College View, Moss Lane East, Manchester M14 4PA

ECOLOGICAL SURVEY AND ASSESSMENT

June 2025

ERAP (Consultant Ecologists) Ltd Reference: 2024-004

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Document Control

Survey Type:	**Surveyors**[1]	**Survey Date(s)**
Preliminary Ecological Appraisal	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM	20th June 2024
Daytime Bat Walkover Survey	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM	20th June 2024
Bat activity survey	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM and three assistants	7th July 2024
Reporting	**Personnel**	**Date**
Author	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM Principal Ecologists	15th April 2025
Signature(s)	[redacted]	
Checked	Amy Sharples B.Sc. (Hons) M.Sc. ACIEEM	30th May 2025
Revised and issued	Victoria Burrows	30th May 2025
Report issued to	Asteer Planning / Cheshire Homes Group	
Version Number	1	

[1] *Licence reference number*
Bats
Victoria Burrows, Natural England Class Survey Licence (bats, Level 2) Registration Number 2015-10390-CLS-CLS

SUMMARY

Introduction and Scope

i. This ecological survey and assessment has been prepared for the property and curtilage at College View, Moss Lane East, Manchester M14 4PA. The assessment was requested to inform a planning application proposing the redevelopment of the site to student residential accommodation.

ii. This report presents the results of a desktop study, data search, extended Phase 1 Habitat Survey and a licensed bat walkover survey followed by a dusk emergence survey carried out in June and July 2024. The scope of survey undertaken is appropriate to identify potential ecological constraints, the remit of mitigation required and opportunities for biodiversity associated with the development proposals.

Results of Survey and Assessment

iii. The approximately 0.16 hectare (ha) site is located to the south of Moss Lane East to the south of Manchester city centre. The urban site supports a large brick residential building bordered by hardstanding with various ancillary buildings such as metal containers and timber cabins. Areas of mown amenity / modified grassland are present in the south-eastern and north-western corner of the site and a row of seven young planted trees is present at the northern margin.

iv. The proposals will have no adverse direct or indirect effect on statutory and non-statutory designated sites for nature conservation.

v. None of the habitats are semi-natural habitat, an irreplaceable habitat or a Priority Habitat. The seven trees at the northern margin of the site are assessed to of 'site' value in the context of the urban location due to their value and potential value to provide habitat connectivity and opportunities for breeding birds. No invasive non-native plant species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were detected within the site.

vi. The main building is assessed to be of 'low' suitability for use by roosting bats. The daytime licensed bat survey and dusk emergence survey did not detect evidence of use by roosting bats. It is advised that no further surveys for roosting bats are required to comply with the relevant survey guidelines and planning decision. Based on the conditions at the site it is advised that the licensed bat surveys and results presented in this report are valid until May 2026. If works have not commenced by this date then updated surveys may be required to inform the works.

vii. The metal containers, cabins and trees are assigned a suitability for use by roosting bats of 'none'; no further survey is required.

viii. Mandatory measures to ensure compliance with relevant wildlife legislation are outlined in **Section 5.3** and implementation of the recommendations at **Section 5.2** will enhance the opportunities for nesting birds, including species of conservation concern at the site.

Recommendations and Conclusion

ix. The recommendations in **Section 5.0** outline the mandatory measures to be applied to ensure compliance with wildlife legislation, the National Planning Policy Framework (NPPF) and best practice.

x. The proposals can be achieved with no risk of an adverse impact on designated sites for nature conservation or ecologically valuable habitats. In the presence of the actions and best practice described in **Section 5.0**, adverse effects on protected species are reasonably discounted.

xi. The recommendations in **Section 5.2** aim to secure measurable gains for biodiversity that are proportionate to the minor impacts and aim to satisfy the requirements of the NPPF*, Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016) and best practice.

1.0 INTRODUCTION

1.1 Background and Rationale

1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by Asteer Planning / Cheshire Homes Group to carry out an ecological assessment of the property and curtilage at College View, Moss Lane East, Manchester M14 4PA (hereafter referred to as the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SJ 84636 95673. An aerial image of the site and its surrounding habitats is appended at **Figure 1** (source image: ESRI World Imagery).

1.1.2 The assessment was requested to inform a planning application proposing the redevelopment of the site to student residential accommodation.

1.2 Scope of Works

1.2.1 The scope of ecological works undertaken in June and July 2024 comprised:

a. A desktop study and data search for known ecological information at the site and the local area;

b. An Extended Phase 1 Habitat Survey and assessment, and assessment of the habitats present at the site using the UK Habitats Classification;

c. Assessment of the ecological value of the habitats within the site with the use of the National Vegetation Classification (NVC) and the Ratcliffe criteria, as presented in *A Nature Conservation Review* (Ratcliffe, 1977);

d. Survey and assessment of all habitats for relevant statutorily protected species[1] and other wildlife including badger (*Meles meles*), bird species and hedgehog (*Erinaceus europaeus*);

e. A daytime bat walkover survey for bats, which has comprised a licensed preliminary roost assessment of the buildings and a ground level tree assessment followed by the relevant scope of bat activity survey to comply with the survey guidelines and to determine the presence / absence of roosting bats;

f. The identification of any potential ecological constraints on the proposals and the specification of the scope of mitigation and ecological enhancement required in accordance with wildlife legislation, planning policy guidance and other relevant guidance; and

g. The identification of any precautionary actions that may be required prior to the commencement of construction activities.

[1] In accordance with *Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact on the Planning System* (Ministry of Housing, Communities & Local Government, 2005) developers should not be required to undertake surveys for protected species unless there is reasonable likelihood of the species being present and affected by the development. In this instance (for example) there are no ponds within an unobstructed 500 metre radius of the site, and no water bodies or water courses within or adjacent to the site; there has been no requirement to consider great crested newt (*Triturus cristatus*), water vole (*Arvicola amphibius*) or otter (*Lutra lutra*) as part of this assessment. In addition, due the city centre / urban environs of the site and absence of connectivity to suitable habitats the need to assess the site for other fauna such as reptile species is reasonably discounted.

2.0 METHOD OF SURVEY

2.1 Desktop Study and Data Search

2.1.1 The following sources of information and ecological records were consulted:

a. MAGiC Maps: A web-based interactive map which brings together geographic information on key environmental schemes and designations, including details of statutory nature conservation sites;

b. Ancient Tree Inventory (Woodland Trust, 2025): An online database of ancient and veteran trees;

c. The Greater Manchester Local Nature Recovery Strategy (LNRS);

d. Greater Manchester Local Records Centre (GMLRC); and

e. Greater Manchester Biodiversity Action Plan (BAP).

2.1.2 The Tree Survey report (SEED, 2025) was also consulted for information and the tree numbering is in accordance with the Tree Survey.

2.2 Vegetation and Habitats

2.2.1 An Extended Phase 1 Habitat Survey of the site was carried out by Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM on 20th June 2024. The weather was dry, sunny and calm (Beaufort scale 0) with an air temperature of 21°C.

2.2.2 A Phase 1 Habitat Survey map was prepared for the site and the immediate surrounding area and is appended at **Figure 2**. The mapping is based on the Joint Nature Conservation Committee Phase 1 Habitat Survey methodology (JNCC, 2010) with minor adjustments to illustrate and examine the habitats with greater precision.

2.2.3 The plant species within the site boundary were determined with estimates of the distribution, ground cover, abundance and constancy of individual species. The estimation of abundance was based on the DAFOR system, where D = Dominant, A = Abundant, F = Frequent, O = Occasional and R = Rare, this being a widely used and accepted system employed by ecological surveyors. The terms L = Locally and V = Very were additionally used to describe the plant species distributions with greater precision.

2.2.4 Stands of vegetation and habitats were described and evaluated using the National Vegetation Classification (NVC). The NVC provides a systematic and comprehensive analysis of British vegetation and is a reliable framework for nature conservation and land-use planning.

2.2.5 Habitats within the site were assessed in accordance with *The UK Habitat Classification Version 2.0* (UKHab Ltd, 2023). The UK Habitat Classification, or 'UKHab' has been designed to function at two scales of minimum mappable unit (MMU): fine scale (25m^2 or 5 metres length) and large scale (400m^2 or 20 metres length). It has been considered for the purposes of this survey that the fine scale of 25m^2 or 5 metres length MMU is appropriate.

2.2.6 Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the *Wildlife and* Countryside *Act 1981* (as amended) and species which are indicators of important and uncommon plant communities. Plant nomenclature follows *New Flora of the British Isles 3rd Edition* (Stace, 2010).

2.2.7 Searches were carried out for the presence of invasive species, including those listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), including Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*).

2.3 Licensed Bat Survey

Survey Personnel

2.3.1 The site was assessed for its suitability to support foraging, commuting and roosting bats by Victoria Burrows, Natural England Class Survey Licence WML CL18 (Bat Survey Level 2), Registration Number 015-10390-CLS-CLS. The surveyor's qualifications and experience meet the criteria as defined in the *Technical Guidance Series Competencies for Species Survey: Bats* (CIEEM, 2013).

Habitat Assessment for Commuting / Foraging Bats

2.3.2 Habitats within and adjacent to the site were assessed for their value and suitability for commuting and foraging bats in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023). Reference has been made to the categories, descriptions and examples presented in **Table 2.1**.

Table 2.1: Consideration of Suitability of Foraging and Commuting Habitat for Bats

Suitability	Potential Flight Paths and Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade / protection for flight-lines, or generate / shelter insect populations available to foraging bats).
Negligible [a]	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

[a] Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

Preliminary Roost Assessment: Buildings

2.3.3 The survey and assessment of the buildings was carried out in accordance with standard methodology including the *Bat Mitigation Guidelines* (Mitchell-Jones, 2004), the *Bat Workers'*

Manual 3rd Edition (Mitchell-Jones & Mcleish, 2004) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023).

2.3.4 An inspection of the external surfaces, walls and roofs of the buildings was carried out to find potential bat roosting habitat or accesses into internal areas where roosts may be present. Searches for evidence of bat presence in the form of droppings, urine stains, feeding signs, grease marks and other evidence were also carried out.

2.3.5 The internal survey involved an examination of the accessible internal areas (including roof voids and cellars) to search for roosting bats and evidence of previous use of the buildings by bats such as droppings and prey remains. The upper floor windows, landings and skylights inside the building were used to view and examine sections of the walls, eaves and roofs at adjacent sections of building.

2.3.6 The suitability of the buildings for use by roosting bats has been assessed in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023), taking into account any presence of gaps suitable for access by bats, features suitable for use by roosting bats within the buildings (including crevice dwelling species and species which can roost in the open in roof voids), and the suitability of the surrounding habitats for use by foraging and commuting bats. The assessment of suitability the buildings for use by roosting bats has been informed by the categories as presented in **Table 2.2**.

Table 2.2: Suitability Categories for Roosting Habitats in Buildings

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

[a]Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

[b]For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

[c]Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al*., 2016 and Jansen *et al*., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter

Suitability	Description
hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.	

Ground Level Tree Assessment

2.3.7 Trees within the site were examined and assessed for their suitability for use by roosting bats. Trees were examined from the ground using binoculars and a high-powered torch. The trees were searched for the presence of the following features:

Woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks or splits in stems and branches, partially decayed platey bark, knot holes, man-made holes, tear-outs, cankers in which cavities have developed, other hollows or cavities, including butt-rots, double-leaders forming compression forks with included bark, gaps between overlapping stems or branches, partially detached Ivy (Hedera helix) with stem diameters in excess of 50mm and bat, bird or dormouse (Muscardinus avellanarius) boxes.

2.3.8 Terms used to describe any features present follow (where possible) those outlined and described in *Bat Tree Habitat Key, 2nd Edition* (Andrews, H (ed), 2013) and *Bat Roosts in Trees: A Guide to Identification and Assessment for Tree-care and Ecology Professionals* (BTHK, 2018).

2.3.9 The trees have been assessed and described using the categories presented at Tables 4.2 and 6.2 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn),* (Collins, J. (ed), 2023), as presented in **Table 2.3**.

Table 2.3: Definition of Terms and Suitability Categories Used in Tree Survey for Roosting Bats

Terms and Suitability Categories	Description
PRF	Potential Roost Feature
None	Either no PRFs in the tree(s) or highly unlikely to be any.
FAR	Further Assessment Required to establish if PRFs are present in the tree
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.

2.3.10 The requirement for further presence / absence surveys at each tree was then considered.

Equipment

2.3.11 A list of equipment used is detailed in **Table 2.4**.

Table 2.4: Survey Equipment used during Daytime Bat Survey

Ladders
LED Lenser P14 torch
Canon Ixus digital camera
8x20 binoculars
Ridgid Micro Inspection Camera Borescope CA-300

Presence / Absence Surveys: Dusk Emergence Survey

2.3.12 Based on the result of the daylight survey and assessment one dusk emergence survey was carried out at the main building on 7th July 2024. The survey was conducted under suitable conditions. The surveyors, equipment used and weather conditions are presented in **Table 2.5**.

2.3.13 The dusk emergence survey commenced 15 minutes before sunset, and continued until at least 1.5 hours after sunset.

2.3.14 Surveyors, experienced in conducting bat surveys, were positioned at suitable locations to maximise the coverage of the building to determine any entry or emergence by roosting bats. Surveyor positions are annotated on **Figure 2**. Any bat emergence or re-entry activity was recorded, with brief notes relating to bat activity at each survey position collated at the end of the survey.

2.3.15 Heterodyne detectors were used to determine any bat detected to species or group (Myotis species, for example, often cannot be reliably identified to species from their echolocation calls). Recording bat detector units[2] were also used to record and analyse echolocation calls after the survey using Anabat Insight bat call analysis software.

Table 2.5: Dusk Emergence Survey Date, Weather Conditions and Surveyors

Date	**7th July 2024**
Sunset time:	21:39
Start & end time	21:24 to 23:30
Weather	Dry with a light air (Beaufort scale 1) 12°C at 21:30 falling to 11°C at 23:30
Survey Position	**Surveyor and Detector**
1	Victoria Burrows Anabat Scout
2	John Harrison-Bryant Anabat Walkabout
3	Julia Rigby Anabat Scout
4	Natalie Coffey Anabat Scout

2.4 Other Relevant Protected Species and Animal Life

Badger

2.4.1 The survey area for badger covered the site (as annotated on **Figure 2**) and extended to accessible land within a radius of 50 metres from the site boundary. Private gardens / land beyond the site boundary were not accessible for survey but were viewed from the site boundaries.

2.4.2 The survey was conducted in accordance with guidance presented within *Badgers and Development* (Natural England, 2007) and Badgers*: advice for making planning decisions* (Natural England, 2022).

2.4.3 The following signs of badger activity were searched for:

[2] i.e. Anabat Scout

a. Sett entrances, e.g. entrances that are normally 25 to 35cm in diameter and shaped like a 'D' on its side;

b. Large spoil heaps outside sett entrances;

c. Bedding outside sett entrances;

d. Badger footprints;

e. Badger paths;

f. Latrines;

g. Badger hairs on fences or bushes;

h. Scratching posts; and

i. Signs of digging for food.

2.4.4 Habitats within and surrounding the site were assessed in terms of their suitability for use by foraging and sheltering badger in accordance with their known habitat preferences as detailed in current guidance and *Badger* (Roper, 2010).

Bird Species

2.4.5 Bird species observed and heard during the surveys were recorded.

2.4.6 The buildings were searched for evidence of the current and previous use by nesting birds including species listed on Schedule 1 of the *Wildlife and Countryside Act 1981* (as amended) and species typically associated with the built environment.

2.4.7 Habitats throughout the site and in the immediate surrounding area were assessed for their value to roosting, feeding and nesting birds.

Other Wildlife

2.4.8 Evidence of other wildlife observed whilst on site, but for which specific surveys were not made, was recorded and has been included in this report where it is considered of relevance to the planning application. This includes Priority Species.

2.4.9 Habitats have been assessed for their suitability for Priority Species identified in the data search results where this is considered relevant to the application.

2.5 Survey and Reporting Limitations

2.5.1 No access restrictions or survey limitations on the intended scope of survey were experienced.

2.5.2 Night vision aids (NVA) were not used to supplement the dusk emergence bat survey in this instance. An assessment was carried out based on health and safety including consideration of surveying adjacent to busy main road. In addition, the existing artificial illumination around the building was found to facilitate nocturnal observations to the end of the survey. The decision to omit use of NVAs in this instance is appropriate and proportionate to the location of the site, the results of the daylight survey and assessment and the level of bat activity recorded (refer to **Section 3.3**). To address this survey limitation and to take into account of health and safety considerations extra surveyors were used during the survey to ensure that all elevations and roofs were appropriately viewed.

2.5.3 In this instance it is considered that the omission of NVAs has been fully justified and is in accordance with paragraph 7.2.10 of the *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn),* (Collins, J. (ed), 2023). If any further survey limitations or restrictions were experienced during the survey then additional surveys would have been recommended.

2.5.4 All measurements within this report are approximate only, and have been either estimated whilst on site or calculated using mapping software (QGIS) or internet-based mapping services such as MAGiC Maps and Google Earth.

2.6 Evaluation Methods

2.6.1 The habitats, vegetation and animal life were evaluated with reference to standard nature conservation criteria as described in *A Nature Conservation Review* (Ratcliffe, 1977). These are size (extent), diversity, naturalness, rarity, fragility, typicality, recorded history, position in an ecological or geographical unit, potential value and intrinsic appeal.

2.6.2 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority* Habitat *Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities* (NERC) *Act 2006*. Where suitable, the ecological value of the habitats present has been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018). Each habitat and individual trees have been assessed to determine whether they are 'irreplaceable habitat', defined in *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2024)[3] as '*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen'*. The further detail presented in *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024* (GOV.UK, 2023) draft document has also been referred to.

2.6.3 Government advice on wildlife, as set out in the NPPF and associated government circulars has been taken into consideration. Legislation relating to protected species, such as those listed under Schedules 1, 5, 6 and 8 of the *Wildlife and Countryside Act 1981* (as amended) and *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*, is referenced where applicable, and any impacts to protected species are evaluated in accordance with current guidance.

2.6.4 The presence of any Priority Species, as listed under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006* is noted, and habitats are assessed in terms of their suitability and value for these species. The presence of habitats and / or species listed by the Greater Manchester Biodiversity Action Plans has been taken into account in the evaluation of the site.

[3]Hereafter the NPPF

3.0 SURVEY RESULTS

3.1 Desktop Study and Data Search

Statutory Designated Sites for Nature Conservation and SSSI Impact Risk Zones

3.1.1 The site and adjacent land have no statutory designation for nature conservation.

3.1.2 The site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone for the following sites:

a. The Rochdale Canal SSSI and Special Area of Conservation (SAC) located 6.8 kilometres to the north-east and designated for its aquatic habitats which support submerged aquatic plants and emergent vegetation, including extensive colonies of the nationally scarce SAC species Floating Water-plantain (*Luronium natans*) and a diverse assemblage of aquatic flora, notably its assemblage of pondweeds, *Potamogeton* spp.; and

b. Hollinwood Branch Canal SSSI located 7.4 kilometres to the north-east and designated for its open water plant communities which are exceptionally diverse and contain several regionally and nationally rare species. The canal's main habitats are open water, swamp and tall fen.

3.1.3 The SSSI Impact Risk Zone (IRZ) requires the Local Planning Authority to consult with Natural England on likely risks from the following development categories (Ordnance Survey, 2025):

a. Livestock and poultry units with floorspace greater than 500m², slurry lagoons and digestate stores greater than 4000m².

b. General combustion processes greater than 50 megawatt energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis / gasification, anaerobic digestion, sewage treatment works, other incineration / combustion.

3.1.4 The SSSI IRZ advises:

'You do not need to consult Natural England on the proposed development at this location.

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Therefore, you do not need to consult Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.'

Non-statutory Designated Sites for Nature Conservation

3.1.5 The site and adjacent land have no non-statutory designations for nature conservation, called 'Sites of Biological Importance' or 'SBI' in Greater Manchester.

Local Nature Recovery Strategy

3.1.6 The site has no designation or allocation on the Greater Manchester Local Nature Recovery Strategy.

Priority Habitats Inventory

3.1.7 The Priority Habitats Inventory[4] was checked via MAGiC Maps. No Priority Habitats are identified at or adjacent to the site by the inventory.

Ancient Tree Inventory

3.1.8 No ancient or veteran trees are identified at the site by the inventory.

Protected and Notable Species

3.1.9 Greater Manchester Local Record Centre (GMLRC) hold no records of protected and notable species for the site.

3.1.10 Records of protected and notable species for a 2 kilometres radius from the centre of the site are summarised in **Table 3.1**.

Table 3.1: Records of Protected Species Within a 2 Kilometres Radius from the Centre of the Site

Taxon Group	Species Name and Designations[1] and Notes
Birds – WCAs1	Black redstart (*Phoenicurus ochruros*): WCAs1 and GMBAP. 11 records, dated between 714 and 2012. The closest record is 380 metres to the west of the site, and from 2012.
	Kingfisher (*Alcedo atthis*): WCAs1. 8 records, dated between 2003 and 2019. The closest record is 1200 metres to the south of the site, and from 2003.
	Little ringed plover (*Charadrius dubius*): WCAs1. 1 record from 1999, located 1185 metres to the north-west of the site.
	Peregrine (*Falco peregrinus*): WCAs1. 7 records, dated between 2007 and 2020. The closest record is 1355 metres to the north of the site, and from 2007.
Birds – PS only	**PS Only:** Bullfinch (*Pyrrhula pyrrhula*), dunnock (*Prunella modularis*), herring gull (*Larus argentatus*), house sparrow (*Passer domesticus*), lesser redpoll (*Carduelis cabaret*), song thrush (*Turdus philomelos*), starling (*Sturnus vulgaris*) and tree sparrow (*Passer montanus*).
Flowering plants	Bee orchid (*Ophrys apifera*) 3 records, all from 2022. The closest record is 910 metres to the north of the site.
Terrestrial invertebrates - moths	Buff ermine (*Spilosoma luteum*): PS. 1 record from 2015, located 1535 metres to the south-east of the site.
	Cinnabar (*Tyria jacobaeae*): PS. 27 records, dated between 2012 and 2020. The closest record is 45 metres to the east of the site, and from 2020.
Terrestrial mammals	Soprano pipistrelle (*Pipistrellus pygmaeus*): EPS, WCAs5, PS and GMBAP. 34 records, dated between 2011 and 2021. The closest record is 1270 metres to the south-east of the site, and from 2013.
	Bat sp (Order *Chiroptera*): EPS, WCAs5 and GMBAP. 5 records, dated between 2011 and 2015. The closest record is 1105 metres to the east of the site, and from 2015.
	Badger (*Meles meles*): PBA. 7 records, no dates are provided. The closest record is more than 1 kilometre from the site.
	Brown long-eared bat (*Plecotus auritus*): EPS, WCAs5, PS and GMBAP. 2 records, dated 2011 and 2016. The closest record is 695 metres to the south-east of the site, and from 2016.
	Common pipistrelle (*Pipistrellus pipistrellus*): EPS, WCAs5 and GMBAP. 145 records, dated between 1992 and 2021. The closest record is 290 metres to the north-west of the site, and from 2012.

[4] A spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

Taxon Group	Species Name and Designations[1] and Notes
	Daubenton's bat (*Myotis daubentonii*): EPS, WCAs5 and GMBAP. 9 records, dated between 2007 and 2021. The closest record is 1360 metres to the south of the site, and from 2021.
	Hedgehog (*Erinaceus europaeus*): PS. 69 records, dated between 2012 and 2022. The closest record is 190 metres to the south of the site, and from 2016.
	Myotis sp (*Myotis* sp.): EPS, WCAs5 and GMBAP. 5 records, dated between 2013 and 2020. The closest record is 1365 metres to the south-east of the site, and from 2013.
	Noctule bat (*Nyctalus noctula*): EPS, WCAs5, PS and GMBAP. 14 records, dated between 2011 and 2021. The closest record is 690 metres to the north-east of the site, and from 2019.
	Pipistrelle sp (*Pipistrellus* sp.): EPS, WCAs5 and GMBAP. 24 records, dated between 1992 and 2022. The closest record is to the north-west of the site; an accurate estimation of distance of the record to the site cannot be made due to the locational data being less than a six figure grid reference

[1]Key to Designation Codes:
EPS = European Protected Species under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
WCAs1 = Species receives full protection under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended).
WCAs5 = Species receives full protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).
PBA = Protection of Badger Act 1992.
PS = Priority Species listed under Section 41 of the NERC Act 2006.
GMBAP = Species listed on the Greater Manchester Biodiversity Action Plan.

3.1.11 The presence of these protected and notable species within the wider area has been taken into account throughout this report.

3.2 Vegetation and Habitats

General Description

3.2.1 The approximately 0.16 hectare (ha) site is located to the south of Moss Lane East to the south of Manchester city centre. The urban site supports a large brick residential building bordered by hardstanding with various ancillary buildings such as metal containers and timber cabins. Areas of mown amenity / modified grassland are present in the south-eastern and north-western corner of the site and a row of seven young planted trees is present at the northern margin.

3.2.2 The site boundaries are demarcated by a brick wall at all sides. Moss Lane East is present to the north, Acomb Street is present to the west and other residential properties and gardens are present to the east and south.

3.2.3 A Phase 1 Habitat Survey map is appended at **Figure 2**. Photographs are appended in **Section 8.1**.

Buildings and Hardstanding

3.2.4 The buildings are described in relation to their suitability for use by roosting bats in **Section 3.3**.

3.2.5 The buildings and associated hardstanding are typically devoid of vegetation. The buildings are described by the UKHab as u1b5 buildings. The hardstanding areas are described by the UKHab as u1b6 developed land; sealed surface; other developed land.

3.2.6 The boundary walls at the site perimeter are described by the UKHab as u1e built linear features. The only vegetation associated with the walls was scattered plants of Maidenhair Spleenwort (*Asplenium trichomanes*).

Modified / Amenity Grassland

3.2.7 Refer to **Photos 2** and **3**. The two areas of close mown and modified / amenity grassland are characterised by a high cover of moss with abundant Lesser Trefoil (*Trifolium dubium*), frequent Perennial Rye-grass (*Lolium perenne*), Cock's-foot (*Dactylis glomerata*), Red Fescue (*Festuca rubra*), Creeping Buttercup (*Ranunculus repens*) and Common Bent (*Agrostis capillaris*) with locally abundant Yorkshire-fog (*Holcus lanatus*) and locally frequent White Clover (*Trifolium repens*) and occasional Dandelion (*Taraxacum officinale* agg.), Common Ragwort (*Senecio jacobaea*) and Greater Plantain (*Plantago major*).

3.2.8 Overhanging the lawn from beyond the eastern boundary are off-site semi-mature Beech (*Fagus sylvatica*) and Lime (*Tilia* sp.) trees.

3.2.9 The modified grassland is characteristic of an OV23 *Lolium perenne – Dactylis glomerata* community of the NVC (Rodwell, 2000), and is described by the UKHab as g4 modified grassland with the secondary code 107 mown and collected.

Individual Trees

3.2.10 Refer to **Photos 4** and **5**. The individual trees at the northern margin of the site comprise of young planted 4No. Cherry species (*Prunus* sp.), 2No. Crab Apple (*Malus* sp.) and 1No. Whitebeam (*Sorbus aria*).

3.2.11 The individual trees are described by the UKHab as a secondary code of 200 tree over the g4 modified grassland.

Invasive Plant Species

3.2.12 No Japanese Knotweed or other invasive plant species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) was detected at the site.

3.3 Licensed Bat Survey and Assessment

Habitat Assessment for Commuting and Foraging Bats

3.3.1 Refer to **Figure 1**. The site is located within an urban area characterised by buildings and hardstanding. The habitats within and adjacent to the site, and those within the wider area, are subject to artificial lighting and are unlikely to support an abundance or diversity of invertebrate prey. The habitats within the site are considered to be of 'negligible' suitability for use by foraging bats.

3.3.2 Habitats further from the site such as Whitworth Park to the north-east are likely to provide opportunities for foraging bats within the urban environs.

Preliminary Roost Survey: Buildings

Main Residential Building

3.3.3 Refer to **Photos 6** to **24**. The residential building is a three-storey brick building with pitched slate covered roofs, PVC framed windows and PVC cladding. Modern bay windows have been added to the original façade at the northern elevation. No bat droppings were found around the external elevations of the building (during both the daylight survey on 20th June 2024 and prior to the dusk emergence survey on 7th July 2024).

3.3.4 Examination of the brick elevation walls confirmed that the walls are well-pointed and sealed and provide no opportunities for bat access. No gaps or potential roost features were found around the PVC window and door frames. PVC cladding is present at the front (northern) elevation. The cladding is sealed and no gaps or opportunities for bats were noted at the cladding. Minor sections of lead flashing at the base of the cladding is warped (**Photo 13**) which may provide opportunities for individual bats.

3.3.5 Other potential roost features which are assessed to be suitable for individual / small numbers of bats were noted at minor sections of the timber fascia at the rear (south) elevation and beneath the ridge copings.

3.3.6 Inspection of the various roof voids (where present as some of the upper floors have skylights and no roof void is present) confirmed the presence of fibreglass insulation and undertile felt or plasterboard lining beneath the slates. No bats or bat droppings were found in the roof voids.

3.3.7 The internal inspection of the cellar confirmed the presence of brick and concrete lined walls; the walls are well-pointed. No gaps or opportunities for bat access from the exterior to the cellar were noted (the terracotta vents are considered to be too small to permit bat access or are covered with a mesh behind).

3.3.8 In consideration of the surrounding habitats, the conditions at the building and the presence of artificially illumination around the building, the main residential building is assessed to be of 'low' suitability for use by roosting bats.

Metal Containers

3.3.9 Refer to **Photos 25** and **26**. The two metal containers at the southern margin of the site are entirely sealed and provide no opportunities for use by roosting bats. The containers conform to the suitability assessment criteria of 'none'.

Timber Cabins

3.3.10 Refer to **Photo 27** and **28**. Cabin 1 is a single storey brick building with a flat timber framed and flet covered roof. The cabin is entirely sealed and provides no opportunities for use by roosting bats. Cabin 1 conforms to the suitability assessment criteria of 'none'.

3.3.11 Cabin 2 is a pre-fabricated single storey building with a pitched corrugated sheet covered roof and sealed timber cladding at the elevation walls. The cabin is entirely sealed and provides no opportunities for use by roosting bats. Cabin 2 conforms to the suitability assessment criteria of 'none'.

Ground Level Tree Assessment

3.3.12 None of the trees within the site support any features suitable for use by roosting bats. All trees conform to the suitability assessment criteria of 'none'.

Presence / Absence Survey: Dusk Emergence Survey

3.3.13 No bat emergence was detected at the main brick building on 7th July 2024.

3.3.14 The only species recorded at the site was common pipistrelle. No other species were recorded.

3.3.15 The first call was detected at 22:29 (1 hour and 5 minutes after sunset).

3.3.16 Bat activity at the rear of the building was limited to two passes by common pipistrelle (one at 22:51 and one at 23:02) which was recorded by Surveyors 1, 3 and 4.

3.3.17 The survey data are appended in **Section 8.3**.

3.4 Other Relevant Protected Species and Animal Life

Badger

3.4.1 The habitats at the site with a high cover of buildings and hardstanding ordered by a perimeter wall do not offer accessible habitats for use by foraging badger.

3.4.2 No signs of badger such as setts, snuffle holes, tracks, hairs or burrows were detected at the site and survey area. The presence of badger at the site is reasonably discounted.

Bird Species

3.4.3 No bird species were recorded at the site on the survey dates on 20th June 2024.

3.4.4 Two ring-necked parakeets (*Psittacula krameri*) were observed in flight over the site during the bat emergence survey on 7th July 2024. Evidence of use of the eaves of a neighbouring, off-site building to the south by nesting starling (*Sturnus vulgaris*) was observed.

3.4.5 No evidence of the current or previous use of the buildings at the site by nesting birds was noted.

3.4.6 The opportunities for nesting birds are limited to the seven trees at the northern margin of the site; although no evidence of the previous or current use by nesting birds was found.

Other Wildlife: Hedgehog

3.4.7 Due to the presence of the perimeter wall and the limited cover of vegetation at the site that would provide opportunities for feeding and shelter (with the exception of the area beneath the metal containers) the opportunities for hedgehog at the site are assessed as negligible.

3.4.8 As hedgehog (a Priority Species) may be present in the wider area the best practice measures as outlined in **Section 5.3** are appropriate.

4.0 EVALUATION AND ASSESSMENT

4.1 Introduction and Description of Proposals

4.1.1 The proposals comprise the demolition of the buildings and the redevelopment of the site to student residential accommodation. The mitigation hierarchy has been applied and, although the seven small trees will be removed to facilitate the proposals, this is compensated for by new tree planting within the site and the selection of a plants that are known to be of value for the attraction of wildlife to maximise the opportunities for biodiversity in the city centre environs. Further details are provided in the *Landscape Planning Concept* (DEP, 2025).

4.1.2 **Section 4.2** provides an assessment of any impacts of the proposed development on the designated sites for nature conservation present in the wider area. The ecological value of habitats within the site is evaluated at **Section 4.3**, and protected and notable species are considered at **Section 4.4**.

4.2 Designated Sites for Nature Conservation

4.2.1 The site has no statutory or non-statutory designation for nature conservation. The site has no habitat or hydrological connectivity to any statutory or non-statutory designated sites for nature conservation in the wider area. The proposals can be carried out with no risk of an adverse direct or indirect effect on any designated sites for nature conservation.

4.3 Vegetation and Habitats

4.3.1 Vegetation at the site is limited to the modified grassland and seven small trees. The habitats present at the site are typical of the geographical area and the urban location of the site. No rare or uncommon plant species were detected. No Priority Habitat, semi-natural or irreplaceable habitat is present or will be affected by the proposals.

4.3.2 No invasive plant species, as listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), were detected.

4.3.3 In terms of each habitat's importance in a geographical context[5], none of the habitats at the site are assessed to be of greater than 'site' level importance. The seven trees at the northern margin of the site are assessed to of 'site' value in the context of the urban location due to their value and potential value to provide habitat connectivity and opportunities for breeding birds. Retention of the trees, if possible, is recommended. If trees need to be removed to facilitate the proposal or for arboricultural reasons it is advised that there is scope for replacement planting within the greenspaces at the site and this is accommodated by the *Landscape Planning Concept.*

4.4 Protected Species and Other Wildlife

Bats

4.4.1 The main building is assessed to be of 'low' suitability for use by roosting bats. No evidence of use of the site by roosting bats was detected in 2024. It is advised that no further surveys for roosting bats are required to comply with the relevant survey guidelines and planning decision.

4.4.2 Best practice measures to be applied during the demolition of the building are described in **Section 5.3**. It is considered that the landscape planting proposals which include flowering and scented plants, as outlined on the *Landscape Planning Concept,* will enhance the opportunities at the site for foraging bats in the long-term.

4.4.3 No evidence of use of the main building by a roost of greater conservation significance, such as maternity roost, was found. The structural condition of the building is not likely to provide thermally stable conditions for regular / long-term use by roosting bats in the hibernation season or features of a 'classic' hibernation roost.

4.4.4 Based on the conditions at the site it is advised that the licensed bat surveys and results presented in this report are valid until May 2026. If works have not commenced by this date then updated surveys may be required to inform the works.

[5] Using the terms presented at Section 4.7 of *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018), i.e. International and European, National, Regional, Local Authority-wide area, River Basin District, Estuarine system / Coastal cell or Local. The term 'site' value is additionally used to highlight ecological features considered to be of importance in the context of the wider site habitats, but which are of negligible value in the context of the local area.

4.4.5 The metal containers, cabins and trees are assigned a suitability for use by roosting bats of 'none'; no further survey is required.

Bird Species

4.4.6 Whilst the opportunities for nesting birds at the site are limited, mandatory measures to ensure compliance with relevant wildlife legislation are outlined in **Section 5.3** and implementation of the recommendations at **Section 5.2** will enhance the opportunities for nesting birds, including species of conservation concern at the site in the long-term.

Hedgehog

4.4.7 Guidance in relation to reasonable avoidance measures to be applied for the protection of fauna during construction and their conservation at the site in the long-term is provided in **Sections 5.2** and **5.3**.

Other Animal Life

4.4.8 Appropriate and proportionate survey effort and / or assessment, in accordance with standard survey guidelines, has been applied to discount adverse effects on other relevant protected species. No further surveys for other protected species are necessary to inform a planning application.

5.0 RECOMMENDATIONS AND ECOLOGICAL ENHANCEMENT

5.1 Introduction

5.1.1 The recommendations described below are appropriate and proportionate to the scale of the redevelopment proposals and aim to ensure that the proposals are implemented in accordance with the mitigation hierarchy, relevant wildlife legislation, Natural England guidance, the principles of the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2024), local planning policy and best practice.

5.1.2 The recommendations aim to ensure compliance with Chapter 15, paragraph 193(d) of the NPPF which states:

'opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'.

5.2 Recommendations in Relation to Site Design / Ecological Enhancement

Landscape Planning Concept

5.2.1 The *Landscape Planning Concept* has been prepared with ecological advice. The proposals comprise the following:

a. Use of flowering plants such as *Salvia,* Bugle (*Ajuga reptans*) and *Rudbeckia* to provide a long season of flowers and opportunities for feeding invertebrates such as bumblebees;

b. Planting of trees such as Cherry, Rowan (*Sorbus aucuparia*) and *Amelanchier lamarckii* which produce blossom and berries for the attraction of feeding invertebrates and birds;

c. Enhanced habitat connectivity around the site by the planting of a native hedgerow which, once established, will provide opportunities for nesting birds; and

d. Maximised use of trees within the site to compensate for the losses and to provide stepping stone for the movement of wildlife through the urban area.

Provisions for Nesting Swift

5.2.2 The swift (*Apus apus*) has been added to *The Birds of Conservation Concern Red List* (Stanbury, et al., 2021) owing to the recorded recent declines and its identified status as a high conservation priority.

5.2.3 The construction of the residential properties provides an opportunity for the installation of additional nesting opportunities for swift to assist their conservation and is in compliance with the targets of Bolton and Bury Swifts[6]. RSPB advice states that boxes should ideally be sited facing north to east, to avoid exposure to direct sunlight, which may cause overheating of chicks in the nest. Suitable swift nest boxes are illustrated at **Insert 1**.



Insert 1: Examples of swift nest boxes[7]

Provisions for Nesting House Sparrow

5.2.4 To comply with the requirements of the NPPF and to enhance the opportunities for use by nesting birds at the site the installation of house sparrow terraces[8] at new building is recommended. RSPB advice states that boxes should ideally be sited facing north to east, to avoid exposure to direct sunlight, which may cause overheating of chicks in the nest. Examples of suitable house sparrow nest boxes are presented at **Insert 2:**

[6] A local species action group

[7] From left to right No. 17A Schwegler Swift Nest Box (Triple Cavity) as installation (centre), Manthorpe Swift Nesting Box (right) and Ibstock Eco-habitat for Swift (right), all available from www.NHBS.com and / or Wild Care (www.wildcare.co.uk).

[8] House sparrow is a Priority Species associated with suburban areas. Monitoring suggests a severe decline in the UK house sparrow population, estimated as dropping by 71 per cent between 1977 and 2008 with large falls in both rural and urban populations (RSPB, 2023).



Insert 2: Schwegler 1SP House Sparrow Nesting Terrace (left) and Vivara Pro WoodStone House Sparrow Box (right). Both are available from www.NHBS.com

Maintenance of Habitat Connectivity Throughout the Developed Site

5.2.5 To ensure habitat connectivity is maintained as part of the development proposals, gaps within the proposed fencing / gates to allow access by hedgehog to the areas of landscape planting should be incorporated across the site; example accesses (0.15m by 0.15m) are presented at **Insert 3** as reproduced from *Hedgehogs and Development* (British Hedgehog Preservation Society / PTES, 2019).



Insert 3: Showing wildlife access gap within fencing

5.3 Actions to be Applied Prior to / During Construction Operations

Protection of Trees

5.3.1 During the construction phase the trees adjacent to the site boundary must be protected from damage. This may involve the installation of temporary protective demarcation fencing and implementation of the guidance as outlined in the Tree Survey report (SEED, 2025).

Nesting Birds

5.3.2 All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended) while they are breeding. Any works such as vegetation clearance that will affect habitats suitable for use by nesting birds are scheduled to commence outside the bird nesting season. Commencement of works in the nesting season must be informed by a pre-works nesting bird survey, carried out by a suitably experienced ecologist. The bird breeding season typically extends between March to August inclusive.

5.3.3 If breeding birds are detected the ecologist will issue guidance in relation to the protection of the nesting birds in conjunction with the scheduled works. This may involve cordoning off an area of the site until the young birds have fledged.

Bats

5.3.4 As outlined in **Section 4.4**, based on the conditions at the site it is advised that the licensed bat surveys and results presented in this report are valid until May 2026. If works have not commenced by this date then updated surveys may be required to inform the works.

5.3.5 In accordance with best practice it is recommended that features such as the ridge copings, roof slates, timber fascia and the flashing beneath the upper floor windows are removed carefully by hand. The underside of slates and ridge copings should be checked for bats prior to discarding or stacking.

Discovery of a Bat

5.3.6 If at any time during the works a bat is discovered or suspected all contractors must withdraw from the area and ERAP (Consultant Ecologists) Ltd (01772 750502) or the Bat Conservation Trust must be contacted for further guidance.

Reasonable Avoidance Measures for the Protection of Wildlife

5.3.7 Notwithstanding the measures to be applied in relation nesting birds during the site preparation works and construction operations it is essential that the following best practice and Reasonable Avoidance Measures Method Statement (RAMMS) are applied for the protection of wildlife:

a. All site personnel must be made aware of this RAMMS and best practice guidance;

b. To avoid the creation of suitable habitat for the attraction of sheltering hedgehog and other fauna, construction materials must not be accumulated on site and waste must be transferred to skips;

c. Where practical, any pipes must be stored with caps on (to prevent entry by wildlife);

d. No fires must be lit at the site;

e. Deep trenches / excavations must not be left open overnight. Trenches or holes must be fitted with a means of escape (such as ramped edge or a sloping plank of timber). This will ensure that any inquisitive animals do not become trapped;

f. During construction, bricks etc. must be stored on pallets or raised from the ground in another suitable manner in order that no suitable habitat for sheltering animals is created;

g. The use of chemicals (such as fertiliser and herbicides) harmful to wildlife should be avoided wherever possible; and

h. If a hedgehog or other wildlife (subject to species) is detected on site, it must be carefully picked up, placed in a clean bucket and moved to an area of suitable habitat beyond the construction site boundary.

Invasive Plant Species and Biosecurity

5.3.8 To minimise the risk of introduction of invasive species to the site *and* the spread of invasive species around the site, all machinery / plant to be brought to the site must be clean. Wheels / tracks of machinery / plant must have been pressure washed before use at the site.

5.3.9 No excessive remnant soil or plant material from other sites must be present on the machinery / plant or in the tyre treads as this may increase the risk of spread of non-native and invasive plant species e.g. Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*) and

Giant Hogweed (*Heracleum mantegazzianum*). Contractors must not accept plant or machinery that is dirty / contains soil and plant material from off-site.

6.0 CONCLUSION

6.1 This ecological survey and assessment has demonstrated that the proposals at Moss Lane East, Manchester are feasible and acceptable in accordance with ecological considerations and the National Planning Policy Framework (NPPF).

6.2 The proposals can be achieved with no risk of an adverse impact on designated sites for nature conservation or ecologically valuable habitats. In the presence of the mandatory actions and best practice measures described in **Section 5.0**, adverse effects on protected species are reasonably discounted.

6.3 The recommendations in **Section 5.2** aim to secure measurable gains for biodiversity to satisfy the requirements of the National Planning Policy Framework, *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016) and best practice.

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8.0 APPENDIX 1: TABLES AND FIGURES

8.1 Photographs

Table 8.1: Photographs

	
Photo 1: View of the site from Moss Lane East (facing south)	**Photo 2:** Modified grassland and brick wall at site perimeter
	
Photo 3: Modified grassland to rear	**Photo 4:** Modified grassland with individual trees
	
Photo 5: Modified grassland with individual trees	**Photo 6:** Southern elevation of main building



Photo 7: Eastern and northern elevations of main building



Photo 8: View from Acomb Street to west



Photo 9: Southern elevation



Photo 10: Southern elevation showing timber fascia



Photo 11: Southern elevation



Photo 12: Western elevation



Photo 13: Lifted / warped section of flashing beneath window



Photo 14: View of building taken from inside showing maintained roof and flashing



Photo 15: View of building taken from inside showing sealed brick walls, fascia and window frames

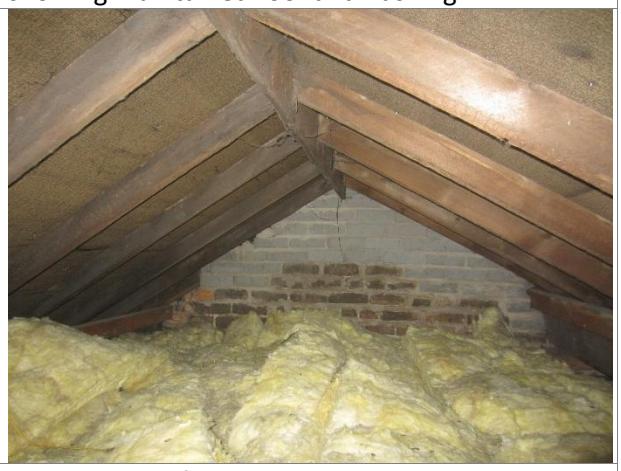


Photo 16: Roof void



Photo 17: Roof void



Photo 18: Roof void



Photo 19: Roof void



Photo 20: Roof void



Photo 21: Cellar



Photo 22: Cellar

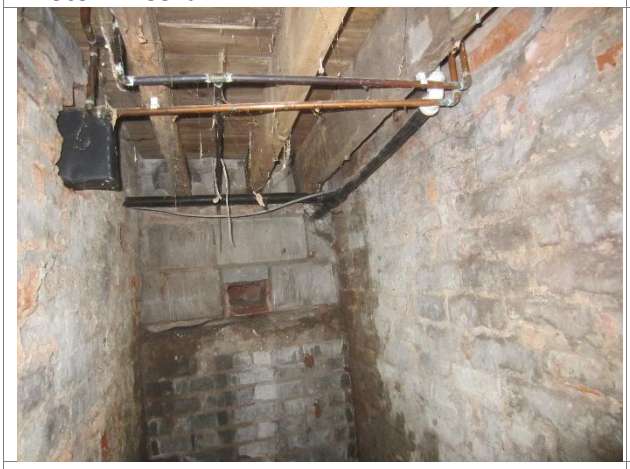


Photo 23: Cellar



Photo 24: Cellar



Photo 25: Metal container



Photo 26: Metal container



Photo 27: Cabins 1 and 2



Photo 28: Sealed eaves at Cabin 1

8.2 Plant Species List

Table 8.2: Plant Species List for Mown Modified / Amenity Grassland

Scientific Name	Common Name	DAFOR[1]	Cover
-	Moss	A	25%
Bellis perennis	Daisy	VLA	2%
Cardamine pratensis	Cuckooflower	O	<1%
Cirsium vulgare	Spear Thistle	R	<1%
Dactylis glomerata	Cock's-foot	F	5%
Festuca rubra	Red Fescue	F	5%
Holcus lanatus	Yorkshire-fog	LA	20%
Lolium perenne	Perennial Rye-grass	F	10%
Plantago lanceolata	Ribwort Plantain	O	2%
Plantago major	Greater Plantain	O	2%
Poa annua	Annual Meadow-grass	VLA	5%
Prunella vulgaris	Self-heal	VLA	2%
Ranunculus repens	Creeping Buttercup	F	15%
Senecio jacobaea	Common Ragwort	O	<1%
Taraxacum officinale agg.	Dandelion	O	2%
Trifolium dubium	Lesser Trefoil	A	15%
Trifolium repens	White Clover	LF	5%
Veronica hederifolia	Ivy-leaved Speedwell	VLA	<1%

[1]Key to DAFOR: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare, V=Very, L=Local and *denotes a constant species

8.3 Survey Data from Bat Activity Surveys

Table 8.3: Activity Survey 1: 7th July 2024 Sunset Time 21:39 Start Time 21:24

Survey Position 1: Victoria Burrows

Time	Species	Notes
22:51	Common pipistrelle	Pass over road from car park to rear of building and flew west.
23:02	Common pipistrelle	Pass over road from car park to rear of building and flew west.
The Anabat Scout made the following recordings: 3 common pipistrelle passes at 22:51 and 23:02 (two call sequences).		

Survey Position 2: John Harrison-Bryant

Time	Species	Notes
22:29	Common pipistrelle	Pass
22:56	Common pipistrelle	Pass
The Anabat Scout made the following recordings: 8 common pipistrelle passes between 22:29 and 23:07.		

Survey Position 3: Julia Rigby

Time	Species	Notes
22:25	Common pipistrelle	Pass overhead south to north
22:51	Common pipistrelle	Pass overhead east to west
23:02	Common pipistrelle	Pass overhead east to west
The Anabat Scout made the following recordings: 2 common pipistrelle call sequences at 22:51 and 23:02.		

Survey Position 4: Natalie Coffey

Time	Species	Notes
22:51	Common pipistrelle	Pass overhead east to west
23:02	Common pipistrelle	Pass overhead east to west
The Anabat Scout made the following recordings: 4 common pipistrelle call sequences at 22:51 (two call sequences) and 23:02 (two call sequences).		

8.4 Figures

Figure 1: Aerial Image of the Site and its Surroundings

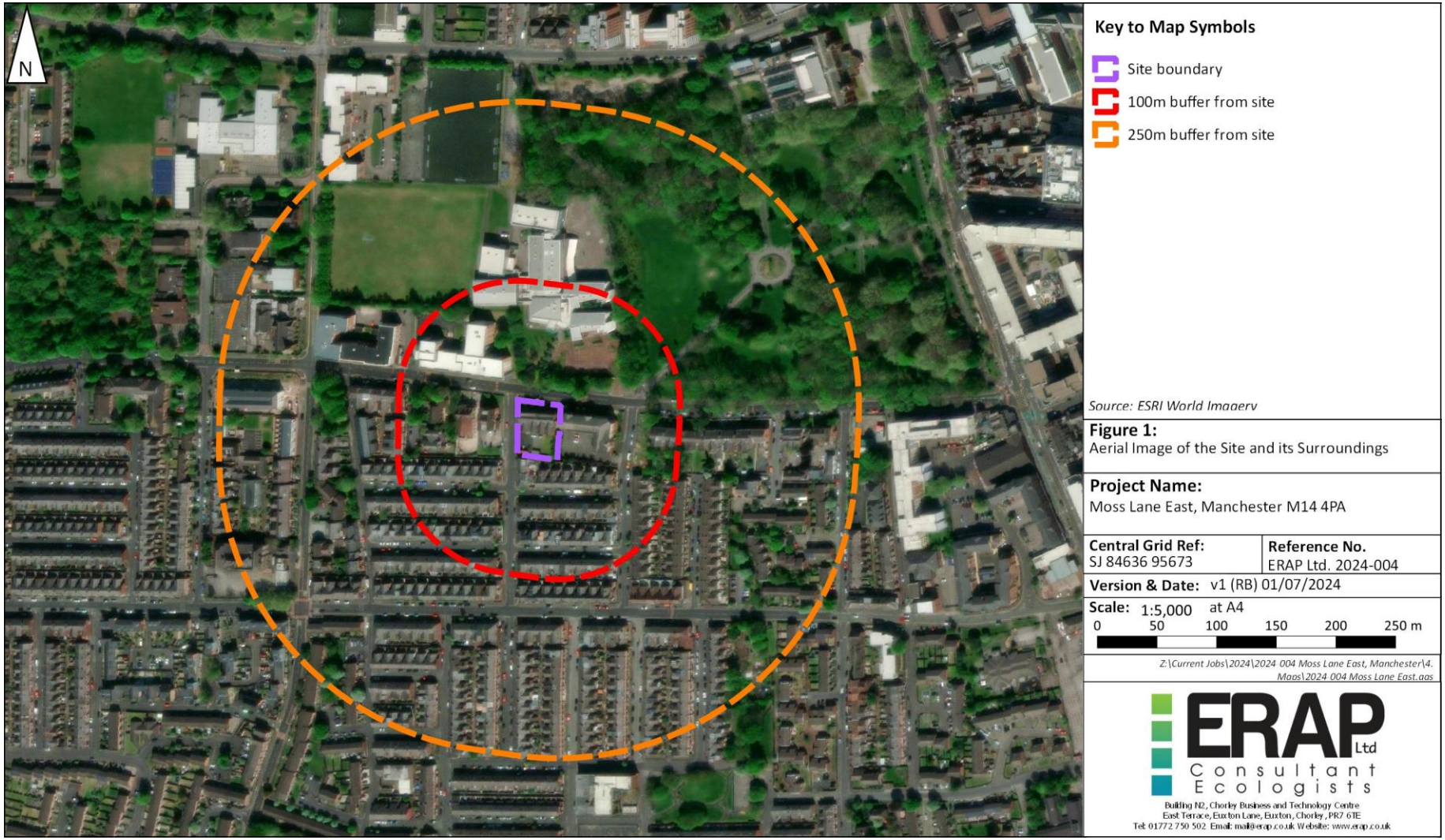


Figure 2: Phase 1 Habitat Survey Map

