building 1.



Photograph 8: Densely spaced small-diameter trees within bramble scrub parcel.



Photograph 9: Individual trees located centre-east of site, adjacent to bramble scrub parcel.



Photograph 10: Giant hogweed (TN1) located on site within the southern grassland parcel.

2 Introduction

2.1 Scope

- 2.1.1.1 Urban Green has been instructed by MSV Housing to carry out a Preliminary Ecological Appraisal to British Standard 42020:2013 guidelines and Preliminary Roost Assessment at Land at Barnhill Street/Raby Street, Moss Side and detail the findings in a technical report. Specifically, the PEA comprises a desk-based assessment (using purchased biological records) and a UK Habitat Classification survey (UKHab), which is extended to include a search for protected species.
- 2.1.1.2 The development proposals include the demolition of current buildings and removal of associated vegetation prior to construction of six blocks of residential development with associated hard and soft landscaping. The development proposals will hereafter collectively be referred to as ‘the development’.

2.2 Site Context

- 2.2.1.1 The site is located at National Grid Reference SJ 83866 95773 and comprises a total area of approximately 0.6ha (see Figure 1).
- 2.2.1.2 The site is located to the east of Princess Road and south of Moss Lane East, Moss Side, Manchester, M14 4SY and comprises an open, regularly maintained grassed area to the north; an unmaintained grassland area to the southwest; and a row of mostly derelict terraced houses to the southeast. The site is bounded by a blend of residential and commercial properties to all four orientations; with the Heineken UK Brewery to the north, Moss Side Park to the south/southeast; and Princess Road/A5103 to the west.

2.3 Ecology Background

Preliminary Ecological Appraisal and Bat Surveys Report (Urban Green, 2023)

- 2.3.1.1 A PEA was conducted at the site, and several other associated sites, in July 2023. Building 1 (B1) was assessed as having moderate bat roosting potential and was subject to bat emergence surveys. Bat activity was recorded throughout all emergence surveys, with species mainly attributed to common pipistrelle (*Pipistrellus pipistrellus*). One bat roost was located within B1; the low number of bats recorded using this roost indicated the presence of a non-breeding summer roost rather than a maternity roost. It was recommended for works to be carried out under a Natural England Bat Mitigation Class License.

2.4 Purpose of Report

- 2.4.1.1 This report has been produced to set out the methods, results and recommendations of the PEA and PRA. The purpose of the PEA report is to identify the main habitats on site and determine the suitability of these habitats to support protected and/or notable fauna and flora, with the addition of potential impacts on designated sites. This will inform the need for any further ecological surveys and/or mitigation to minimise the potential impacts on ecology on site and within the zone of influence.
- 2.4.1.2 Further information and details of UK legislation for those species which are formally protected is defined in Appendix 1, which are considered throughout the assessment.
- 2.4.1.3 The National Planning Policy Framework (NPPF) (2024) and other Local Planning Policies are considered with the PEA. Ecological enhancements are advised to be in line with relevant Planning Policies.

2.5 Surveyors

- 2.5.1.1 The UKHab surveys were undertaken by Siobhan Gandee, Assistant Ecologist. This report was authored by Siobhan.

3 Methods

3.1 Overview

- 3.1.1.1 The PEA assessment and report follows the good practice methodology as detailed within the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2019).

3.2 Desk Study

3.2.1 Online Resources and Local Records Centre

- 3.2.1.1 Due to the size and scale of the development, combined with its geographical setting, a 1km ecological data search (including the purchase of third-party biological records) was undertaken as part of the desk study exercise. This is deemed an appropriate distance, based on the estimated Zone of Influence for the development.
- 3.2.1.2 Sources of information used in the desk study are presented in Table 2.

Table 2. Ecological desk study sources

Source	Date Consulted	Information Sought
The MAGIC Website	07/07/2025	Locations of statutory designated sites within 2km of the site boundary. Locations of National Site Network sites (Ramsar, Special Area of Conservation (SAC) and Special Protection Area (SPA)) within 5km of the site boundary. Locations of European Protected Species Licences (EPSL) and Class Licences within 1km.
Natural England	07/07/2025	Relevant statutory designated site citations.
JNCC	07/07/2025	Information on former 'European' wildlife sites. Details of relevant Section 41 species and habitats.
Greater Manchester Ecology Unit	17/06/2025	Locally designated wildlife sites within 500m of site boundary. Records of protected and notable species within 1km of the site boundary.
Greater Manchester Local Biodiversity Action Plans	17/06/2025	Species and habitats which are given special conservation status at the local level.

3.3 UK Habitat Classification Survey

3.3.1 Habitat Survey

- 3.3.1.1 The 19th June 2025 was selected to undertake the UKHab survey.
- 3.3.1.2 The survey methods were based on the standard methodology as detailed by The UK Habitat Classification User Manual (UKHab Ltd. 2023). The survey methodology was ‘extended’ to include a high-level search for signs of protected species (described in more detail below). A UKHab results figure has been produced to display the main habitats recorded within the site boundary (see Figure 3). The mapping techniques are based on The UK Habitat Classification User Manual (Butcher et al, 2020) guidance.
- 3.3.1.3 Plant species abundance is described using the DAFOR scale as shown in Table 3. Percentages are an approximate indication rather than a quantitative measure.

Table 3. Key to species abundance

Code	Category	Description	Indicative Percentage Ranges
D	Dominant	Covers most of an area	50% or greater
A	Abundant	Very common throughout the area.	30 – 50%
F	Frequent	Common or with many individuals stands	15 – 30%
O	Occasional	Occurs in several places but not throughout; populations are not large.	5 – 15%
R	Rare	Occurs in low numbers in relation to size of area.	Less than 5%
“L” will be used to indicate abundance in a localised area, e.g. LA = Locally abundant			

- 3.3.1.4 Any invasive species, including those listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were noted during the UKHab survey visit.

3.4 Extended Protected Species Surveys

- 3.4.1.1 During the UKHab survey, the search was extended to include a high-level search for protected and/or notable species. In addition, habitats on site were assessed for the potential to support key protected species.
- 3.4.1.2 These assessments do not constitute dedicated phase II protected species surveys, rather, they provide an indication of what phase II surveys may be required in the context of the development.

3.4.2 Bats

Preliminary Roost Assessment (PRA)

- 3.4.2.1 A Preliminary Roost Assessment (PRA) was carried out on the site buildings using close-focussing binoculars.
- 3.4.2.2 The PRA methodology is based on information contained within the Bat Conservation Trust (BCT) guidelines, 4th edition (Collins, 2023). The categorisation within this report is based on that set out in Table 4, which is used as a basis for determining the requirement for further surveys.

Table 4. Suitability of buildings and trees for roosting bats

Category of Suitability	Typical Characteristics	Further Survey Requirements
High Roost Suitability	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Three separate survey visits spaced a minimum of three weeks apart. Surveys can be undertaken between May and September, with at least two surveys between May and August.
Moderate Roost Suitability	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but are unlikely to support a roost of high conservation status.	Two separate survey visits spaced three weeks apart. Surveys can be undertaken between May and September with at least one survey between May and August.
Low Roost Suitability	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 condition and/or suitable surrounding habitat to be used on a regular basis by larger numbers of bats.	One survey between May and August.
Negligible Suitability	Negligible habitat features on site likely to be used by roosting bats.	No further work required.

Ground Level Tree Assessment (GLTA)

- 3.4.2.3 A ground level tree assessment was carried out on site using close-focusing binoculars.
- 3.4.2.4 The GLTA methodology is based on information contained within the Bat Conservation Trust (BCT) guidelines, 4th edition (Collins, 2023).
- 3.4.2.5 The survey involves a detailed inspection of trees from the ground to compile information about the tree, PRFs (or lack of), and any evidence of bats.
- 3.4.2.6 The inspection was conducted systematically and consistently around all parts of the tree (from all angles, both up close to the trunk and further away, where access permitted).
- 3.4.2.7 Binoculars were used to focus in on features higher up the trunk and on upper canopy limbs when required.
- 3.4.2.8 All features identified were recorded utilising ArcGIS Field Maps, allowing for GPS data to be recorded for each feature.
- 3.4.2.9 During a GLTA, the suitability of trees and PRFs can be categorised according to the categories outlined in Table 5. However, at this stage, the PRFs are not inspected in further detail (aerially, with an endoscope etc.) and therefore this is only an estimate of their potential for supporting roosting bats.

Table 5: Suitability of trees for roosting bats (adapted from Collins, 2023)

Category of Suitability	Further Survey Requirements
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony

Foraging and Commuting Bats

- 3.4.2.10 The site was assessed for its suitability for use by commuting and foraging bats.
- 3.4.2.11 The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins, 2023). The categorisation within this report is based on that set out in Table 6, which is used as a basis for determining the requirement for further surveys.

Table 6: Suitability of site for foraging and commuting bats

Category of Suitability	Habitat Characteristics
High Suitability	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting or foraging bats such as; river valleys, streams, hedgerows, lines of trees or woodland edge. Site is close to or connected to known roosts.
Moderate Suitability	Continuous habitat connected to the wider landscape that could be used by commuting bats such as lines of trees, scrub or linked back gardens. Habitat connected to wider landscape that could be used for bats for foraging such as; trees, scrub, grassland or water.
Low Suitability	Habitat that could be used by small number of commuting bats such as; defunct hedgerow, isolated features not well connected to surrounding habitat or Isolated habitat that could be used by a small number of foraging bats such as a lone tree or patch of scrub.
Negligible Suitability	No features on site suitable for use by commuting and foraging bats.

3.5 Ecological Constraints

- 3.5.1.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.
- 3.5.1.2 This PEA does not constitute a comprehensive botanical survey, however, is sufficient to inform the assessment.
- 3.5.1.3 The high-level protected species assessment provides a likelihood of protected species occurring on or near the site based on the known distribution of species and the suitability of the habitat.
- 3.5.1.4 The conclusions and recommendations detailed in this report are based upon the redline site boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the redline boundary or proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.
- 3.5.1.5 Access to the alleyway behind the houses, the residential gardens, and the fenced-off bramble scrub was not permitted due to health and safety concerns. Although every effort was made to assess the vegetation within these areas from a safe distance using available methods, a comprehensive assessment of all on-site vegetation and trees could not be completed.
- 3.5.1.6 Access into the interiors of the buildings was not permitted due to health and safety concerns. However, this is not considered a significant constraint, as the houses were adequately assessed from external viewpoints.

3.5.1.7 The findings of this report represent the professional opinion of qualified ecologists but does not constitute legal advice. The client may wish to seek professional legal interpretation of any wildlife legislation or corresponding recommendations cited within this report.

3.6 Report Validity

3.6.1.1 In accordance with CIEEMs Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM, 2019), the details of this report will remain valid for a minimum period of **18 months** from the date of the survey (i.e. until December 2026). After this date, this assessment should be reviewed by an ecologist to determine whether any updates are required.

3.7 Protected Species Definitions

3.7.1.1 For the purposes of this report, the term ‘protected’ and ‘notable’ species relates to:

- Species included on Schedules 2 and 4 of The Conservation of Habitats and Species Regulations 2017 (as amended);
- Species included on Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 (as amended), excluding species that are only protected in relation to ‘sale’ (see Section 9[5] and Section 13[2]);
- Invasive non-native species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended);
- Species of Principal Importance as defined under Section 41 of the Natural Environment and Rural Communities Act 2006 (England), Section 7 of the Environment (Wales) Act 2016, Section 2[4] of the Nature Conservation (Scotland) Act 2004;
- Species specifically listed on relevant biodiversity action plans or similar; and
- Badger and their setts; protected under the Protection of Badgers Act 1992.

4 Results

4.1 Desk Study Exercise

4.1.1 Designated Sites

- 4.1.1.1 There are no statutory designated sites of national importance within 2km of the site boundary, and no non-statutory designated sites within 500m. In addition, no internationally designated sites were identified within 5km of the site.
- 4.1.1.2 The site falls within the Impact Risk Zone of Rochdale Canal Special Area of Conservation (SAC), Site of Specific Scientific Importance (SSSI). Located 7.2km northeast of the site, this site is designated predominately for its significant population of floating water-plantain (*Luronium natans*).

4.1.2 Protected Species

- 4.1.2.1 Data supplied by GMEU record centre for the closest and most relevant records. Notable bird species listed in Table 8 may utilise boundary habitats for nesting, with all wider features used for foraging. Species records over 10 years old have been omitted. Only bird species listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) or red or amber species on the Birds of Conservation Concern (BoCC) list are included.

Table 7. Desk study records for protected species within 1km of the site boundary

Common Name	Scientific Name	Key Legal Protection / Policy Consideration	Total Number of Records	Closest Record to Site Boundary	
				Distance (m)	Year
Birds					
House Sparrow	<i>Passer domesticus</i>	BoCC 5 – Red List	9	710	2016
Herring Gull	<i>Larus argentatus</i>		3	910	2020
Starling	<i>Sturnus vulgaris</i>		33	185	2020
Song Thrush	<i>Turdus philomelos</i>	BoCC 5 – Amber List	20	665	2022
Bullfinch	<i>Pyrrhula pyrrhula</i>		6	700	2023
Dunnock	<i>Prunella modularis</i>		53	630	2018
Bats					
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	WCA 1981 Schedule 5; Hab Regs 2017, Schedule 2	4	440	2023
Pipistrelle sp.	<i>Pipistrellus</i> sp.	WCA 1981 Schedule 5; Hab Regs 2017, Schedule 2	3	890	2022
Terrestrial Mammals					
Hedgehog	<i>Erinaceus europaeus</i>	Wild Mammals Act 1996; NERC Act 2006	4	575	2021
Invertebrates					
Cinnabar	<i>Tyria jacobaeae</i>	NERC Act 2006	15	265	2019

4.1.3 Additional Considerations

- 4.1.3.1 A search using MAGIC detailed the presence of one granted European Protected Species License (EPSL) within 1km of the site. The licence (ref: 2018-35287-EPS-MIT) allowed for the damage and destruction of a common pipistrelle and soprano pipistrelle resting place and is located 535m southwest of site within Alexander Park.
- 4.1.3.2 Two additional records of badger (*Meles meles*) were returned within 1 km of the site, both from 2013- one located approximately 740m to the northwest, and the other around 870m to the east. While these records were excluded from consideration due to being over 10 years old, they nonetheless provide useful context, indicating the presence of potentially suitable habitat for badgers in the wider landscape.

4.1.4 Priority Habitats

- 4.1.4.1 A search for priority habitats, within 500m of the site, using purchased biological records from GMEU and MAGIC, highlighted no areas of priority habitat within 500m of the site.

4.1.5 Ancient Woodland

- 4.1.5.1 No stands of ancient woodland were recorded within 500m of the site boundary and therefore will not be discussed further in this report.

4.2 Extended UK Habitat Classification Survey Results

4.2.1 Habitats

- 4.2.1.1 The broad habitat types recorded during the PEA (see Figure 3) are detailed below. Supporting target notes are provided in Appendix 3 with photographs of the site shown on Figure 4.
- 4.2.1.2 The UKHab types recorded during the site visit were:
- Modified Grassland (g4)
 - Bramble Scrub (h3d)
 - Artificial Unvegetated, Unsealed Surface (u1c)
 - Developed Land, Sealed Surface (u1b)
 - Built-up Areas (u1)
 - Individual trees

Modified Grassland (g4)

- 4.2.1.3 The site's extent is dominated by an area of modified grassland with occasional areas of hardstanding. The northern grassland parcel is characterised by short sward length and highly disturbed grass by way of regular pedestrian use and active maintenance through mowing. An area of tarmac is present to the northeast, presumably present for access.

4.2.1.4 The southern parcel of the site was previously cleared of dense scrub, leaving an open grassland area, however, due to lack of recent management, the area is currently undergoing natural regeneration, with early successional scrub recolonising the area. It currently presents as a scrubby grassland mosaic, with a mix of bare ground, herbaceous cover and deadwood.

4.2.1.5 Species identified within this area are detailed in Appendix 2.

Bramble Scrub (h3d)

4.2.1.6 An area of bramble scrub and densely spaced trees is located to the east of site, northern adjacent to the row of houses. The scrub lies within a fenced-off area associated with private residential gardens and was not accessible at the time of survey. The vegetation is highly overgrown, with significant bramble (*Rubus fruticosus*) extending through and over the fence panels. Several densely spaced, small-diameter trees were also present within this area, with species including silver birch (*Betula pendula*), ash (*Fraxinus excelsior*) and Norway maple (*Acer platanoides*).

4.2.1.7 The habitat appears to be neglected and unmanaged, leading to dominance of ruderal and competitive species. Species within this area also include significant stands of bramble, cleavers (*Galium aparine*), common nettle (*Urtica dioica*) great willowherb (*Epilobium hirsutum*).

Artificial Unvegetated, Unsealed Surface (u1c)

4.2.1.8 Adjacent to the row of houses is a strip of hardstanding; an alleyway with significant litter and debris which allows access into the residential gardens. It is fenced off by metal panelling and therefore access was restricted at the time of survey. Vegetation is present throughout, encroaching from the parcel of grassland and the residential gardens.

Developed Land, Sealed Surface (u1c)

4.2.1.9 An area of hardstanding is present in the north-east corner of site in form of tarmac with sparse vegetation growing throughout.

Built-up Areas and Gardens (u1)

4.2.1.10 A row of seven residential properties (Buildings B1 – B7) is situated to the southeast of site. With the exception of B7, all buildings appear to have been abandoned and are in a state of disrepair, with clear signs of vandalism, neglect and structural decay. Building B1 is in particularly poor structural condition, with significant collapse and damage at the rear, resulting in extensive exposure of the building's interior.

4.2.1.11 To the rear of the houses are densely vegetated gardens, with tall scrub and small-diameter trees completely encompassing the area. Due to restricted access, the structure and composition of the vegetation could not be thoroughly assessed. However, butterfly bush (*Buddleja davidii*), bramble and common nettle were identified through observation of the overgrown vegetation encroaching beyond the garden's boundary brick walls.

Individual Trees

- 4.2.1.12 Multiple individual trees (T1-T4) are located across the site, as well as a group of trees (G5) located within a residential garden. Species of tree identified on site include cherry plum (*Prunus cerasifera*), Norway maple and silver birch.

Non-Native Invasive Plant Species

- 4.2.1.13 Giant hogweed (*Heracleum mantegazzianum*) (TN1) was identified on site at the time of survey, with significant stands located within the southern parcel of modified grassland and along the alleyway adjacent to the row of houses.

4.2.2 Protected Species

- 4.2.2.1 The results of the extended UKHab survey, as it pertains to protected species, will be detailed below. As part of this, an assessment of the suitability of habitats for protected species on or near the site may also be stated. If the results of these assessments conclude that habitats or features on the site have negligible suitability for a given protected species and/or desk study records do not indicate likely presence, then protected species/groups may be ruled out within this section.

Species Discounted from Assessment

Otter, Water Vole and White-Clawed Crayfish

- 4.2.2.2 Water vole, otter and white-clawed crayfish have been discounted from assessment as no aquatic habitats are located on site or within close proximity. The closest aquatic habitat is located approximately 890m southwest of site, an amenity pond within Alexander Park.

Vascular Plants

- 4.2.2.3 The majority of the site's habitats comprise low-quality, ruderal species, including extensive stands of the invasive non-native giant hogweed, which tend to out-compete notable vascular plants. Previous management and regular disturbance of the site further limit the potential for the establishment of notable plants.
- 4.2.2.4 Notable vascular plant species have been reasonably discounted from site.

Reptiles

- 4.2.2.5 The site provides limited value for common reptiles such as common lizard (*Zootoca vivipara*), as the majority of the site comprises modified grassland with sparse hardstanding and buildings. While the dense scrub adjacent to the buildings may provide some terrestrial cover for the species, given the context of these confined areas and the major urban barriers surrounding the site, the habitats on site are considered to be of limited value for reptiles.
- 4.2.2.6 Reptiles are reasonably discounted from site.

Species Considered for Assessment

Badger

- 4.2.2.7 No badger setts nor signs of badger were identified on site at the time of survey. The habitats present offer limited opportunities for foraging and sett-construction due to insufficient vegetation cover and the absence of suitable ground features such as banks or slopes. The site is also subject to regular human disturbance, as well as high levels of noise and light disturbance, further reducing its suitability.
- 4.2.2.8 Although the presence of badgers on site is considered unlikely, their highly mobile and opportunistic nature within urban environments means they cannot be entirely ruled out from site. The scrub habitat and densely vegetated residential gardens, particularly given the abandonment of the houses, may provide foraging opportunities. Historical local records of the species also indicate the presence of suitable habitat within the wider landscape.
- 4.2.2.9 Badger may occasionally occur on site in a foraging and commuting context.

Hedgehogs & Other Mammals

- 4.2.2.10 The scrub and grassland habitats provide suitable cover and foraging habitats for hedgehogs (*Erinaceus europaeus*) and other common mammals such as foxes (*Vulpes vulpes*). Records of hedgehog within the local area were returned during the desk study. Both hedgehogs and foxes are highly adaptable and opportunistic species, particularly well-suited to urban environments.
- 4.2.2.11 As such, hedgehog and other mammals are potentially present on site.

Amphibians

- 4.2.2.12 No ponds were located on site or within 250m of the site boundary. As great crested newts' upper dispersal limit is generally considered to be up to 250m from a waterbody (though occurrence of greater distances does exist), great crested newts are not anticipated to be present on site.
- 4.2.2.13 The site features habitat which may provide suitable foraging opportunities for common amphibians such as common toads (*Bufo bufo*), within the lesser managed parcel of modified grassland, the unmanaged scrub, and in the vegetated gardens. Ornamental waterbodies may be located within nearby residential gardens which may provide suitable conditions for breeding common amphibians.
- 4.2.2.14 The presence of great crested newts within the site is reasonably discounted, though common amphibians may occur on site.

Birds

- 4.2.2.15 Several species of common and widespread passerines were identified utilising the site, specifically the trees and the southern grassland parcel, at the time of survey, including rock dove (*Columba livia*), Eurasian blackbird (*Turdus merula*) and house sparrow (*Passer domesticus*). A disused bird's nest was also identified in an on-site tree (T3).
- 4.2.2.16 Despite the taller sward length of the southern parcel of grassland, this area is subject to regular disturbance and frequent litter and is therefore assessed as unsuitable for ground nesting birds. However, the adjacent scrub and densely vegetated gardens may provide suitable cover for common low-nesting birds such as wren (*Troglodytes troglodytes*), as these areas are fenced off and are not publicly accessible.
- 4.2.2.17 It is anticipated that the individual trees and the scrub habitat will provide suitable nesting and foraging opportunities for common and widespread nesting birds.

Bats

Preliminary Roost Assessment (PRA)

- 4.2.2.18 A PRA was completed on all structures located on site. Please refer to Appendix 4 for the results of the PRA and imagery of all Potential Roosting Features (PRFs) identified during the survey.
- 4.2.2.19 In summary, the following features were assessed as having bat roosting potential:
- B1 was assessed as providing high bat roosting potential and has been confirmed as a bat roost through previous survey effort.
 - B2-B7 were assessed as providing low bat roosting potential.

Ground Level Tree Assessment (GLTA)

- 4.2.2.20 A GLTA was completed on all trees located on site. Please refer to Appendix 4 for detailed results of the GLTA.
- 4.2.2.21 In summary, all trees on site were assessed as providing NONE potential for roosting bats due to absence of PRFs and small stem diameter.

Commuting and Foraging Bats

- 4.2.2.22 The habitats on site are anticipated to provide low value for foraging and commuting bats; habitats such as scrub, lesser-managed grassland and the individual trees may attract invertebrates and offer limited foraging opportunities. However, the site lacks significant linear features typically used for commuting, and there is limited connectivity to the wider landscape. The nearest suitable commuting habitat is restricted to nearby green spaces, including local parks and lines of trees.
- 4.2.2.23 A search for granted EPSL's identified a licence permitting the damage and destruction of a bat roost in the local area. In addition, several local bat records were returned during the desk study. This suggests that the surrounding area supports suitable habitat for bats and further indicates the potential for bat activity within or near the site.

5 Ecological Assessment and Recommendations

5.1 General Recommendations

- 5.1.1.1 The following ecological recommendations apply at a site wide basis; species, habitat and/or designated site-specific recommendations are provided in Table 9 (below).
- 5.1.1.2 Should the scope of works change significantly, it is recommended that an ecologist is consulted to review this report and assess if the recommendations remain fit for purpose.
- 5.1.1.3 Should the development not commence with one year of this report, any bat surveys undertaken as part of the works should be repeated. Should the works not commence with 18 months of this report, all ecology surveys will likely require repeating.
- 5.1.1.4 An Ecological Clerk of Works (ECoW) following a precautionary method of works document should be implemented for all proposed vegetation clearance and earthworks on site. The precautionary method of works document will be specific to the site and will detail the methods the ECoW and operatives must follow during the clearance works. Specifically, this document will cover nesting birds, common amphibians, badger, bats, hedgehog and other small mammals. Further justification for the inclusion of each protected species or group may be provided in Section 5.2.

5.2 Designated Sites, Habitats & Protected Species

- 5.2.1.1 Designated sites, protected habitats, species, and INNS will be considered in the context of 1) the results of the UKHab Survey and desk study 2) the development proposals, and 3) the legislation or policy that applies to each. Recommendations to overcome these ecological constraints in the form of further surveys, mitigation and (optional) enhancement measures are systematically detailed for each in Table 9 (below).

Individual Trees

- 5.2.1.2 Comprehensive assessment of trees within the residential gardens was not possible due to lack of access. Although no obvious Potential Roosting Features (PRFs) were identified through the available observation, it should be noted that the trees within this area may have the potential to host roosting bats. As such, it is recommended that prior to development commencement, the on-site ECoW perform a check of the trees to be felled to ensure.

Roosting Bats

- 5.2.1.3 Building B1 was previously confirmed to support a non-breeding transitional roost for common pipistrelle during surveys undertaken in July 2023 (Urban Green, 2023). B1 was assessed as having high suitability for roosting bats, while Buildings B2-B7 were assessed as having low suitability, indicating that the site overall contains structures with potential to support roosting bats.
- 5.2.1.4 As all UK bat species are designated European Protected Species (EPS) under the Conservation of Habitats and Species Regulations 2017 (as amended) and also receive protection under the Wildlife and Countryside Act 1981 (as amended), the proposed demolition of Buildings B1-B7 has the potential to contravene wildlife legislation through the destruction of a bat roost, or by killing or injuring individual bats during works.

- 5.2.1.5 As Building B1 is a confirmed bat roost, a European Protected Species Licence will be required from Natural England prior to any demolition or construction activities affecting this structure. Licence recommendations and associated mitigation measures are provided in Table 9 below.
- 5.2.1.6 To reconfirm the status of the roost in B1 and to further assess the potential of B2–B7, a programme of bat roost characterisation surveys (B1) and a single dusk emergence survey (B2–B7) has been recommended and are currently underway.
- 5.2.1.7 The client intends to submit the 2023 Bat Survey Report (Urban Green, 2023) as part of the planning application. Following a review of this report, we believe the data contained within that report should remain valid (for the purpose of this submission) and be sufficient to reach a planning decision. Notwithstanding this, the client has instructed the recommended survey work which is still important to update the survey results regarding the buildings on site and will feed directly into a European Protected Species Licence and inform suitable mitigation and compensation measures, within the proposed development.

Nesting Birds

- 5.2.1.8 Common and widespread nesting and ground nesting birds are anticipated to be present in the habitats on site, particularly within the dense scrub and scattered trees. Active bird's nests are protected under the Wildlife and Countryside Act (1981), making it an offence to destroy or damage a bird nest whilst it is active, or whilst being built. As such, any vegetation clearance on site conducted without sufficient safeguarding measures has the potential to cause an offence. Recommendations for mitigation and ecological enhancements are detailed in Table 9 below.

Table 8. Summary of ecological constraints, survey and mitigation requirements, and opportunities

Ecological Constraint	Further Survey Recommendations	Recommendations for Mitigation	Enhancement Opportunities
Designated Sites	No further survey of assessment required. The site lies within an Impact Risk Zone (IRZ) for the Rochdale Canal (SAC, SSSI); however, due to its distance and the presence of significant anthropogenic barriers between it and the proposed development site, no adverse effects from the proposed small-scale, contained development are anticipated.	n/a	n/a
Habitats	n/a	Due to access restrictions into fenced-off areas of vegetation, not all habitats could be thoroughly surveyed during the preliminary assessment. It is therefore recommended that the on-site ECoW undertakes a walkover survey of any vegetation scheduled for removal that has not already been subject to detailed assessment. This should be carried out within 24–48 hours prior to clearance.	Any additional proposed soft landscaping at the site should aim to provide a minimum 10% net gain in biodiversity.
Bats	A European Protected Species Licence (EPSL) from Natural England will be required prior to any works affecting Building B1 or any other structure found to support roosting bats. Further roost characterisation surveys are to be completed on B1 to confirm the type of roost present in order to inform appropriate mitigation and licensing requirements. Further dusk emergence surveys are completed on Buildings B2-B7 following the most recent guidance	The lighting strategy should be developed in line with current guidance (BCT and ILP, 2018).	The provision of 2 bat boxes as part of the detailed design will provide roosting opportunities for local bat species, such as common pipistrelle and soprano pipistrelle. Bat boxes should be orientated in a south-western aspect and placed high enough to avoid collision risk (e.g., 4-5 m in height).

Ecological Constraint	Further Survey Recommendations	Recommendations for Mitigation	Enhancement Opportunities
	(Collins, 2023), which details that buildings assessed as low suitability are subject to a minimum of one survey visit between May and August. All trees to be removed were found to be negligible at the time of survey and require no further assessment in relation to roosting bats.		
Birds	No further survey or assessment required.	Vegetation clearance on site should be undertaken outside of the core bird breeding season which is March-August, inclusive. Should clearance of nesting habitat be unavoidable during core bird nesting season, precautionary working methods should be implemented, and a nesting bird monitoring should be conducted by a suitably experienced ecologist a maximum 48 hours prior to the commencement of works.	2 bird boxes could be installed on the new buildings / retained trees. A plan to show the locations of these boxes and the specifications should be produced by an ecologist once the layout is finalised. This would increase the carrying capacity of nesting birds on the site.
Common Amphibians	No further survey or assessment required.	The proposed development should ideally be undertaken during the amphibian active season (March – October inclusive) to avoid harming hibernating amphibians. Should this be unavoidable, prior to the commencement of works associated with the proposed development precautionary working methods should be implemented for site clearance of habitats considered suitable for notable amphibians such as common toad.	Arisings from vegetation clearance should be retained and used to create hibernacula/refugia suitable for amphibians where possible. Amphibian gully pot ladders to be installed, as practicable, to provide amphibians, reptiles and small mammals with a means of escape should they become trapped.

Ecological Constraint	Further Survey Recommendations	Recommendations for Mitigation	Enhancement Opportunities
Other Protected/Notable Species	No further survey or assessment required.	Precautionary working methods should be implemented for any removal of vegetation, to account for the potential presence of hedgehogs and other small mammals.	Proposed soft landscaping at the site should aim to incorporate habitats suitable for notable species. In addition, the implementation of ‘hedgehog highways’ within fencing should maintain and increase connectivity to the wider landscape. Arisings from vegetation clearance should be used to create suitable hibernaculum on site for hedgehog.
Invasive and Non-native Species (INNS)	No further survey or assessment required.	Non-native invasive flora species giant hogweed was identified during the survey visit. As such, it is recommended, prior to the development, that an invasive species specialist should be contracted to map the extent of invasive species present within the site and produce a detailed management plan for the removal and eradication of the species.	Native shrubs of local provenance should be planted as part of the soft landscaping.
Invertebrates	No further survey or assessment required.	n/a	Installation of invertebrate hotels/bug hotels on site to increase the carrying capacity of invertebrates on the site.

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Appendix 1 - Relevant Legislation

Legislation Relating to Protected Species

European Protected Species (EPS) and their resting places (e.g. bat roosts) are protected under:

- The Wildlife and Countryside Act 1981 (as amended)
- The Countryside and Rights of Way (CROW) Act 2000
- The Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 transposes the European Union's 'Habitats Directive' (Council Directive 92/43/EEC) into UK law. The Regulations provide for the designation and protection of 'European Sites', the protection of EPS, and the adaptation of planning and other controls for their conservation. EPS are listed on Schedule 2 of these Regulations.

Under the Wildlife and Countryside Act 1981 (as amended), it is an offence to:

- Intentionally kill, injure or take certain animals listed in Schedule 5;
- Intentionally or recklessly damage or destroy any structure or place used for shelter or protection by an animal listed in Schedule 5;
- Intentionally or recklessly disturb any such animal while it is occupying such a structure or place; or
- Intentionally or recklessly obstruct access to any such structure or place.

The Conservation of Habitats and Species Regulations 2017 makes it an offence to:

- Deliberately capture, injure or kill any EPS;
- Deliberately disturb EPS in a way that affects their ability to survive, breed, rear young, hibernate, migrate, or significantly affect their local distribution;
- Deliberately take or destroy the eggs of EPS; or
- Damage or destroy a breeding site or resting place of EPS.

Several EPS, including great crested newt (*Triturus cristatus*), otter (*Lutra lutra*), and various bat species (Chiroptera spp.), are also listed as Species of Principal Importance (SoPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Legislation for Amphibians (excluding Great Crested Newt)

Under the Wildlife and Countryside Act 1981 (as amended), four widespread amphibians (smooth newt (*Lissotriton vulgaris*), palmate newt (*Lissotriton helveticus*), common toad (*Bufo bufo*), and common frog (*Rana temporaria*)) receive limited protection under Section 9(5).

Common toad (*Bufo bufo*) is also listed as a SoPI under Section 41 of the NERC Act 2006.

Legislation Relating to Reptiles

All native reptile species receive some protection under the Wildlife and Countryside Act 1981 (as amended).

- Full Protection:
 - Sand lizard (*Lacerta agilis*) and smooth snake (*Coronella austriaca*) are fully protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981.
 - Offences include intentional killing, injuring, capturing, disturbing, or damaging breeding/resting places.

- Partial Protection (against killing and injuring):
 - Common lizard (*Zootoca vivipara*), slow-worm (*Anguis fragilis*), grass snake (*Natrix helvetica*), and adder (*Vipera berus*) receive limited protection against killing and injuring.
 - Grass snake, slow-worm, and adder are listed as SoPI under Section 41 of the NERC Act 2006.

Legislation Relating to Breeding Birds

All wild birds, their nests, and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to:

- Intentionally kill, injure, or take any wild bird;
- Intentionally take, damage, or destroy a wild bird's nest while in use or being built;
- Intentionally take or destroy a wild bird's egg;
- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while nesting, or its dependent young.

Schedule 1 species (e.g., peregrine falcon (*Falco peregrinus*), barn owl (*Tyto alba*), black redstart (*Phoenicurus ochruros*)) receive additional protection against disturbance.

A number of bird species are SoPI under Section 41 of the NERC Act 2006.

Legislation Relating to Badgers (*Meles meles*)

Badgers are protected under the Protection of Badgers Act 1992 (as amended), making it an offence to:

- Wilfully kill, injure, or take a badger;
- Intentionally or recklessly damage, destroy, or obstruct access to a badger sett;
- Disturb a badger while it is occupying a sett.

Legislation Relating to Invasive Plant Species

Several invasive plant species (e.g. Himalayan balsam (*Impatiens glandulifera*), Japanese knotweed (*Reynoutria japonica*)) are listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), making it an offence to plant or cause these species to grow in the wild.

Regulations covering invasive species also include:

- The Environmental Protection Act 1990 (covers disposal of controlled waste, including Japanese knotweed contaminated material).
- The Hazardous Waste Regulations 2005 (regulates hazardous waste disposal when herbicides have been applied).

Appendix 2 - Modified Grassland (g4) Plant Species List

Common Name	Latin Name
Broadleaved dock	<i>Rumex obtusifolius</i>
Creeping buttercup	<i>Ranunculus repens</i>
Yorkshire fog	<i>Holcus lanatus</i>
Dandelion	<i>Taraxacum officinale</i> agg.
Curly dock	<i>Rumex crispus</i>
Yarrow	<i>Achillea millefolium</i>
Ribwort plantain	<i>Plantago lanceolata</i>
Oxydaisy	<i>Leucanthemum vulgare</i>
Red fescue	<i>Festuca rubra</i>
Hoary mustard	<i>Hirschfeldia incana</i>
Creeping thistle	<i>Cirsium arvense</i>
Hegde bedstraw	<i>Galium mollugo</i>
Wood club rush	<i>Scirpus sylvaticus</i>
Sweet clover	<i>Melilotus officinalis</i>
Common nettle	<i>Urtica dioica</i>
Field horsetail	<i>Equisetum arvense</i>
Soft rush	<i>Juncus effusus</i>
Blackberry	<i>Rubus fruticosus</i> agg.
Hairy willowherb	<i>Epilobium hirsutum</i>
Sticky weed	<i>Galium aparine</i>
Great willowherb	<i>Epilobium hirsutum</i>
Gray willow	<i>Salix cinerea</i>
Giant bindweed	<i>Calystegia silvatica</i>
Goat willow	<i>Salix caprea</i>
Giant hogweed	<i>Heracleum mantegazzianum</i>
Lond headed poppy	<i>Papaver dubium</i>
Sycamore	<i>Acer pseudoplatanus</i>

Common Name	Latin Name
Norway maple	<i>Acer platanoides</i>
Field forget me not	<i>Myosotis arvensis</i>

Appendix 3 – UK Habitat Classification Codes

Hierarchical code	Code	Meaning
Primary Code	Bramble scrub	h3d
	Modified grassland	g4
	Developed land – sealed surface	u1b
	Built-up areas and gardens	u1
	Artificial unvegetated, unsealed surface	u1c
Secondary Code	10	Scattered scrub
	14	Scattered rush
	32	Scattered trees
	106	Mown
	516	Active management
	521	Unmanaged

Appendix 4 - Preliminary Roost Assessment and Ground Level Tree Assessment

Building Reference	Details	Evidence	Category of suitability
Building (B1)	The southern-most building of the row of terraced residential buildings, located to the south-east of site. A confirmed bat roost was identified in B1 during previous dusk emergence surveys conducted in 2023. <u>External</u> Abandoned and neglected, the rear of B1 has evidence of severe damage to the exterior, exposing large sections of the interiors. Abundant cracks and holes in the brickwork are present. An opened window to the southwest of B1 also provides a potential access point into the building. The rear garden of B1 is unmanaged and overgrown, providing foraging opportunities.		High

Row of terraced houses to the east of site. With the exception of B7, all properties are abandoned and neglected; the lack of disturbance associated with abandoned buildings potentially increases suitability for roosting bats.

External

A smashed window on B2 provides a potential access point into the building.

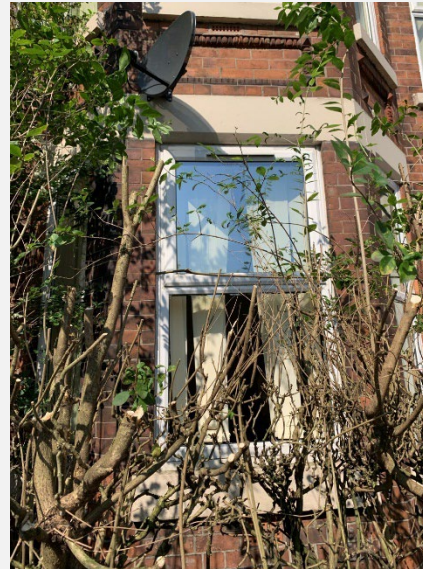
All properties had a small A-line roof with a potential gap between the roof tiling and the brickwork.

Multiple cracks and holes within the brick walls are evident.

Building (B2-B7)

Summary

While the potential for roosting bats within the building is limited, it cannot be ruled out completely. Bats may enter via potential access points and PRFs such as cracks in brickwork and gaps between roof tiling and brickwork and roost within the abandoned buildings.



Low

Trees (T1)	T1 is an early-mature cherry plum tree located centre-east of site, growing against and through boundary metal fencing. Foliage of T1 was dense, with multiple branches extending off the main stem. T1 is not of sufficient size and age to host roosting bats., and no visible PRFs were identified.		NONE
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T2 & T3	T2 and T3 are semi-mature Norway maple trees located towards the centre-east of the site, planted in close proximity for ornamental purposes. No obvious PRFs on T3 were identified during the survey. A single cavity is visible on T2 at approximately 1 m above ground level, but due to its shallow depth, it is considered unsuitable for roosting bats.		NONE
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T4	T4 is an early-mature silver birch tree, located in a rear garden of a residential property. Detailed assessment of T4 was unable to be made due to lack of access, however, nearby observation indicated no obvious PRFs. T4 is also relatively small in stem diameter		NONE
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Trees (G5)	A group of mixed species trees and scrub including goat willow (<i>Salix caprea</i>) (G5), located to the south of site, within a rear residential garden. Although access was restricted, close by observations indicated the trees in this area are small in stem diameter and had no obvious PRFs. The surrounding vegetation comprises dense scrub and undergrowth, which may hinder bat access to individual trees. Additionally, the structure and age of the trees are such that they are unlikely to have developed the crevices typically required to host roosting bats.		NONE
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