

Ecological Mitigation, Enhancement and Management Plan

Survey site: Premier inn Manchester (West Didsbury) Christie Fields Business Park, Derwent Avenue, Manchester M21 7QS

Client: Whitbread Group PLC

Date: 15th December 2024

Project:

This report is prepared to discharge condition(s) for an approved planning application with the Manchester City Council. The proposal is described as:

Erection of a two storey annexe building, following demolition of existing restaurant building, to form an additional 30 hotel bedrooms and breakfast room, together with alterations to the car park and proposed landscaping works.

Planning Application Reference:

PA24/04796

Introduction

An Ecological Mitigation, Enhancement and Management Plan (EMEMP) has been prepared for the above-named client to outline measures to be implemented prior to the construction works at the above-named site.

The purpose of this plan is to ensure the protection and mitigation of ecological receptors, adhere to best practices and industry standards, and provide adequate supervision by licensed professionals. The EMEMP also outlines the management frameworks required for the planning and implementation of construction activities that comply with legislation and the environmental commitments.

The below table provides the wider ecological context of the site and details any associated planning conditions.

Site Context and Landscape History	
<p>The site is centred on National Grid Reference SJ 82963 92139 and has an area of approximately 0.7ha.</p> <p>The site comprises two buildings including a hotel and a public house, with significant areas of hardstanding, along with sections of ornamental planting and modified grassland, that border the site. The site is surrounded by residential development to the east, south and west, and a cemetery to the north. Major commuter roads are also adjacent to the site on the northern and eastern boundaries.</p>	
Planning Conditions	
Condition 14	Prior to any earthworks, vegetation clearance or demolition, a Reasonable Avoidance Measures method statement for small mammals, including a timetable for their installation and maintenance regime, shall be submitted to and be approved by the City Council as Local Planning Authority. The development shall be carried out in accordance with the agreed details.
Condition 15	Above grounds works shall not commence until details of biodiversity enhancements (e.g. bird boxes and bat bricks), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Table 1. The ecological baseline conditions on site.

Ecological Background Information Detailed using desk study and site survey.
<p>A Preliminary Ecological Appraisal and Preliminary Roost Assessment (PEA/PRA) was completed by Arbtech Consulting Ltd. in May.</p> <p>The findings of the previous ecological survey were as follows:</p> <ul style="list-style-type: none">• Further precautionary measures are required to protect nesting birds, badgers and hedgehogs.• No further surveys or licensing is required. <p>A number of recommendations for ecological enhancement were made in the PEA/PRA report. These recommendations have now been superseded by the ecological enhancements that are detailed in this EMEMP.</p>

The following tables detail the proposed mitigation, habitat creation and biodiversity enhancement measures for the development as well as management requirements to ensure the longevity of these measures. These include further details of the habitats on site and the impacts of the development upon them and will be read in conjunction with this document.

Aims and Objectives

This report aims to identify key stakeholder requirements, ensure compliance by all stakeholders with all relevant legislation, minimize potential adverse effects on the environment and provide ecological and biodiversity enhancement measures for the site and include a management strategy in order to achieve long-term success and improvements.

Work Schedules and Ecological Presence

Work schedules will be developed to ensure activities with specific timing requirements are carried out in a manner that minimises harm to ecological receptors. These schedules will be provided to all relevant personnel and contractors involved in the project. The following measures will be implemented:

Persons Responsible and Lines of Communication

A Development Biodiversity Champion will be selected for the construction phase of the development. The Biodiversity Champion will be someone with significant influence during construction, such as the contract, site or project manager. They are responsible for ensuring all actions outlined in the approved EMEMP are implemented including the provision of a toolbox talk prior to works commencing. Any queries with regards to the mitigation prescriptions will be addressed to the project ecologist and communication will be retained between the Development Biodiversity Champion and project ecologist and/or a suitably qualified Ecological Clerk of Works (ECoW) throughout the construction phase of the development where necessary to ensure the mitigation is applied and impacts to adjacent ecological receptors are effectively minimised. The project ecologist's contact details are located on the title page of this report. It is recommended that the Biodiversity Champion informs the project ecologist and designated EcoW of the commencement of construction works and provides updates where necessary. The EcoW will provide ecological expertise and guidance throughout.

Table 2. Construction and Ecological Mitigation Measures

Ecological Mitigation Measures	This table includes measures required to obtain or comply with planning permission or other consent and to comply with legislation.
Protected Species – Precautionary Working Measures	
<p>Construction activities will be restricted to the normal working day (7am-7pm).</p> <p>Vegetation clearance will take place outside of the nesting bird season (March to August inclusive). If this is not possible a nesting bird survey will be required by the EcOW, or a suitably qualified ecologist, within 48hours of the clearance. Any active nests will need to be retained, with a suitable buffer zone of at least 5m, until the chicks have fledged.</p> <p>Heras fencing (or similar) will be installed around the perimeter of the construction zone to prevent any vehicle or construction encroachment onto features of ecological value.</p> <p>Any machinery used should be made safe or temporarily fenced off when not in use.</p> <p>Storage of construction materials will be kept to a minimum. Where materials must be stored, they will be restricted to inert objects and located on hardstanding. Materials will be stored on pallets to discourage animals from using them as shelter. Skip or similar containers may also be used in place of piles on the ground.</p> <p>Trenches or open excavations will be covered at the end of each working day, or include a means of escape such as a sloping ramp for any animals that may fall in. Any temporarily exposed open pipe systems or ducts will be capped at the end of each working day in such a way as to prevent animals from gaining access.</p>	

2.0 Habitat Creation and Biodiversity Enhancement Measures

Table 3. Details of the habitat creation and biodiversity enhancement measures for the site - These are also illustrated in Appendix 2.

Ecological/Biodiversity enhancement and management measures	This table includes measures required to obtain or comply with planning permission, conditions ,or other consent and to comply with legislation.
Works	Specification
Habitat Retention and Creation	Habitat creation and enhancement measures and management prescriptions are detailed in the Biodiversity Net Gain Management Plan (Arbtech, 2024).
Bat Boxes	<p>Overview:</p> <p>A total of two bat boxes will be installed at the site, comprising external bat boxes onto retained mature retained trees. The proposed locations are shown on the plans provided in Appendix 2. Details of the bat boxes are as follows:</p> <p>External bat boxes to be installed onto retained trees</p> <ul style="list-style-type: none">• The external bat boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are known to require minimal maintenance and have a lifespan of 25 years plus.• 2 No. Schwegler bat boxes (or similar) (see Figure 2) will be installed onto retained mature trees 6. This bat box type is suitable to support a range of species including noctules <i>Nyctalus noctula</i> and soprano pipistrelles <i>Pipistrellus pygmaeus</i>.• The bat boxes will be positioned 3-5m above ground level facing a southern elevation with a clear flight path to and from the entrance, away from artificial light and facing vegetated habitats.



Figure 2. Schwegler Bat Box 2F (Universal) (image credit:

https://www.schwegler-natur.de/portfolio_1395072079/fledermaushoehle-2f/?lang=en)

Recommended management:

The proposed bat boxes are designed to require no management or maintenance. Furthermore, preventing physical disturbance of bat boxes will increase the chances of occupation by roosting bats. However, it is recommended that the bat boxes are inspected annually for the first five years outside of the typical active season for bats (May to September inclusive) following installation. Bat boxes must be replaced if they are damaged, removed, or have fallen from their recommended location.

Bird Boxes

Two bird boxes are recommended to be installed on site, upon retained mature trees around the site.

Bird box specification:

- The recommended bird boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are designed to require no maintenance and a lifespan of 25 years plus.
- 2x Schwegler Bird Boxes (or a similar alternative brand) with 28mm entrance holes are proposed on the trees, as shown in **Figure 3**.
- Woodstone Nest Boxes will be positioned approximately 1.5-3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Box positions will not be facing south as a result.



Figure 3. Schwegler Bird Boxes – (image credit https://www.schwegler-natur.de/portfolio_1408366639/nisthoehle-1b/?lang=en)

Recommended Management:

The proposed bird boxes are designed to require no management or maintenance. Furthermore, preventing physical disturbance of bird boxes will increase the chances of occupation by nesting birds. However, it is recommended that the bird boxes are inspected annually for the first five years outside of the typical nesting bird season (March to September inclusive) following installation. External bird boxes must be replaced if they are damaged, removed, or have fallen from their recommended location. Internal bird boxes will not be blocked or removed.

Compliance and Reporting

The EMEMP requires stakeholders to comply fully with the pre-construction and construction-related elements of any mitigation strategies agreed with the Local Planning Authority and the ECoW. Construction activities will therefore be conducted strictly in accordance with the approved EMEMP. Regular inspections and monitoring will be undertaken to ensure compliance with the plan's requirements.

Any deviations or incidents that may affect ecological receptors will be immediately reported to the ECoW. Updates to the EMEMP will be relayed to the Local Planning Authority.

The EMEMP will be periodically reviewed and updated as necessary throughout the construction phase to address changing site conditions and evolving ecological considerations.

Appendix 1: Proposed Habitat Plan



Appendix 2: Ecological Enhancement Plan



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