



**Brindle
&Green**

Preliminary Ecological Appraisal

Joyce by The James, 17-21 Chorlton Street,
Manchester

Report Reference: BG25.136 REV1

June 2025



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1 Summary

- 1.1.1 Brindle & Green Ltd were commissioned by The James Ltd to undertake a Preliminary Ecological Appraisal incorporating a Phase 1 Habitat Survey and Protected Species Assessment at the site known as 'Joyce by The James, 17-21 Chorlton Street, Manchester'. This report summarises the potential ecological constraints to the full planning application for the modification of an office block building into urban serviced apartments. Design plans are provided within Appendix 6 of this report. The survey was carried out on the 14th of February 2025.
- 1.1.2 The red line boundary is approximately 0.24 ha in extent and comprises a multi-storey mixed use commercial block with associated hardstanding car parking and scattered ornamental shrubs and trees. The site was evaluated to support 'Site' value on a local scale.
- 1.1.3 The habitats described within this report have the potential to support protected and/or notable species. As such, this report outlines important measures to protect species during site clearance, and recommendations to improve the biodiversity status of the site post development.

A full description of the recommendations can be found within Chapter 7.

- 1.1.4 Table 1 is a summary of the ecological issues recommended for further consideration as a result of our initial investigations.
- 1.1.5 Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, results of the desk study and our survey of the site. This report pertains to this information only.

Table 1: Ecological recommendations

Ecological Consideration	Recommendations (e.g. further survey, mitigation)	Timing
Habitats	Biodiversity Impact Assessment (BIA) recommended to inform the units required to achieve no net loss and ideally a net gain, detailed in chapter 7	During Design Phase
Breeding Birds	Works should be sympathetic to this group of species, with rooftop works undertaken following Reasonable Avoidance Measures (RAMS) outlined in chapter 7	During rooftop renovations (Optimal timing between October – March, outside of breeding bird season)
Mammal Species of Principal importance	Reasonable Avoidance Measures are recommended during site clearance and construction	During development

2 Introduction

- 2.1.1 The purpose of this assessment was to provide a Preliminary Ecological Appraisal of the site, incorporating a Phase 1 Habitat Survey and Protected Species Assessment, to establish the likelihood of the site supporting protected species. The survey provides detail on the need for any additional, more detailed protected species surveys, likely mitigation, and any opportunities for enhancement.
- 2.1.2 The red line boundary is approximately 0.24 ha in extent and comprises a single multi-storey mixed commercial use block with associated parking and scattered ornamental shrubs and trees. The site is located within the city centre of Manchester approximately 320m northwest of Manchester Piccadilly Station. Residential and commercial development associated with Manchester dominates the surrounding landscape on all sides, with urban street trees positioned to the south-east in the adjacent Kaire Car Park.
- 2.1.3 The site is the subject of a full planning application for redevelopment of the existing multi-storey building into serviced apartments which will offer short term accommodation for visitors to the city. This will include internal renovation and the construction of an extension in the southeast of the site. Design plans are provided within Appendix 6 of this report.
- 2.1.4 The legislation relevant to protected species within the United Kingdom is summarised within Appendix 4.
- 2.1.5 Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, results of the desk study and our survey of the site. This report pertains to this information only.

3 Methodology

3.1 Desk Study

- 3.1.1 Table 2 lists organisations and/or resources used as part of the desk study process. Data regarding any known statutory or non-statutory sites, in addition to any records for protected species, were requested from the following sources:

Table 2: Ecological Data Resources

Consultant	Requested data	Search radius	Date requested
Local Ecological Record Centre (<i>Greater Manchester Local Record Centre - GMLRC</i>)	– Bat and Bird Records – Local, National and International Site Designations	2km	11/03/2025
Multi Agency Geographic Information for the Countryside (<i>MAGIC Maps</i>)	– National and International site Designations – Granted European Protected Species (EPS) Development Licenses – Priority Habitat Inventory	2km	03/03/2025

3.2 Surveyors

- 3.2.1 The survey was carried out by Kerry Baker MSc, Natural England Great Crested Newt Licence (2023-11217-CL08-GCN), Senior Ecologist, Qualifying member of CIEEM; and Josh Bowler BSc, Qualifying member of CIEEM, Graduate Ecologist.
- 3.2.2 The survey was overseen by Lucinda Sweet PhD, MCIEEM Natural England Bat Licence (Class Level 2, 2019-9122-CLS-CLS), Great Crested Newt Licence (Class Level 1, 2016-22852-CLS-CLS), Director.

3.3 Survey Conditions

- 3.3.1 The survey was undertaken at 11:00am on the 14th of February 2025. The outside temperature was recorded as 3°C, with dry conditions, 3BF wind speed and 4/8 cloud cover.

3.4 Extended Phase 1 Habitat Survey

- 3.4.1 A Phase 1 habitat survey was undertaken following survey guidance (JNCC 2007) to establish the presence and distribution of habitat types within the site and potential ecological constraints

to development. A Phase 1 Habitat Map was produced (Appendix 1) and a plant species list (Appendix 2) summarising all plants identified on site was produced during the survey and all scientific nomenclature was produced according to Stace (2010).

3.4.2 This survey was extended to note the potential for habitats on site to support protected and/or notable species and for evidence of any such species. The habitats on site were assessed for their suitability to support protected species in relation to the habitat type found at the site. Any incidental sightings or field signs were noted at the time of survey. Where evidence of, or the confirmed presence of a protected species was identified, further species-specific surveys may be recommended to ensure that the presence or otherwise of a legally protected species is fully considered prior to the determination of any planning approval or to guide an EPS development licence.

3.4.3 Legislation, guidance and methodology for species relevant to this site are presented in full within Appendices 4 and 5 of this report.

3.5 Site Evaluation

3.5.1 Following the ecological appraisal, the site was classified into one of six groups (Table 3), to indicate whether the site is considered to hold ecological value on a local, national or international scale. This evaluation is intended as a guide and only targeted survey work can establish the significance of protected species populations onsite.

Table 3: Definitions of each of the six evaluation brackets, indicating the importance of each habitat type and an example of their possible habitat status. (Table constructed following The CIEEM EcIA Guidelines, Terrestrial, Freshwater and Coastal (2016) pages 16 -17)

Ecological Value	Comparable Example
International	An internationally designated site or candidate site, including habitat or species included within Special Protection Areas (SPA) / Special Areas of Conservation (SAC), Ramsar Sites, listed under Annex 1 of the Habitats Directive
National	Sites designated at UK level, e.g. Sites of Special Scientific Interest (SSSI), supporting species considered nationally threatened or rare
Regional	A regularly occurring regionally or county significant population/number of any nationally important species
County	A feature identified as of critical importance within Section 41 of the NERC Act (2006)

Ecological Value	Comparable Example
District	Key Habitat type included within the National Biodiversity Action Plan (BAP) /NERC Habitat of Principle Importance (HPI). A regularly occurring, locally significant number of a regionally important species
Local/Site	Designated sites, such as Sites of Biological Importance (SBIs) or viable habitat / species populations of value at a county level (LBAP)

3.6 Limitations

- 3.6.1 It should be noted that 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. The protected and notable species assessment provides a preliminary view of the likelihood of these species occurring on site, based upon the suitability of the habitats, known distribution of the species in the local area and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group.
- 3.6.2 The assessment was undertaken outside of the optimal survey period for phase 1 survey. However, given the urban setting of the site and lack of vegetation present, this factor is not considered to affect the results of this report.

3.7 Report Lifespan

- 3.7.1 Given the transient nature of the subject, we would consider the survey results contained to be accurate for 2 years.

4 Site Context

4.1 Site Description

- 4.1.1 The application site can be found at SJ 84376 97976, positioned within the city centre of Manchester. The site comprises a single multistorey brick-built building comprising an urban office building (Building 1) made up of seven to nine stories, with associated hardstanding car park located to the northwest and southeast of the building. The building features a concrete flat roof covered with gravel and lined by parapet walls. Scattered beds of ornamental trees and shrubs are located within both car park sections. The site is bordered by two separate buildings outside of the site ownership to the northeast and urban streets on all other sides. The building is located within the city centre of Manchester, with dense urban surroundings comprised mostly of commercial development with some residential development. The site notably is located close to a busy nightlife district.
- 4.1.2 Commercial and residential development associated with Manchester dominates the surroundings in all directions, with a small number of scattered urban trees to the south and northeast that may provide potential connectivity for commuting bats and birds in the immediate locality. Rochdale Canal is located approx. 75m south-east of the site, which offers limited connectivity due to a lack of riparian vegetation. The nearest area of urban greenspace pertains to Sackville Gardens which is located 110m south-east of the site adjacent to the canal. Overall, this area of greenspace is considered fragmented from the site due to the dense urban development present.

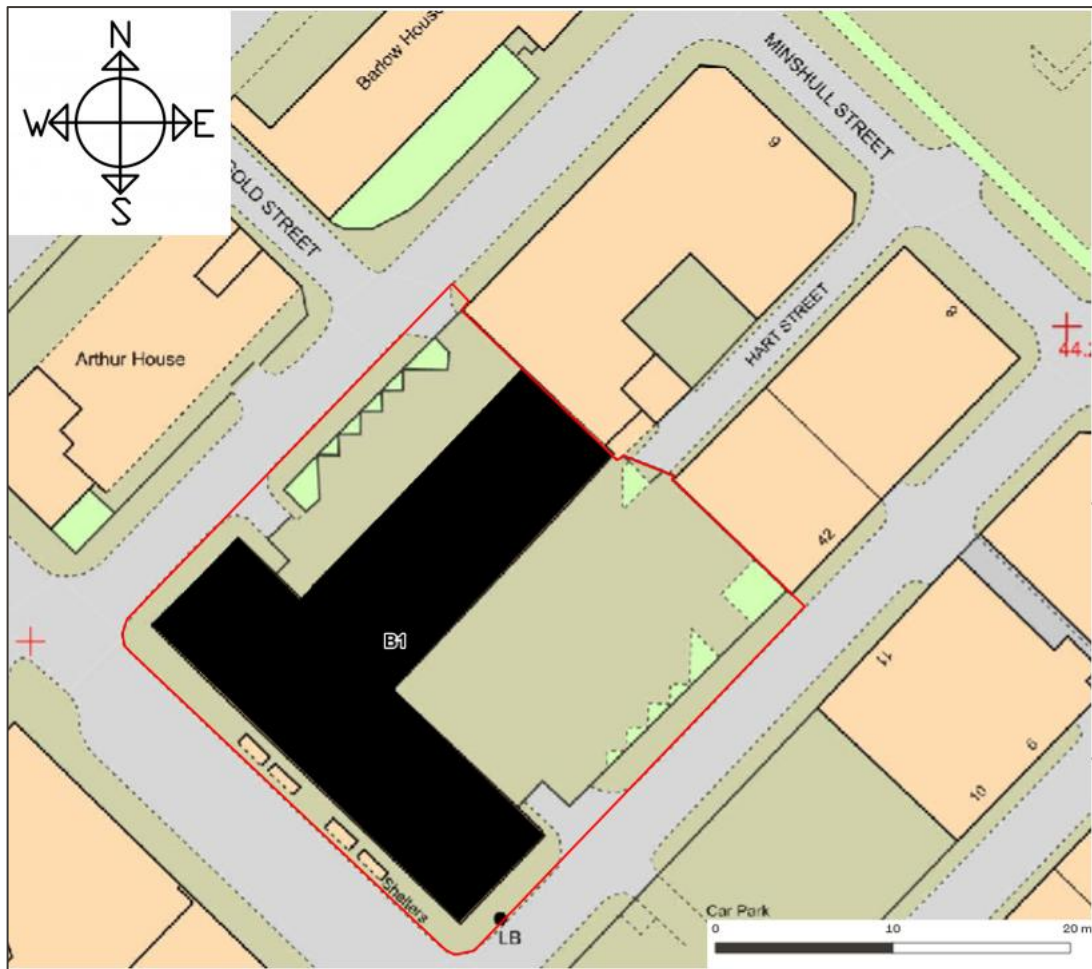


Figure 1: OS map of the project site and surrounding area. Red line boundary depicts application site (not to scale).

4.2 Zone of Influence

- 4.2.1 The zone of influence describes the geographic extent of potential impacts of a proposed development. The zone of influence was considered to be 500 metres from the application boundary for amphibians and reptiles, 30 metres for terrestrial mammals such as badgers, and within the area of impact for breeding birds and bats.

5 Results

5.1 Desk Study

Designated Sites

- 5.1.1 The site was subjected to a search for designated sites within a 2km radius of the site using data supplied by the online desk-based resource MAGIC and the local ecological record centre - Greater Manchester Local Record Centre (GMLRC).
- 5.1.2 A search of the online resource Magic Maps found two non-statutory sites and no statutory sites within the 2km radius search, detailed in Table 4 below. The closest statutory designation was a Local Nature Reserve named Clayton Way, located approximately 3.25km from the red line boundary.
- 5.1.3 Several pockets of priority habitat Deciduous Woodland were recorded within 2km of the site using the MAGIC search, to the north and east of the red line boundary (Appendix 7).

Table 4: Summary of Designated Sites within a 2km radius of the application site

Site Name	Grid Ref.	Status	Reason for Designation	Distance from site
Rochdale Canal Stott's Lane – Ducie Street Basin	SD886007- SJ847981	Site of Biological Importance (SBI)	Supports important populations of floating water plantain (<i>Luronium natans</i>), eventually forms Special Area for Conservation and Site of Special Scientific Interest approximately 5.5km from the site for the presence of this species. Records support white clawed crayfish (<i>Austropotamobius pallipes</i>), freshwater sponge (<i>Spongilla lacustris</i>) and water vole (<i>Arvicola amphibius</i>).	340m North-east
Ashton Canal (West) Ancoats to Openshaw	SJ890979 to SJ848981	Site of Biological Importance	A navigable canal, dredged in the 1970's and reopened in 1974. The canal is an important wildlife corridor linking Ashton with Manchester via Openshaw and provides an important accessible natural greenspace in an	395m north-east

Site Name	Grid Ref.	Status	Reason for Designation	Distance from site
			otherwise urban landscape. Canals are a Greater Manchester Biodiversity Habitat.	

Protected Species Assessment

- 5.1.4 A search of bats and bird records was requested from the local records centre. Given the urban habitat present, the search was targeted to these species. Records of bats and birds within the last 10 years have been included in Table 5 below.

Table 5: Summary of bat and bird records within 2km of the site

Species	Grid Ref.	Date	Description
Bats			
Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	SJ845980	2015	54 records, nearest pertains to an adult female casualty located 114m north-east of the site.
Noctule (<i>Nyctalus noctula</i>)	SJ8499798260	2020	Two records within 2km of the site, nearest located 685m north-east
Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)	SJ825981	2022	Three records within 2km, nearest record pertained to a juvenile male caught by domestic cat found 488m west of the site
Pipistrelle species	SJ8498	2023	13 records within 2km, nearest pertaining to a Present located 364m west of site
Myotis species	SJ8498597749	2015	Single record within 2km pertaining to a roost located 629m south-east of the site.
Birds			
Black redstart (<i>Phoenicurus ochruros</i>)	Confidential	2010	74 records within 2km, nearest record located approximately 300m from the site
Peregrine falcon (<i>Falco peregrinus</i>)	Confidential	2015	47 records within 2km, nearest record approximately 200m from site

- 5.1.5 Magic Maps revealed 20 granted EPS licence within 2km of the site. The nearest 5 licences to site have been included in Table 6 below. A Map and full list can be found in Appendix 7.

Table 6: Summary of granted European Protected Species Licences nearest to site

Species	Grid Ref.	Date	Description
Common Pipistrelle (<i>Pipistrellus pipistrellus</i>), Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>)	SJ 84509800	23/04/2014	2014-490-EPS-MIT. Destruction of a resting place. 60m E.
Common Pipistrelle	SJ 84099819	12/03/2018	2018-33674-EPS-MIT. Damage and destruction of a resting place. 330m NW
Common Pipistrelle	SJ 83809800	05/03/2020	2020-45213-EPS-MIT. Destruction of a resting place. 570m W.
Common Pipistrelle	SJ 84909759	14/02/2019	2019-38955-EPS-MIT. Damage and destruction of a resting place. 610m SE.
Common Pipistrelle	SJ 84999749	22/01/2021	2020-50604-EPS-MIT Destruction of a resting place. 750m SE.

Priority Habitats

- 5.1.6 Data supplied by MAGIC includes a UKBAP priority habitat inventory. MAGIC returned no priority habitat on or adjacent to the application site.

5.2 Habitats

- 5.2.1 The habitat types recorded on site are summarised below, and the frequency and distribution of habitat types is displayed within a Phase 1 Habitat Survey Map (Appendix 1).
- 5.2.2 Table 7 provides a list of habitat types present on site along with their inclusion (or otherwise) as a National and / or Local Habitat of Principal Importance (HPI) (Previously referred to as Biodiversity Action Plan (BAP)) (It should be noted that additional information is included within the text where a classification under Phase 1 survey methodology does not mirror habitat types considered to be conservation priorities).

Table 7: JNCC Habitat Types found on site and inclusion within UK BAP/HPI habitats

Habitat Type	N HPI	L HPI	N/A
Buildings and Hardstanding			✓
Scattered Trees			✓
Introduced Shrub			✓

Buildings and Hard standing

5.2.3 The site boundary mostly consisted of a single building (Building 1) and associated hardstanding. Building 1 was a brick-built urban office building with a flat concrete and gravel roof featuring parapet walls. The building forms a 'T' shape with the southern section being nine storeys whereas the northern section was seven storeys. Tarmac hardstanding to the northwest and southeast of Building 1 was in use as car parking.

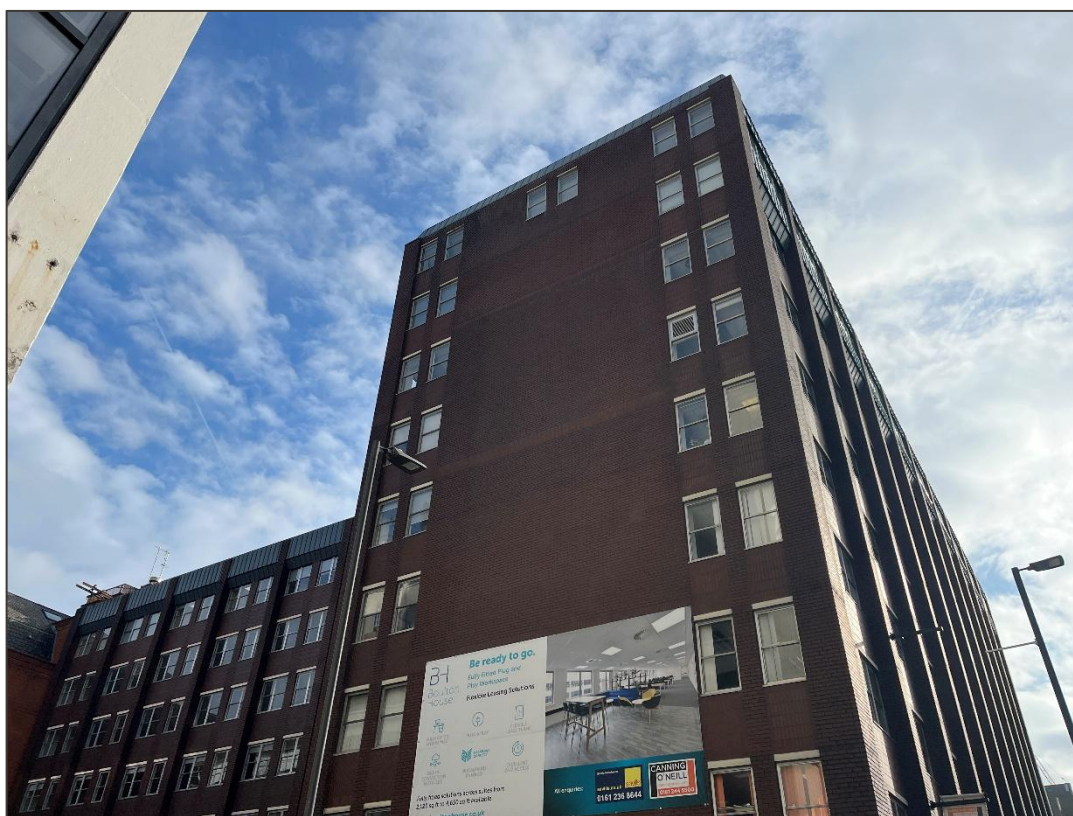


Figure 2: Building 1 consisting of an urban office building



Figure 3:: Handstanding car park located to the southeast of the site.

Scattered Trees

- 5.2.4 A total of five small ornamental paper birch trees (*Betula papyrifera*) were recorded within the site boundary, with two located in the northern car park and three located in the southern car park.

Introduced Shrub

- 5.2.5 Eleven beds of common box shrubs (*Buxus sempervirens*) were also present within planters in both car parks (Figures 6 and 7). The shrubs were small and regularly trimmed and maintained, within close proximity to a frequently busy car park in a highly urbanised landscape.

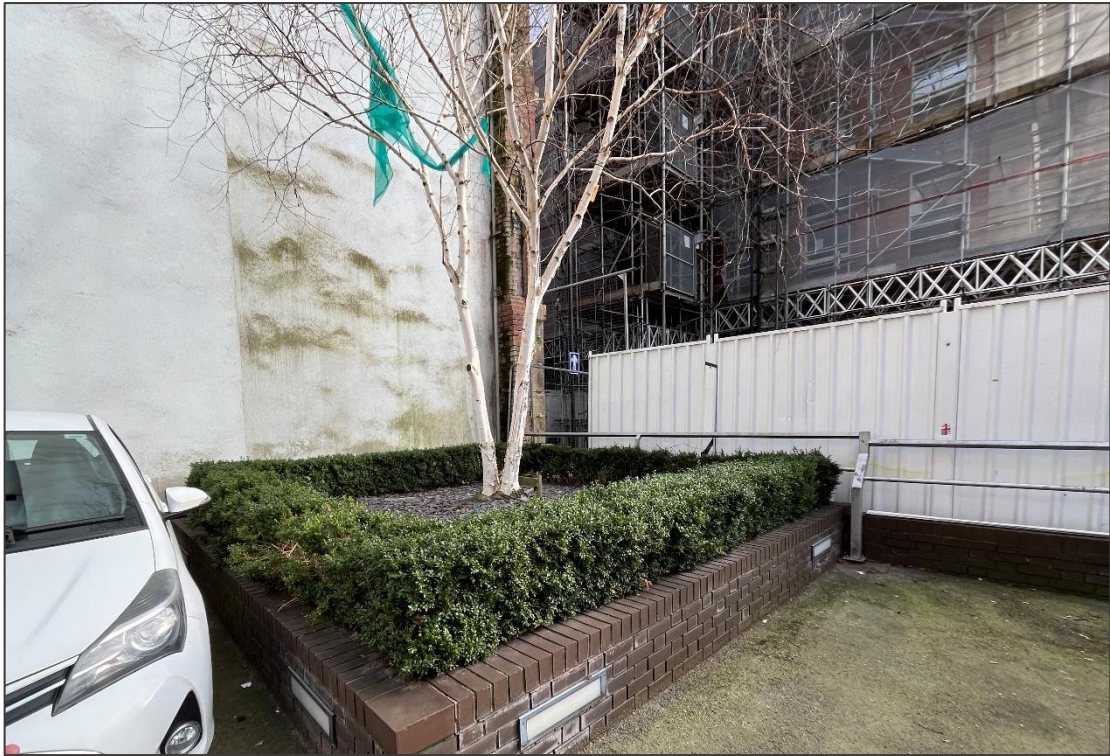


Figure 4: Ornamental paper birch tree located at the east of the site within the southeastern car park, surrounded by ornamental common box.

Invasive Weeds Assessment

- 5.2.6 An assessment of the site was made to establish the presence of invasive weeds included on schedule 9 of the Wildlife and Countryside Act 1981 (as amended).
- 5.2.7 No recordings of schedule 9 invasive weed species were found within, or adjacent to the application area.

5.3 Fauna

Nesting Birds

- 5.3.1 The assessment was undertaken outside of the breeding bird season. Two species of bird were recorded on site during the survey, feral pigeon (*Columba livia domestica*) and goldfinch (*Carduelis carduelis*). The activity of these birds was limited to commuting.
- 5.3.2 The height of Building 1, its flat roofs and urban setting may provide suitable nesting habitat for birds on site. A missing vent was present on the northeast elevation of the building which may provide an access point for nesting birds to enter (Appendix 9).

Schedule 1 birds

- 5.3.3 No records of schedule 1 birds were found within 100m of the site.
- 5.3.4 The building was considered to be unsuitable for peregrines (*Falco peregrinus*) due to lack of recessed windows to provide ledges or shelter for this species to use for breeding.
- 5.3.5 The gravel roof was considered largely sub-optimal for black redstart (*Phoenicurus ochruros*). This is due to the lack of sufficient cover or vegetation for this species.

Bats

Roosting Bats

- 5.3.6 Building 1 was assessed to support 'Negligible' suitability to support roosting bats.
- 5.3.7 While some Potential Roost Features (PRFs) were recorded from a ground level assessment, the urban dominated surroundings with nightlife reduce the likelihood that bats would utilise this building for roosting. Furthermore, historic buildings which were located in the surroundings offered more suitable habitat for this species. Based on the assessment criteria from the BCT guidelines (Collins, J (2023), Appendix 4) "Suitable cavities may exist, but these are less than ideal" the building was considered to offer 'negligible' suitability.
- 5.3.8 The building description and PRF's recorded summarised below (Table 8), and associated figures can be found with Table 15 in Appendix 9.

Table 8: Summary of bat roost suitability and evidence found within each of the buildings / structures on site (Supporting Figures within Appendix 9).

High	Moderate	Low	Negligible	None
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Building Number	Description	Bat Evidence / potential Roosting Features (PRFs)	Roost Suitability
B1	External: Good condition brick-built seven to nine storey urban office building. Flat gravel roof with parapet walls around the edges and no gable ends. Building forms a 'T' shape when viewed from the northern elevation, with its northern face directly connected to another neighbouring building. Windows are abundant on every elevation and all storeys.	External: - Gap behind roof cap on the ninth storey on the western elevation. - Four gaps under external windowsills located on southwestern and western elevations on the second and third storeys.	Negligible

Building Number	Description	Bat Evidence / potential Roosting Features (PRFs)	Roost Suitability
	Windows are modern, in good condition and framed in PVC. Two doors are glass emergency exit doors, and the main door is a glass revolving door. All are intact, in good condition and framed in PVC. Security lighting is present on the building exterior.	– Louvred vent recorded on the western elevation on the ground floor. – Missing vent recorded on the eastern elevation on the seventh storey. – Missing bricks recorded on the southeastern and southwestern elevations on the eighth and ninth storeys.	
	Internal: Actively used office building containing university classrooms, offices and spaces for other commercial use. Well-lit and modern design in good condition and appearing well maintained. No interior roof void present.	Internal: None recorded.	

Foraging and Commuting Bats

- 5.3.9 The application site was positioned within a highly urbanised area with suitable vegetative foraging areas in the wider environment, but no onsite connectivity, as such the site is considered to provide negligible suitability for foraging and commuting bats, however it is expected that bats may be present in the local area.

Badgers (*Meles meles*)

- 5.3.10 No evidence of badger setts, or activity such as mammal runs, snuffle holes and latrines were found during the ecological appraisal of the site. The site was located in a highly urbanised area with a lack of suitable sett building or foraging and commuting habitat, and so badgers were not considered likely to be present in the surrounding area or commuting through the red line boundary. Therefore, this species is not considered further in this report.

Herptiles

- 5.3.11 The site was assessed to be unsuitable for amphibians including great crested newt (*Triturus cristatus*) and reptiles. The site was dominated by hardstanding which was unsuitable for these species. A lack of suitable vegetation, with the introduced shrubs being within raised beds, and

lack of habitat variability restricted suitability for reptiles. Furthermore, no ponds were present within 250m of the site, and a lack of suitable connective habitat such as hedgerows provided negligible suitability for great crested newts. As such, their presence on site is considered highly unlikely. Great crested newt and reptiles are not considered to be a constraint to this application and are not considered further in this report.

Mammal Species of Principal Importance

5.3.12 The NERC Act 2006, Section 41 highlights 17 species of principal importance within England.

Western European Hedgehog (*Erinaceus europaeus*)

5.3.13 This site could support foraging and commuting Western European hedgehog from the surrounding area. However are unlikely to reside within the site due to a lack of vegetation cover.

6 Evaluation

6.1 Development Proposals

- 6.1.1 The site is the subject of a full planning application for redevelopment of the existing multi-storey building into urban serviced apartments. This will include internal renovation and the construction of an extension in the southeast of the site. Design plans are provided within Appendix 6 of this report.

6.2 Desk Study Impacts

- 6.2.1 Direct impacts on nearby designated sites as a result of the proposed development are considered unlikely. The site is considered fragmented from any designated sites in the surroundings due to the presence of urban habitat present. With no designated sites located within 100m of the site. Overall, it is considered that direct and indirect impacts on nearby designated sites as a result of the proposed development are unlikely.
- 6.2.2 The site lies within the Impact Risk Zone (IRZ) for the Rochdale Canal and Hollinwood Branch Canal SSSIs. The Rochdale Canal also feeds into a Special Area for Conservation (SAC) that supports populations of protected species including white clawed crayfish and water voles 5.5km from the site. However, given that the SAC lies over 5km from the site, and the site is located in a heavily urban area within central Manchester. The site does not support habitat similar to that of the SAC and is not functionally linked to the site. The development of this site is not expected to impact the SAC or its protected species due to its distance and context. As such, no further action is needed.
- 6.2.3 The surrounding landscape contains several pockets of priority habitat Deciduous Woodland, predominantly to the north and east of the site (Appendix 7). However, given the urban setting and scale of the proposed scheme, it is not expected that any impacts on Priority Habitat would result from this development.

6.3 Habitats

- 6.3.1 The habitats on site have been evaluated as having Site value in relation to the immediate surroundings and a local context.
- 6.3.2 The site was dominated by a single building (Building 1) and hardstanding, which are considered low value habitats and do not support high levels of biodiversity. A small number of scattered

ornamental trees and shrubs are present on site, which offered low biodiversity value. Nonetheless, existing plans indicate that this vegetation will be lost as a result of development. As such, design plans should feature native soft landscaping guided by a Biodiversity Net Gain metric to ensure at least a 10% net gain is achieved following completion of development works.

6.4 Breeding Birds

- 6.4.1 All wild birds, their eggs and nests are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure, or take any wild bird whilst nesting, or take, damage or destroy the nest of any such bird while in use or being built. In addition, species listed on Schedule 1 of the Wildlife and Countryside Act 1981 or their dependant young are afforded additional protection from disturbance whilst they are at their nests.
- 6.4.2 The flat roof and height of the building as well as its urban setting provides nesting opportunities for common bird species. In the absence of mitigation direct or indirect impacts on individual birds, their young, eggs and habitats could occur during building renovation, such as noise, vibration or destruction from machinery used in rooftop renovations.
- 6.4.3 The height and urban setting of the building provided potential nesting habitat for Schedule 1 birds such as peregrine falcons and black redstarts. However, Building 1 on site was deemed unsuitable for these species following assessment. The building lacked recessed windows which would provide suitable nesting platforms and shelter for peregrine falcons. Additionally, whilst the gravel roof of the building did contain some vegetation such as stonecrop (*Sedum album*), there was not enough vegetation to provide cover for the habitat to provide cover for black redstarts.
- 6.4.4 Chapter 7 provides recommendations relating to the need for measures to avoid impacts on this species through timing of works or pre-works inspections.

6.5 Bats

- 6.5.1 All bats in the United Kingdom and their habitats are fully protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat.

Roosting Bats

- 6.5.2 The building was identified as having 'Negligible' suitability to support roosting bats. Several PRFs were recorded on the exterior of Building 1, however these were considered to be less than ideal for roosting bats. The proposed plans show the conversion of the building into serviced apartments, which will see the refurbishment of the roof structure and may include the refurbishment of external walls.
- 6.5.3 The site was located within a highly urbanised environment within central Manchester, lying within close proximity to a busy nightlife district and with minimal vegetation in the surroundings to provide connectivity. The increased disturbance resulting from noise and nocturnal lighting within the immediate surroundings reduce the suitability of Building 1 for roosting bats. In addition, there are more suitable buildings in the immediate surroundings to provide roosting potential for bats, such as the building granted license 2014-490-EPS-MIT located approximately 60m from the site. Considering this combination of factors, it is considered Building 1 has a 'Negligible' suitability for roosting bats despite the presence of several Potential Roost Features recorded, these were considered less than ideal.

Foraging and Commuting Bats

- 6.5.4 The application boundary comprised Building 1 and an area of hardstanding with negligible suitability for commuting and foraging bats. The site lay adjacent to a busy nightlife district of Manchester, which will result in lights and noise present throughout the night. As a result, the impact of development works on foraging and commuting bats is not considered a constraint to the application.

6.6 Mammal Species of Principal Importance

- 6.6.1 The NERC Act 2006, Section 41 highlights 17 species of principal importance within England. This includes several species of bat, however these have been addressed in section 6.5.

Western European Hedgehog

- 6.6.2 The site could support commuting Western European hedgehog. Chapter 7 provides recommendations aimed at safeguarding this species during construction, and measures to facilitate their use of the site post-development.

7 Recommendations

The site should be the subject of reasonable measures during development works, in relation to indices set out in the tables below.

This survey can be used to guide the Master Plan layout to ensure that mitigation is employed to retain and enhance local biodiversity where possible. Efforts should be made to support National and Local Biodiversity Action Plans, achieve a 10% Biodiversity Net Gain Post development and seek opportunities to incorporate ecological enhancements within the proposed development as detailed within the National Planning Policy Framework (2023), which seeks biodiversity enhancements through the planning process, and the Environment Act 2021.

7.1 Habitats

Habitats	Timing
Recommendations	
This site has been subjected to a Biodiversity impact Assessment (BG25.136 Biodiversity Impact Assessment) which should be consulted with regard to development of the site to ensure a minimum 10% net gain.	During design stage
Enhancement Prescriptions	
Soft landscaping proposals should seek to include areas of open space to be enhanced with native planting for the benefit of biodiversity, guided by a biodiversity impact assessment to achieve a minimum 10% net gain.	During design stage

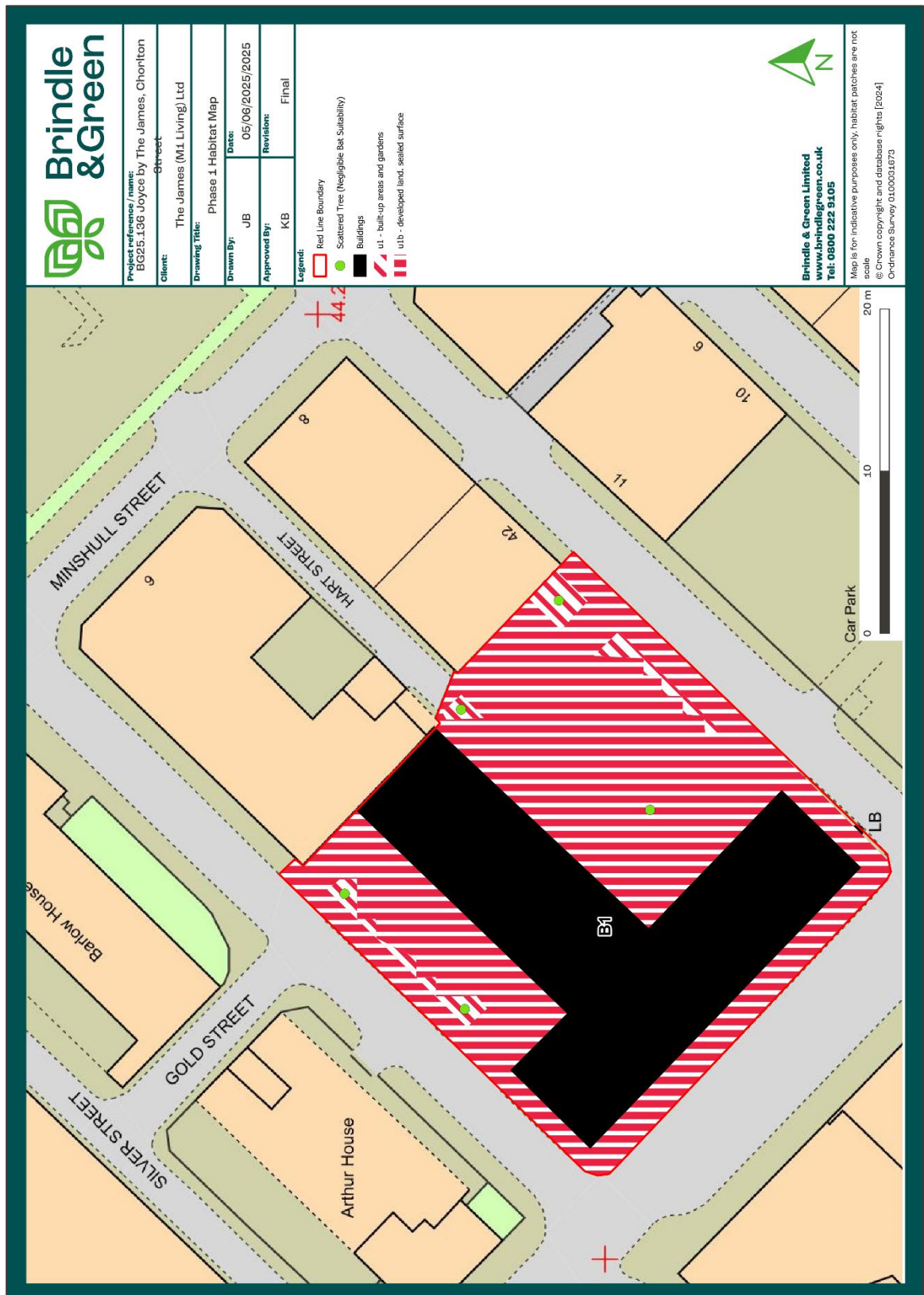
7.2 Breeding Birds

Nesting Birds	Timing
Recommendations	
Flat roof, urban location and height of the building on site provide suitable habitat for nesting birds. Given their protection, development must be sympathetic to the value of this habitat and potential impacts on breeding birds, their eggs, nests and young. The breeding bird season is generally accepted as being between March and September. Consideration and implementation must be given to the following options most appropriate to the scheme. a) Undertake renovations between the months of October and February where possible. b) External works to the roof between the months of March and September should be subjected to a search for active birds' nests 24 hours prior to commencement of works.	Works outside of the breeding season (Oct-Feb) If unachievable, follow steps in recommendation.
Enhancement Prescriptions	
Four swift boxes (such as Cambridge swift nest box system or similar) should be integrated to the northeast exterior of Building 1 at a height of at least 5m.	During design stage

7.3 Mammal Species of Principal Importance

Mammal Species of Principal Importance	Timing
Recommendations	
Hedgehogs and brown hare may use the site for foraging or commuting purposes. The recommended reasonable avoidance measures should be followed: a) Any temporarily exposed open pipes are to be capped to prevent hedgehogs or brown hare gaining access. b) Undertake works during daylight hours. c) Any exposed excavations to be left overnight are to be covered at the end of each working day, or include a means of escape for any fallen animals (e.g., a scaffolding plank).	During clearance and development

Appendix 1 - Phase 1 Habitat Plan



Appendix 2 – Plant Species List

Table 1.1: Plant Species List with DAFOR Scale

Scientific nomenclature follows Stace (2010) for vascular plant species and common names follow BSBI List of British & Irish Vascular Plants and Stoneworts.

Please note that this plant species list was generated as part of a Phase 1 Habitat survey and does not constitute a full botanical survey.

Abundance was estimated using the DAFOR scale as follows:

D = dominant, A = abundant, F = frequent, O = occasional, R = rare, LF = locally frequent

Common Name	Scientific Name	Estimated Abundance (DAFOR)
Common Box	<i>Buxus sempervirens</i>	O
Paper birch	<i>Betula papyrifera</i>	O
Snowdrop	<i>Galanthus nivalis</i>	R
White Stonecrop	<i>Sedum album</i>	R

Appendix 3 – General References

Bell, S. McGillivray, D. (2006) Environmental Law. 6th ed. Oxford University Press.

British Standards Institution (2013) BS 42020: Biodiversity – Code of practice for planning and development, British Standards Institution London

Byron, H (2000) Biodiversity and Environmental Impact Assessment: A Good Practice Guide for Road Schemes. The RSPB, WWF-UK, English Nature and the Wildlife Trusts, Sandy.

CIEEM (2017) Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

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

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

Joint Nature Conservation Committee (JNCC) Handbook for Phase 1 habitat survey (2003). JNCC.

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1.* Chartered Institute of Ecology and Environmental Management, Ampfield

Rodwell, J.S. Joint Nature Conservation Committee (JNCC). National Vegetation Classification: Users' handbook (2006). JNCC.

Rose, F. (2006). The Wild Flower Key (Revised edition). Penguin books Ltd, London

Stace, C. (2010). Field Flora of the British Isles. Cambridge University Press

Sutherland, W.J. (1996) Ecological Census Techniques. Cambridge University Press.

Treweek, J. (1999) Ecological Impact Assessment. Blackwell Science.

Williams, C. (2010) Biodiversity for Low and Zero Carbon Buildings, A Technical Guide for New Build. Riba Publishing.

Appendix 4 – Legislation, Policy and Guidance

Articles of British wildlife and countryside legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to. The articles of legislation are:

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitats and Species Regulations 2017 (as amended)
- Department for Communities and Local Government. National Planning Policy Framework. (2023)
- EC Council Directive on the Conservation of Wild Birds 79/409/EEC
- The Natural Environment and Rural Communities Act 2006 (Including National and Local Biodiversity Action Plan (LBAP / HPI))
- The Environment Act 2021
- Town and Country Planning Act 1990

Appendix 5 – Legislation, Guidance and Methodology

Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition, for species listed on Schedule 1 of the Wildlife and Countryside Act 1981 it is an offence to intentionally or recklessly cause disturbance at, on or near an 'active' nest.

The bird breeding season is typically accepted to start in February/March and continue through until September/October, however breeding birds can be found all year round depending on the given species and climatic conditions.

A site's habitat composition, locality, association to designated sites as well as current usage and management are all considered in the decision as to whether further bird related surveys are required. In addition, surveys may be recommended based on incidental bird records collected during a Preliminary Ecological Appraisal, species identified within an ecological data search or target species listed within a local biodiversity action plan.

Bird surveys are carried out in accordance with:

- Gilbert G, Gibbons DW, Evans J. (1998) Bird Monitoring Methods. RSPB.

Bats

Roosting Bats

All bats in the United Kingdom and their habitats are fully protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat.

Areas of concern; can be encountered in many types of structure and care should therefore be taken when undertaking maintenance or demolition of suitable structures and trees.

Site assessments of buildings, commuting and foraging habitat and trees are undertaken in accordance with:

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines, (4th edition). Bat Conservation Trust, London. ISBN-978-1-7395126-0-6 (Table 12,

– Table 13 and Table 14).

Preliminary Ecological Surveys look for evidence of bat presence such as feeding remains, bat droppings, roosting individuals and staining around potential access points. The suitability of site features are also assessed because absence of bat evidence, is not confirmation of a negative result.

Within trees, features searched for include; natural holes, woodpecker holes, cracks/splits in major limbs, loose bark, hollows, and dense cover of ivy over the tree. If evidence is found, or a building supports features conducive to supporting roosting bats then further presence / absence bat surveys and/or roost characterisation surveys will be recommended.

Foraging and Commuting bats

Habitat features on site are assessed for their suitability to support foraging and commuting bat populations. This assessment is independent from the suitability of the site to support roosting bats, and provides information on the likeliness of bat foraging activity within the local environment, and the dependence of individuals on these features for commuting to alternative roosting sites, foraging and migration.

Table 12: Guideline for assessing the suitability of a structure to support roosting habitat amended from Collins, J (2023)

Category	Description of Roosting Habitat	Number of additional presence / absence surveys required
None	No habitat features on site likely to be used by roosting bats at any time of year (complete absence of potential roosting features).	None
Negligible Suitability	Suitable cavities may exist, but these are less than ideal. Uncertainty remains as bats can use these features on occasion.	None
Low Suitability	A structure with one or more potential roost sites that could be used by individual bats opportunistically. The feature and surrounding habitat do not provide enough shelter, conditions* space for larger roost types such as a maternity or hibernation roost.	One survey between May and August

Category	Description of Roosting Habitat	Number of additional presence / absence surveys required
Moderate Suitability	A structure considered to have 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 (With regard to roost type only – assessments are made irrespective of species conservation status, which is established after presence is confirmed).	Two surveys between May and September (with at least one survey undertaken between May and August). Surveys should be spaced at least 3 weeks apart.
High 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 surveys between May and September (with at least two surveys undertaken between May and August). Surveys should be spaced at least 3 weeks apart.
Confirmed	This category is where positive evidence of bats has been recorded. For example, bats are found; bat droppings may be present at a suitable location for roosting bats; existing bat records may be associated with the structure.	

* In this context conditions refers to the level of disturbance, light, height above ground, temperature, and humidity etc

Table 13: Guideline for assessing the suitability of a tree to support roosting habitat amended from Collins, J (2023)

INITIAL STAGE (Site scoping/PEA/PRA)		
Category	Description	Survey effort to establish the presence/absence of bats
NONE	Either no PRFS in the tree or unlikely to be any	None
FAR	Further assessment required to establish if PRFs are present in the tree	Ground Level Tree Assessment (GLTA) to further assess suitability
PRF	A tree with at least one PRF present	Ground Level Tree Assessment (GLTA) to further assess suitability
DETAILED STAGE (PEA/PRA/GLTA)		
PRF - I	PRF only suitable for individual bats or small numbers of bats due to size or lack of suitable surrounding habitats	None – precautionary method of works for removal and provision of roosting compensation

INITIAL STAGE (Site scoping/PEA/PRA)		
Category	Description	Survey effort to establish the presence/absence of bats
PRF - M	PRF suitable for multiple bats and may therefore be used by a maternity colony	Three Climbing inspection surveys for features to be undertaken May to September with at least 2 May to August. Surveys should be 3 weeks apart. If climbing and inspection not possible, 3 dusk emergence surveys with NVAs (Night Vision Aids) to be undertaken May to to September with at least 2 May to August. Surveys should be 3 weeks apart. Should a maternity colony be confirmed less invasive methods, such as dusk emergence survey with NVAs should employed.
Known roost	Known roost present through local records, evidence, sightings, etc	Three Climbing inspection surveys for features to be undertaken May to September with at least 2 May to August. Surveys should be 3 weeks apart. If climbing and inspection not possible, 3 dusk emergence surveys with NVAs (Night Vision Aids) to be undertaken May to to September with at least 2 May to August. Surveys should be 3 weeks apart. Should a maternity colony be confirmed less invasive methods, such as dusk emergence survey with NVAs should employed.

Table 14: Potential suitability of foraging and commuting habitat within an application boundary. Features should be assessed following this guide and professional judgement. Adapted from Collins, J (2023)

Category	Description of commuting and foraging habitat	Survey effort to establish the value of commuting and foraging habitat**
Negligible Suitability	Negligible habitat features on site likely to be used by commuting or foraging bats.	None

Category	Description of commuting and foraging habitat	Survey effort to establish the value of commuting and foraging habitat**
Low Suitability	Habitat which could be used by low numbers of commuting bats such as an isolated gappy hedgerow, or an unvegetated stream unconnected to suitable habitat in the wider environment. Suitable, yet isolated habitat that could be used by foraging bats such as individual trees, or a patch of scrub.	Nighttime bat walk (NBW) survey: One survey visit per active season (Spring – April/May, Summer (June/July/August) – autumn – September/October). AND Static automated surveys: Data to be collected over a five-night period, per season. (Spring – April/May, Summer (June/July/August) – autumn – September/October).
Moderate Suitability	Continuous habitat connected to the wider landscape that could be used by commuting bats, notably tree lines, hedgerows or linked back gardens. Habitat that is connected to the wider landscape which could be used by bats for foraging such as trees, open water, scrub or grassland.	Nighttime bat walk (NBW) survey: One survey visit per active season (Spring – April/May, Summer (June/July/August) – autumn – September/October). AND Static automated surveys: Data to be collected over a five-night period, per month (April to October)
High Suitability	Continuous, High-quality habitat that is well connected to the wider landscape which is considered to be highly conducive to commuting bats including river valleys, stream, hedgerows, 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.	Nighttime bat walk (NBW) survey: One survey visit per active season (Spring – April/May, Summer (June/July/August) – autumn – September/October). AND Static automated surveys: Data to be collected over a five-night period, per month (April to October)

** This is only a guide for survey effort required, the complexity of the site and the proposed disturbance / loss of features will determine the extent of works required on a site by site basis

Ecological Enhancement

In March 2023 the Department for Communities and Local Government published the National Planning Policy Framework. This sets out planning policies on protection of biodiversity through the planning system. The document states - opportunities to incorporate biodiversity in and around developments should be encouraged.

For new buildings guidance such as in the following will be used:

- Williams, C. (2010) Biodiversity for Low and Zero Carbon Buildings, A Technical Guide for New Build. Riba Publishing.

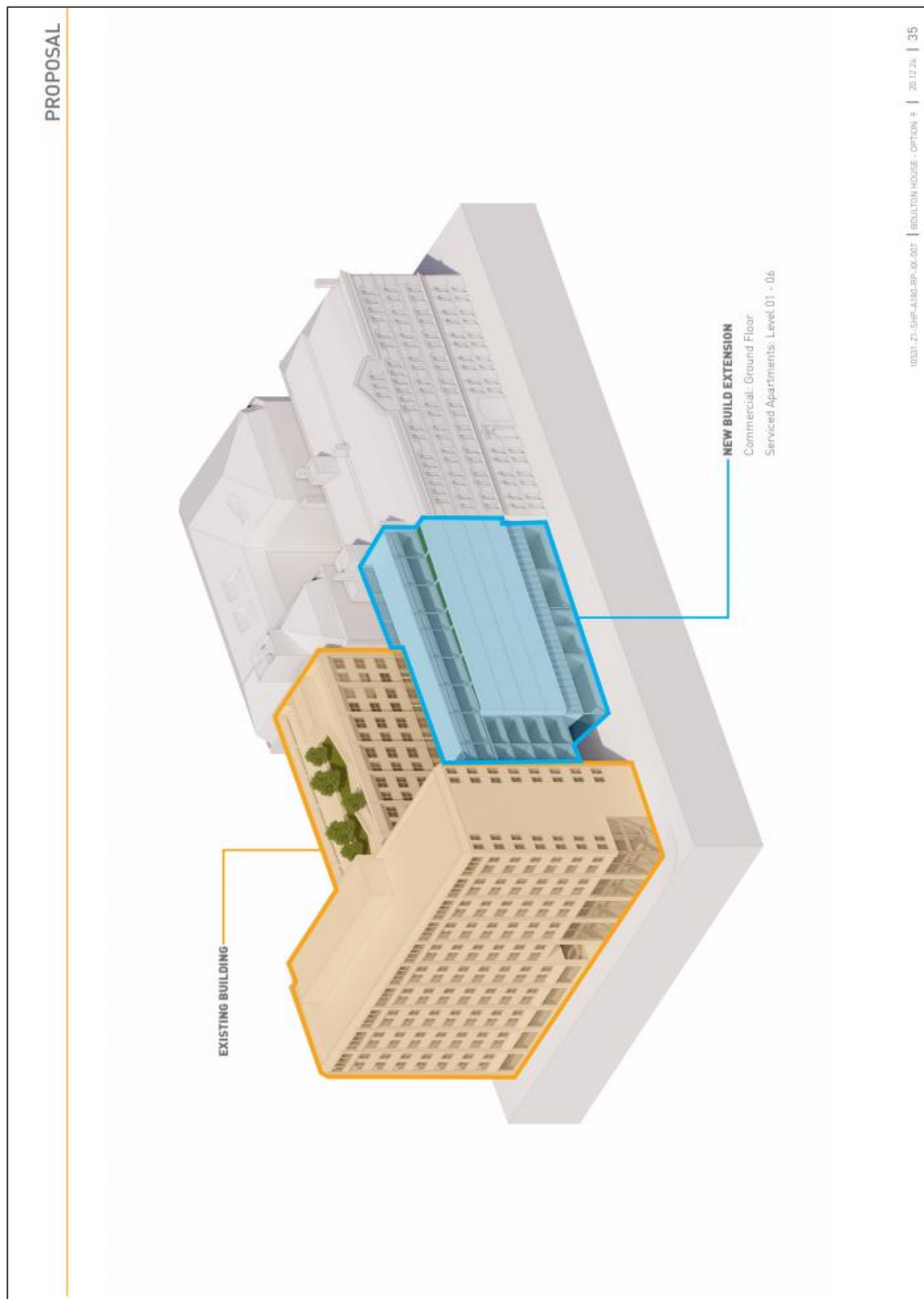
Designated Sites

Designated areas are Sites of Special Scientific Interest (SSSI) while others have been designated as having European protection status. Local authorities can also designate areas for nature conservation and in doing so may impose local authority byelaws to support local nature conservation objectives.

European designated status includes Special Protection Areas (SPAs) that preserve areas for birds and Special Areas of Conservation (SACs) which provides protection for habitats and the species which these habitats support.

Information of Designated Protected Areas is received through Ecological Data Searches and Magic Map searches.

Appendix 6 – Proposed Plans



Appendix 7 – MAGIC data

Identify Results generated on Mon Mar 03 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SJ84509800

Granted European Protected Species Applications (England)

CASE_REF	2014-490-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP,S-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	23/04/2014
LICENCE_EN	30/06/2017
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Identify Results generated on Mon Mar 03 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SJ84099819

Granted European Protected Species Applications (England)

CASE_REF	2018-33674-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	12/03/2018
LICENCE_EN	30/04/2040
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	Y
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Identify Results generated on Mon Mar 03 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SJ83809800

Granted European Protected Species Applications (England)

CASE_REF	2020-45213-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	05/03/2020
LICENCE_EN	01/01/2025
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Identify Results generated on Mon Mar 03 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SJ84909759

Granted European Protected Species Applications (England)

CASE_REF	2019-38955-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	14/02/2019
LICENCE_EN	28/02/2021
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	Y
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Identify Results generated on Mon Mar 03 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SJ84999749

Granted European Protected Species Applications (England)

CASE_REF	2020-50604-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	22/01/2021
LICENCE_EN	16/01/2022
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Identify Results generated on Mon Mar 03 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SJ84819869

Granted European Protected Species Applications (England)

CASE_REF	EPSM2013-5644
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	04/07/2013
LICENCE_EN	01/03/2015
AFFECTS_BR	N
DAMAGE_BRE	
DAMAGE_RES	
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Granted European Protected Species Applications (England)

CASE_REF	2014-6380-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	18/02/2015
LICENCE_EN	16/02/2020
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

CASE_REF	2014-6380-EPS-MIT-1
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	01/12/2015
LICENCE_EN	16/02/2020
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

CASE_REF	2014-6380-EPS-MIT-2
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	15/08/2017
LICENCE_EN	30/06/2023
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Granted European Protected Species Applications (England)

CASE_REF	2016-24504-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	15/07/2016
LICENCE_EN	01/01/2018
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

CASE_REF	2016-24504-EPS-MIT-1
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	21/11/2016
LICENCE_EN	21/11/2016
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

You selected the location: Centroid Grid Ref: SJ83519800

Granted European Protected Species Applications (England)

CASE_REF	EPSM2012-5061
SPECIES_GR	Bat
SPECIES_DE	BLE
SITE_COUNT	Cheshire
LICENCE_ST	10/12/2012
LICENCE_EN	31/08/2015
AFFECTS_BR	Y
DAMAGE_BRE	
DAMAGE_RES	
DESTROY_BR	Y
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

CASE_REF	EPSM2012-4767
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	28/08/2012
LICENCE_EN	30/09/2013
AFFECTS_BR	N
DAMAGE_BRE	
DAMAGE_RES	
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Granted European Protected Species Applications (England)

CASE_REF	EPSM2013-5575
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Lancashire
LICENCE_ST	23/05/2013
LICENCE_EN	30/09/2016
AFFECTS_BR	N
DAMAGE_BRE	
DAMAGE_RES	
DESTROY_BR	N
DESTROY_RE	N
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

You selected the location: Centroid Grid Ref: SJ85109858

Granted European Protected Species Applications (England)

CASE_REF	2014-3531-EPS-MIT-2
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	01/12/2016
LICENCE_EN	01/12/2016
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

CASE_REF	2014-3531-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	01/10/2014
LICENCE_EN	30/09/2019
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

CASE_REF	2014-3531-EPS-MIT-1
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	06/01/2015
LICENCE_EN	30/09/2020
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Identify Results generated on Mon Mar 03 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SJ83709879

Granted European Protected Species Applications (England)

CASE_REF	2014-4219-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	27/10/2014
LICENCE_EN	31/10/2020
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Identify Results generated on Mon Mar 03 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SJ83609879

Granted European Protected Species Applications (England)

CASE_REF	2017-31569-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	26/10/2017
LICENCE_EN	31/10/2019
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

You selected the location: Centroid Grid Ref: SJ85109690

Granted European Protected Species Applications (England)

CASE_REF	2014-4400-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	23/12/2014
LICENCE_EN	30/04/2015
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	Y
DESTROY_BR	N
DESTROY_RE	N
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

CASE_REF	2014-4400-EPS-MIT-1
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	25/03/2015
LICENCE_EN	30/04/2015
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	Y
DESTROY_BR	N
DESTROY_RE	N
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Identify Results generated on Mon Mar 03 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SJ85709838

Granted European Protected Species Applications (England)

CASE_REF	2019-41924-EPS-MIT-1
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	13/01/2020
LICENCE_EN	31/08/2031
AFFECTS_BR	Y
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	Y
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Identify Results generated on Mon Mar 03 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SJ82809809

Granted European Protected Species Applications (England)

CASE_REF	2015-16009-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	28/01/2016
LICENCE_EN	27/01/2021
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

You selected the location: Centroid Grid Ref: SJ85099652

Granted European Protected Species Applications (England)

CASE_REF	2015-15766-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	01/11/2015
LICENCE_EN	31/07/2016
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

CASE_REF	2015-15766-EPS-MIT-1
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	20/07/2016
LICENCE_EN	20/07/2016
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Identify Results generated on Mon Mar 03 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SJ82809859

Granted European Protected Species Applications (England)

CASE_REF	2014-3569-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	07/10/2014
LICENCE_EN	30/11/2014
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown

Identify Results generated on Mon Mar 03 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SJ85809920

Granted European Protected Species Applications (England)

CASE_REF	2019-43484-EPS-MIT
SPECIES_GR	Bat
SPECIES_DE	C-PIP
SITE_COUNT	Greater Manchester
LICENCE_ST	14/11/2019
LICENCE_EN	31/08/2020
AFFECTS_BR	N
DAMAGE_BRE	N
DAMAGE_RES	N
DESTROY_BR	N
DESTROY_RE	Y
AFFECTS_HI	Unknown
NERC_AGREE	Unknown



Impact Risk Zones for Sites of Special Scientific Interest

For local planning authorities to determine if a proposed development is likely to affect a terrestrial Site of Special Scientific Interest and when to consult Natural England.

Does the proposed development match any of the descriptions below?

- **Air Pollution:** Livestock & poultry units with a floorspace > 500m², slurry lagoons > 4000m³.
- **Combustion:** General combustion processes > 50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.

Does the proposed development match any of the descriptions?

Please answer the question by ticking the appropriate box below and then click Continue

- ☐ Yes
- ☐ No
- ☐ Don't know

Continue



Impact Risk Zones for Sites of Special Scientific Interest

For local planning authorities to determine if a proposed development is likely to affect a terrestrial Site of Special Scientific Interest and when to consult Natural England.

Does the proposed development match any of the descriptions below?

- **Infrastructure:** Airports, helipads and other aviation proposals.
- **Air Pollution:** Any industrial/agricultural development that could cause AIR POLLUTION (including: industrial processes, livestock & poultry units with a floorspace > 500m², slurry lagoons > 750m³ & manure stores > 3500 tonnes).
- **Combustion:** General combustion processes > 50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.

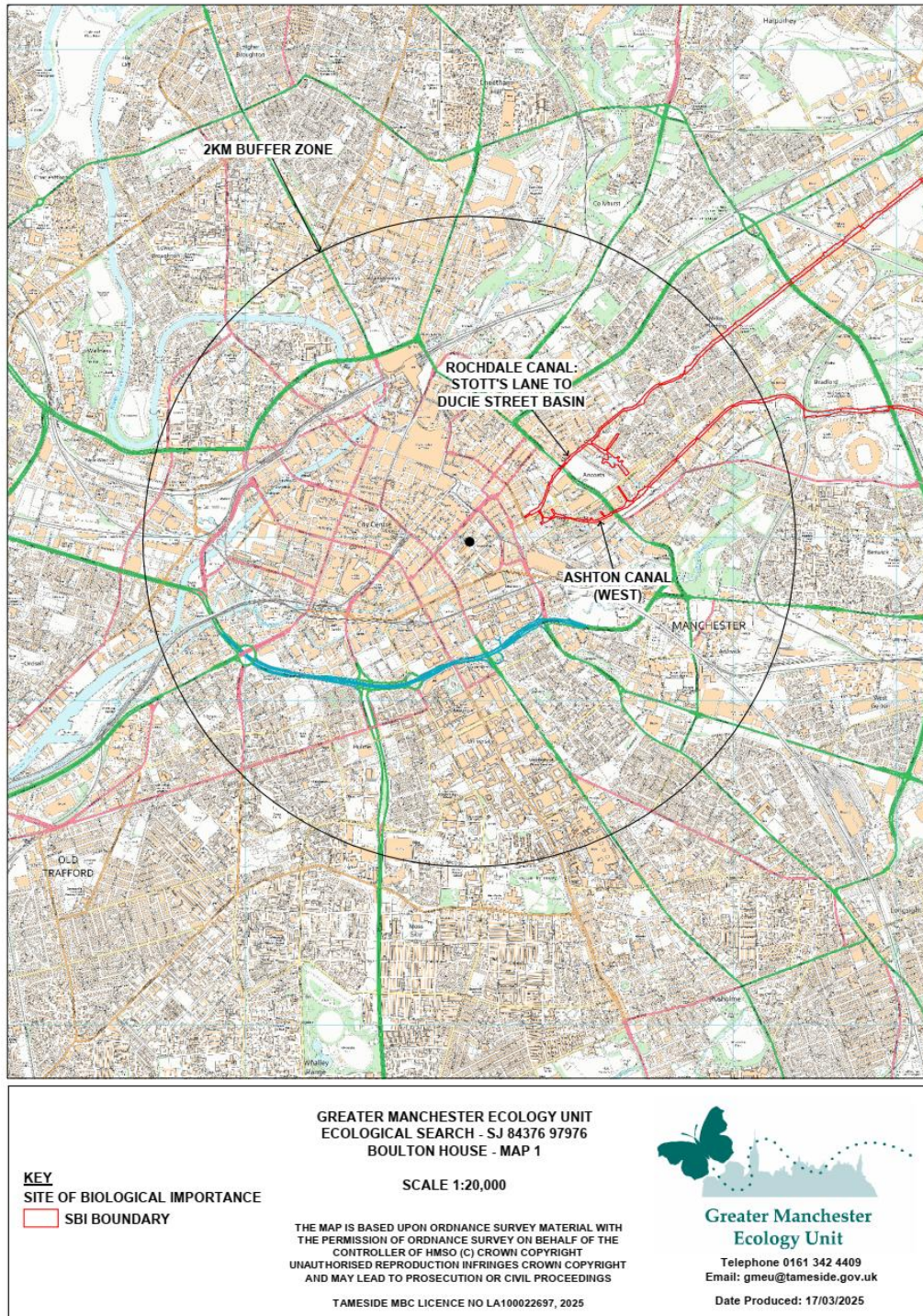
Does the proposed development match any of the descriptions?

Please answer the question by ticking the appropriate box below and then click Continue

- ☐ Yes
- ☐ No
- ☐ Don't know

Continue

Appendix 8 – Ecological Data Search Information



Appendix 9 – Building Photographs

Table 15: Building Photographs showing Potential Roost Features

Image	Description
Building 1	
	PRF showing a gap behind a roof gap on the western elevation at the ninth storey.
	PRF showing potential gap under external lintel. Found on western and southern elevations. These features were consistently found however inspection of the lower floors they appeared to be considerably small.

Image	Description
	PRF showing a louvre vent on the external wall at ground floor level. Located on the western elevation. This was considerable fragmented form habitat connectivity and within a disturbed environment
	PRFs showing missing brickwork in the external wall. Located on the southeastern boundary at the 8th and 9th floors.

Image	Description
	PRF showing a missing vent on the external wall. Located on the eastern elevation. Considered to be too exposed for bats to use