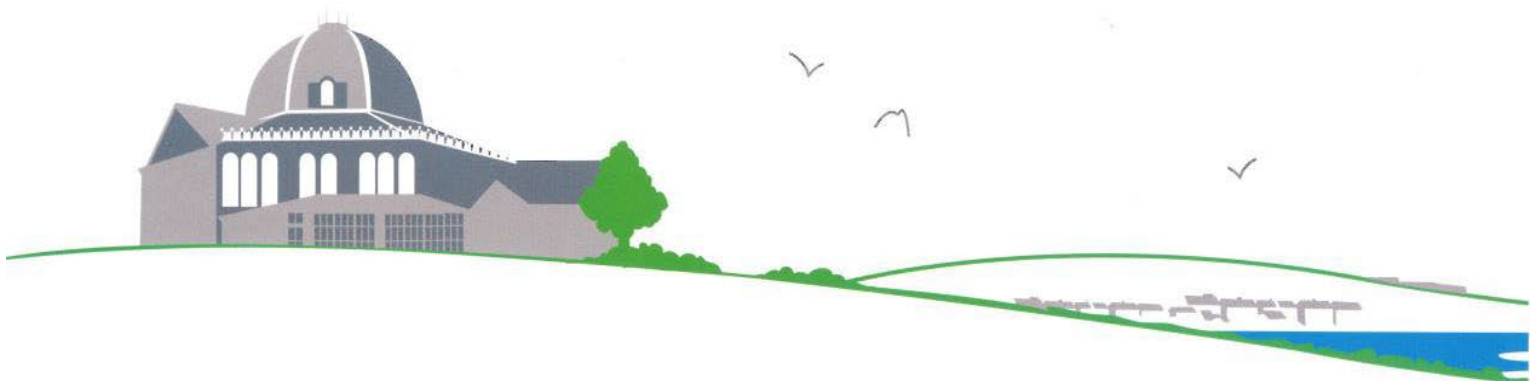




DEVONSHIRE (CIS) LTD

CIS TOWER

ECOLOGICAL BASELINE REPORT AND PRELIMINARY ROOST ASSESSMENT FOR BATS



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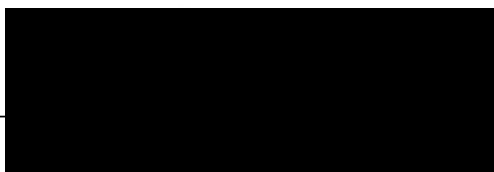
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January 2025

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: _____



CONTENTS

Page

1. INTRODUCTION	1
Site Location and Context	1
Legislative Context	1
Biodiversity Net Gain	3
Invasive Species	3
2. METHODS	5
Desk Study	5
Preliminary Ecological Appraisal	5
Biodiversity Net Gain	5
Baseline (Pre-Development Calculations)	5
Assessment of Bat Roosting Potential	6
Preliminary Roost Assessment of Built Structures	6
Habitat Suitability	7
Limitations	8
3. RESULTS	9
Desk Study	9
Statutory Protected Sites	9
European Sites	9
Sites of Special Scientific Interest	9
National and Local Nature Reserves	9
Non-Statutory Protected Sites	9
Priority Habitats	9
Protected and Notable Species	9
Granted European Protected Species Application	9
Badger	10
Otter	10
Water Vole	10
Bats	11
Other Mammals	11
Birds	11
Amphibians	13
Reptiles	13
Invertebrates	13

White-clawed Crayfish and Notable Fish	13
Notable Plant Species	13
UKHab Habitat Survey	13
Habitats	13
Introduced Shrubs/Mixed Scrub – h3h (523, 847)	13
Buildings (u1b) and Developed Land; Sealed Surface (u1b5)	14
Ruderal or Ephemeral (81)	14
Individual Urban Trees (200)	14
Invasive Non-Native Species	14
Bats	14
Habitat Suitability Assessment for Bats	14
Roost Assessment of Built Structures	14
Ground Level Assessment of Trees for Bats	15
Nesting Birds and Schedule 1 Bird Species	15
Black Redstart	15
Peregrine	15
Other Nesting Birds	15
Other Protected Species	16
4. DISCUSSION AND RECOMMENDATIONS	17
Habitats	17
Bats	17
Breeding Birds (including Peregrine and Black Redstart)	17
Other Protected Species	17
Invasive Non-Native Species	17
Biodiversity Net Gain Baseline Units	17
Survey Validity	18
5. REFERENCES	19
6. ABBREVIATIONS	20

TABLES

1 Bat Roost Assessment of Built Structures Criteria 7

2 Bat Habitat Suitability Assessment Criteria 8

3 Bat European Protected Species Licenses 10

4 Bat Roost Records 11

5 Bat Records 11

6 Bird Species of Principal Importance 12

7 Headline Baseline Habitat Units 18

FIGURE

1 UKHab Habitat Map 2024

APPENDICES

1 Photographs

2 Habitat Condition Assessment Sheets

3 Relevant Protected Species Legislation Summaries

4 Statutory Biodiversity Net Gain Metric (Sent Separately to this Report)

1. INTRODUCTION

- 1.1 Penny Anderson Associates (PAA) was commissioned by Colliers (on behalf of the Devonshire [CIS Tower] Limited) to provide ecological inputs to inform the CIS Tower development project located at Miller Street, central Manchester (hereafter referred to as the 'site').
- 1.2 This included:
- A Preliminary Ecological Appraisal (PEA), comprising both a field visit and desk study exercise.
 - Habitat Condition Assessments (HCA);
 - Baseline Biodiversity Net Gain (BNG) calculations and metric inputs; and
 - A Preliminary Bat Roost Assessment of built structures (PRA).
- 1.3 The site is located on Miller Street, central Manchester (M4 4AH), with the survey area covering the red line boundary as mapped in Figure 1.
- 1.4 The methods and results for all the surveys and inputs listed above are provided within this report. Any recommendations for further ecological survey work and mitigation needed to ensure compliance with wildlife legislation and relevant planning policy are then made as appropriate.

Site Location and Context

- 1.5 The site is located within the highly urbanised setting of central Manchester. The site itself comprises predominantly the 118m tall CIS Tower. The tower was completed in 1962 and is primarily steel-framed and glazed. The immediate hardstanding and ornamental plantings around the building are also within the survey boundary, as well as the River Irwell running further north of the site.

Legislative Context

- 1.6 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (amended).
- 1.7 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA), 1981 (as amended) and Countryside and Rights of Way (CROW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).
- 1.8 At the national level, Biodiversity 2020 (Defra 2011) forms England's national biodiversity strategy. Building on the Natural Environment White Paper¹ published in 2011, this provides a means of delivering the UK's commitments to maintaining and protecting biodiversity. Under

¹ <https://www.gov.uk/government/publications/the-natural-choice-securing-the-value-of-nature>

Biodiversity 2020, the Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England as listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006 (amended).

- 1.9 More recently, the Environment Act 2021 further supports this commitment to, and strengthens the legislation in respect of, maintaining and also enhancing biodiversity in England, and Part 6 Nature and Biodiversity includes the following key areas:
- Strengthened biodiversity duty for public authorities in England;
 - Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity;
 - Local Nature Recovery Strategies to support a Nature Recovery Network;
 - Duty upon Local Authorities to consult on street tree felling;
 - Strengthen woodland protection enforcement measures; and
 - Protected Site Strategies and Species Conservation Strategies to support the design and delivery of strategic approaches to deliver better outcomes for nature.
- 1.10 Finally, the National Planning Policy Framework (NPPF 2023) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks.
- 1.11 The NPPF identifies the following principals that should be applied by local planning authorities when determining planning applications:
- a. if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b. development on land within or outside a SSSI, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSI;
 - c. development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
 - d. development whose primary objective is to conserve or enhance biodiversity should be supported; while 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.
- 1.12 The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:
- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

- Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swift (*Apus apus*), bats and hedgehog (*Erinaceus europaeus*);
- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

1.13 To protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Biodiversity Net Gain

1.14 In England, BNG is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

1.15 Under the statutory framework for BNG, subject to some exceptions, every grant of planning permission for applications submitted after 12th February 2024 (or 2nd April for small developments²) the introduction of the statutory framework, is deemed to have been granted subject to the condition that the biodiversity gain objective is met ('the biodiversity gain condition'). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on-site habitat. This increase can be achieved through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits.

Invasive Species

1.16 Certain non-native species that have been introduced into the UK are regarded as being a threat to native biodiversity. Legislative measures have, therefore, been put in place to prevent the spread of these invasive species in the wild.

² A small development means residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, or if the number of dwellings is unknown, the site area is less than 0.5 hectares or commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare

- 1.17 Under section 14 of the WCA, 1981 (as amended), it is illegal to introduce plants listed under Part II of Schedule 9 of the WCA into the wild or sell these species. Offences include causing the spread of viable plant material or neglecting to contain or appropriately manage non-native species.
- 1.18 Commonly introduced Schedule 9 species include non-native cotoneaster species, specifically, small-leaved cotoneaster³ (*Cotoneaster microphylla*) and wall cotoneaster (*C. horizontalis*), Himalayan balsam (*Impatiens glandulifera*) and Japanese knotweed (*Reynoutria japonica*).

³ Plant species names follow Stace (2019)

2. METHODS

Desk Study

- 2.1 A request for details of protected and notable species and locally designated sites within 2 km of the centre of the site was made to Greater Manchester Local Record Centre (GMLRC), with data returned in December 2024. Additionally, the Multi-Agency Geographic Information for the Countryside (MAGIC⁴) website was consulted for details of statutory designated sites and Priority Habitats within a 2km search area from the centre of the site. The desk study was compiled by Assistant Ecologist Rebekah Pipes⁵.
- 2.2 It is important to note that the desk study results provide only an indication of the species present in and around the site, and do not confirm current presence or absence of any species. Protected species are often under-recorded in county wildlife databases.

Preliminary Ecological Appraisal

- 2.3 A PEA was undertaken in the field by Principal Ecologist Rob Lamb on the 5th December 2024. This comprised a UKHab survey and a scoping assessment for protected and notable species.
- 2.4 The PEA was undertaken in accordance with the best practice methodology as detailed by the Chartered Institute of Ecology and Environmental Management (CIEEM 2017), UK Habitat Classification System Version 2.01 (UKHab Ltd 2023) and the British Standard BS42020:2013.
- 2.5 The UKHab survey element entailed mapping and describing the habitats present within the site boundary and collating a plant species list for each of the habitats. All identifiable species recorded on the site are included in the text of this report.
- 2.6 The survey was 'extended' (Institute of Environmental Assessment 1995) to include notes on fauna and habitats which could potentially support protected or notable species. The presence of, or potential for, protected or notable species was noted on the field map as a Target Note (TN) during the survey.

Habitat Condition Assessment

- 2.7 A HCA was undertaken (where applicable) on each separate parcel of habitat, linear feature (line of trees) and individual tree identified during the habitat survey. The condition assessment used the 'Statutory Biodiversity Metric Condition Assessment - Technical Annex 1: Condition Assessment Sheets and Methodology'.

Biodiversity Net Gain

Baseline (Pre-Development Calculations)

- 2.8 With the outputs of the PEA, baseline BNG scores were calculated for the site.

⁴ <https://magic.defra.gov.uk/MagicMap.aspx> (last accessed December 2024)

⁵ Qualifying member of Chartered Institute of Ecology and Environmental Management (CIEEM)

- 2.9 The Statutory Metric was applied, using the metric and associated guidance notes available via the Defra web pages⁶. The inputs to the Statutory Metric for the baseline assessment were:
- Habitat type;
 - Area of each habitat type (ha); and
 - Habitat condition.
- 2.10 The Metric requires a 'condition' assessment for each habitat and feature, based on the guidelines and targets provided in the methodology for the specific habitat type. Condition categories available within the Metric (which vary slightly depending on the habitat classification) range from Poor to Good, or Not Applicable where appropriate.
- 2.11 The Metric also includes a 'distinctiveness' score for each habitat. This is completed automatically by the Statutory Metric when the habitat type is selected and is based on parameters such as species-richness, diversity, rarity and the degree to which habitats support species rarely found in other habitats. There are five distinctiveness categories, ranging from Very Low to Very High.
- 2.12 Linear features, such as hedgerows and streams are assessed separately within the methodology, including any streams or rivers within 10m of the application site boundary. The existing length of the feature is entered (in linear km) in the on-site hedge baseline spreadsheet, and on-site watercourse baseline spreadsheet, and the feature condition is selected based on the guidelines presented in the methodology. However, for this site, no streams or hedgerow features were present within the baseline habitats.
- 2.13 The Statutory Metric can be used to calculate the biodiversity units of a site before and after the proposed development. However, at this stage, only the 'baseline' pre-development habitat score is presented in this report.

Assessment of Bat Roosting Potential

- 2.14 Built structures within the site (i.e. the CIS tower and podium building) were subject to detailed inspection to assess potential to support roosting bats. This was completed by Principal Ecologist Rob Lamb (Natural England Bat Survey Class 1 Licence 2020-44441-CLS-CLS, ACIEEM⁷) on 5th of December 2024 following standard methodologies based on best practice survey guidance (Collins 2023).

Preliminary Roost Assessment of Built Structures

- 2.15 Structures were inspected using close-focussing binoculars and a high-powered torch to search for Potential Roost Features (PRF) that could be used by bats, such as small holes and crevices in soffits or beneath roof coverings, and also potential access points for bats to enter/exit internal areas such as cavity walls. A search was also made for any evidence of bat presence, such as accumulations of droppings and feeding remains or sightings of the animals themselves.
- 2.16 Once all PRF were identified, the structure as a whole was assigned to one of the same categories (as based on the criteria in Table 1), or None where no suitable features were present.

⁶ https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides?fbclid=IwAR3t_S8djN97HZzsb8H9ISdfVqDiUZJcSR7pp4Kz5zHRFK5KWoljPBImRcw

⁷ Associate member of CIEEM

Habitat Suitability

- 2.17 The habitats within the site and immediately adjacent areas were also considered for their general suitability for commuting and foraging bats to place the site in the context of its surroundings, as this can have a bearing on the likelihood of a roost being present.
- 2.18 The assessment of habitat suitability was based on the broad criteria outlined in Table 2 (Collins 2023), combined with the professional judgement and experience of the surveyor.

Table 1 Bat Roost Assessment of Built Structures Criteria

Suitability	Description of Roosting Habitats
None	No features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible ⁸	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 ⁹ 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 roosts and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ¹⁰)
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost type 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 and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
Confirmed Roost	A structure with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing (reliable) record of bats roosting at the location.

⁸ 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).

⁹ For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

¹⁰ 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 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.

Table 2 Bat Habitat Suitability Assessment Criteria

Suitability	Description of Commuting/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	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 commuting bats 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 commuting, 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 commuting bats, 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 known roosts.

Limitations

- 2.19 The site was fully accessible and the structure sufficiently accessible to complete all elements of survey.

3. RESULTS

Desk Study

- 3.1 The desk study utilised data obtained from GMLRC in December 2024, searching within a 2km radius of the site centre. The MAGIC search engine was also used to obtain additional data on European Protected Species (EPS) licences and Priority Habitats, as well as designated and non-designated sites within 2km of the site centre.

Statutory Protected Sites

European Sites

- 3.2 European protected sites include Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar wetland sites, possible SAC, potential SPA and proposed Ramsar sites.
- 3.3 Rochdale Canal (SAC) is located 5.2km north-east of the site.

Sites of Special Scientific Interest

- 3.4 SSSI represent a selection of this country's best wildlife and geological sites and cover approximately 7% of the terrestrial area of the country (with over 4,000 separate sites in England).
- 3.5 No SSSI sites were identified during the 5km data search.

National and Local Nature Reserves

- 3.6 No National or Local Nature Reserves were identified during the 2km data search.

Non-Statutory Protected Sites

- 3.7 The River Irwell is a Site of Biological Importance, which is within the 2km search area and located 400m west of the site.

Priority Habitats

- 3.8 Two parcels of Priority Habitat - good quality semi-improved grassland were identified during the 2km data search, the closest parcel is located 1.4km north-west of the site.
- 3.9 Forty-five parcels of Priority Habitat - deciduous woodland were identified during the 2km data search, the closest parcel is located 0.6km north-east of the site.
- 3.10 Two parcels of Priority Habitat - traditional orchards were identified during the 2km data search, the closest parcel is located 1.8km north-west of the site.
- 3.11 Thirty-one parcels of Priority Habitat - open mosaic were identified during the 2km data search, the closest parcel is located 0.5km west of the site.

Protected and Notable Species

Granted European Protected Species Application

- 3.12 Thirteen records of Granted European protected species applications were returned from the 1km data search, further information on these licences can be found in Table 3.

Table 3 Bat European Protected Species Licenses

Species	License to Allow	Date License Granted	Date License Expires	Distance from Site Boundary
Common pipistrelle (<i>Pipistrellus pipistrellus</i>) Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)	Destruction of a resting place	23/04/2014	30/06/2017	900m S
Common pipistrelle	Destruction of a resting place	18/02/2015	16/02/2020	100m SW
Common pipistrelle	Destruction of a resting place	01/12/2015	16/02/2020	100m SW
Common pipistrelle	Destruction of a resting place	04/07/2013	01/03/2015	550m E
Common pipistrelle	Destruction of a resting place	15/07/2016	01/01/2018	650m E
Common pipistrelle	Destruction of a resting place	15/08/2017	30/06/2023	100m SW
Common pipistrelle	Destruction of a resting place	26/10/2017	31/10/2019	650m W
Common pipistrelle	Destruction of a resting place	01/12/2016	01/12/2016	850m E
Common pipistrelle	Destruction of a resting place	21/11/2016	21/11/2016	650m E
Common pipistrelle	Damage and destruction of a resting place	12/03/2018	30/04/2040	700m S
Common pipistrelle	Destruction of a resting place	01/10/2014	30/09/2019	850m E
Common pipistrelle	Destruction of a resting place	06/01/2015	30/09/2020	850m E
Common pipistrelle	Destruction of a resting place	27/10/2014	31/10/2020	550m W

Badger

- 3.13 One record of a badger (*Meles meles*) sett was returned from the 2km data search. This record dates from 2011 and is located 250m north from the site boundary.
- 3.14 There were 16 other records of badger field observations returned from the 2km data search, dating from 2011 to 2014. The closest record is located 1.1km south from the site dating from 2011.

Otter

- 3.15 Five records of otter (*Lutra lutra*) were returned from the 2km data search, dating from 2013 to 2022. The closest record was from 2018, it recorded a breeding pair and was located 615m west from the site along the River Irwell.

Water Vole

- 3.16 No records of water vole (*Arvicola amphibius*) were returned from the 2km data search.

Bats

- 3.17 Seventy-eight records of bat roosts were returned from the 2km data search, with further details provided in Table 4.

Table 4 Bat Roost Records

Common Name	Scientific Name	No. of Roosts	Closest Record (approximate distance and direction from site boundary)
Bat species	Chiroptera sp.	1	1.6km SW
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	52	80m SW
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	2	850m SE
Pipistrelle species	<i>Pipistrellus</i> sp.	21	650m E
Daubenton's bat	<i>Myotis daubentonii</i>	1	1.6km SW
Myotis species	<i>Myotis</i> sp.	1	1.3km SE

- 3.18 One hundred and fifty-six records of other bat signs, mainly bat observations, were returned from the 2km data search. Further details can be found in Table 5.

Table 5 Bat Records

Common Name	Scientific Name	No. of Records	Closest Record (approximate distance and direction from site boundary)
Bat species	Chiroptera sp.	1	880m SW
Brown long-eared bat	<i>Plecotus auritus</i>	1	1km SW
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	114	230m N
Daubenton's bat	<i>Myotis daubentonii</i>	1	450m W
Noctule	<i>Nyctalus noctula</i>	1	930m SE
Pipistrelle species	<i>Pipistrellus</i> sp.	31	430m SW
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	7	350m E

Other Mammals

- 3.19 Fifteen records of the Priority Species hedgehog (*Erinaceus europaeus*) were returned from the 2km data search, dating between 2013 to 2021. The closest record dates from 2020 and is located 360m west from the site.

Birds

- 3.20 All nesting birds, their nests and eggs are protected from harm under the WCA, 1981 (as amended). In addition, species listed under Schedule 1 of the WCA are further protected against disturbance when breeding.
- 3.21 A number of bird species are listed under Section 41 in the NERC Act (2006, amended) as species 'of principal importance for the purpose of conserving biodiversity'. These species are often known as the 'S41 species'. There is a legal requirement for a public body to 'have regard to' these species in relation to maintaining biodiversity. The S41 list overlaps somewhat with the UK Biodiversity Action Plan species, with national or local targets to maintain and enhance populations.

- 3.22 Furthermore, the Birds of Conservation Concern (BoCC) report lists those bird species that are classed as being of High (Red listed) and Medium (Amber Listed) conservation concern based on population monitoring (Stanbury *et al.* 2021). This Red and Amber classification helps guide the assessment of bird species of conservation interest on or near to a site, alongside legislative and policy requirements.
- 3.23 A small number of Schedule 1 species, including kingfisher (*Alcedo atthis*), little ringed plover (*Charadrius dubius*) and peregrine (*Falco peregrinus*) were recorded within the 2km search area; these records are classed as confidential. All other protected and notable bird species records within the 2km search area are listed in Table 6 along with their conservation status.
- 3.24 Note that the site also lies within the Black Redstart Priority Area, a Schedule 1 species of which records were returned from the 2km data search for this site.

Table 6 Bird Species of Principal Importance

Common Name	Scientific Name	Schedule 1	Red ¹¹ Listed	Amber Listed	Section 41 Priority Species ¹²
Black redstart	<i>Phoenicurus ochruros</i>	x		x	
Hobby	<i>Falco subbuteo</i>	x			
Kingfisher	<i>Alcedo atthis</i>	x			
Little ringed plover	<i>Charadrius dubius</i>	x			
Peregrine	<i>Falco peregrinus</i>	x			
Bullfinch	<i>Pyrrhula pyrrhula</i>			x	x
Cuckoo	<i>Cuculus canorus</i>		x		x
Curlew	<i>Numenius arquata</i>		x		x
Duncock	<i>Prunella modularis</i>			x	x
Herring gull	<i>Larus argentatus</i>		x		x
House sparrow	<i>Passer domesticus</i>		x		x
Lapwing	<i>Vanellus vanellus</i>		x		x
Lesser redpoll	<i>Acanthis caberet</i>				x
Linnet	<i>Linaria cannabina</i>		x		x
Skylark	<i>Alauda arvensis</i>		x		x
Song thrush	<i>Turdus philomelos</i>			x	x
Spotted flycatcher	<i>Muscicapa striata</i>		x		x
Starling	<i>Sturnus vulgaris</i>		x		x
Yellow wagtail	<i>Motacilla flava</i>		x		x

¹¹ The UK's birds can be split into three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green.

¹² Species of Principal Importance under Section 41 of the NERC Act 2006.

Amphibians

- 3.25 One record of great crested newt (*Triturus cristatus*) was returned from the 2km data search. The record dates from 2017 and is located 1.9km west of the site.
- 3.26 One record of common toad (*Bufo bufo*) was returned from the 2km data search. The record dates from 2014 and is located 1.9km west of the site.
- 3.27 An Ordnance Survey map search revealed that there were no ponds within 500m of the site. The only waterbodies present were that of the River Irwell and the River Irk, both of which do not provide a suitable habitat for great crested newt.

Reptiles

- 3.28 No records of reptiles were returned from the 2km data search.

Invertebrates

- 3.29 Ten records of priority invertebrate species, white-letter hairstreak (*Satyrrium w-album*), were returned from the 2km data search, dating between 2015 to 2019. The closest record dates from 2019 and is located 1.4km north from the site.
- 3.30 Eighteen records of priority invertebrate species, cinnabar moth (*Tyria jacobaeae*), were returned from the 2km data search dating 2012 to 2022. The closest record was from 2017 and is located 750m north-west of the site.

White-clawed Crayfish and Notable Fish

- 3.31 No records of white-clawed crayfish (*Austropotamobius pallipes*) or notable fish were returned from the 2km data search.

Notable Plant Species

- 3.32 Ten individual records of three species of notable plants were returned from the 2km data search, dating from 2001 to 2022. The closest record is of bee orchid (*Ophrys apifera*) located 770m south-east of the site and recorded in 2016. The other two species are floating water-plantain (*Luronium natans*) and yellow bird's-nest (*Monotropa hypopitys*).

UKHab Habitat Survey

- 3.33 The UKHab habitats recorded within the site are presented in Figure 1 along with the HCA category, where one is applicable. Each habitat is described in more detail below. A selection of photographs illustrating the site are presented in Appendix 1. HCA sheets are provided in Appendix 2.

Habitats

Introduced Shrubs/Mixed Scrub – h3h (523, 847)

- 3.34 Small compartments of ornamental plantings, predominantly non-native garden shrub species were present in the north and west of the site (Photographs 1 and 2). All such habitat was assigned the codes 523 (predominantly non-native) and 847 (introduced shrub).
- 3.35 Species present included cherry laurel (*Prunus laurocerasus*), *Viburnum* species, butterfly-bush (*Buddleia davidii*), yew (*Taxus baccata*), Japanese spindle (*Euonymus japonicus*), pendulous sedge (*Carex pendula*), rush species (*Juncus* sp.), fern species, *Rosa* species and *Geranium* species.

- 3.36 The habitat will be classified as 'introduced shrub' in the BNG Metric and does not require a condition assessment.

Buildings (u1b) and Developed Land; Sealed Surface (u1b5)

- 3.37 The habitat on site was very limited, with the site mostly comprising the buildings (Photograph 3) and surrounding hardstanding pavements (Photograph 4) and frontage. The buildings are described in more detail in the section on bats below.

Ruderal or Ephemeral (81)

- 3.38 Ruderal and ephemeral species were sparsely present within pavement gaps/cracks or at the foot of buildings. No accumulations were of a sufficient scale to be a mappable habitat, but included common ragwort (*Jacobaea vulgaris*), butterfly-bush, wall lettuce (*Lactuca muralis*), *Geranium* species and perennial rye-grass (*Lolium perenne*). All species were recorded as occasional or rare.
- 3.39 None of this habitat was at a mappable scale and, therefore, a condition assessment was not appropriate for this habitat type.

Individual Urban Trees (200)

- 3.40 Among the ornamental shrub habitat, the secondary code 200 has been used to denote a small number of individual trees (Photographs 4 and 5). All trees were young and 'small' (<30cm diameter at breast height) with species comprising field maple (*Acer campestre*), juniper species (*Juniperus* sp.), pine species (*Pinus* sp.), maple species (*Acer* sp.) and an ornamental birch species (*Betula* sp.).
- 3.41 All trees were assessed to be of Poor condition (see Appendix 2 for breakdown of assessment).

Invasive Non-Native Species

- 3.42 No species listed as an invasive non-native species on Schedule 9 of the WCA, 1981 (as amended) were recorded within the site.

Bats

Habitat Suitability Assessment for Bats

- 3.43 The surrounding area was assessed to have Low foraging habitat suitability for bats. Vegetated habitat was very limited on site and in the surrounding area, being suitable only for bat species that are well adapted to highly urbanised environments such as pipistrelle species.

Roost Assessment of Built Structures

- 3.44 The CIS Tower and adjacent podium building were of primarily steel construction with a glazed exterior (Photograph 6). Glass panels were separated by anodised aluminium mullions. Black vitreous enamelled-steel panels were present between floor levels. Concrete block supports were occasionally present at the foot of the building (Photograph 7). It was assessed that these aspects were poorly suitable to support roosting bats, with a lack of crevices or suitable access points. Photovoltaic panels, where present, were similarly unsuitable.
- 3.45 A basement area just off-site to the west was also considered to be poorly suitable for bat access.
- 3.46 Overall, both buildings were assessed to have **Negligible** potential to support roosting bats.

Ground Level Assessment of Trees for Bats

- 3.47 No trees within the survey area were of typical sufficient age or size to support roosting bats and no PRF were recorded.

Nesting Birds and Schedule 1 Bird Species

- 3.48 The site is within or near to an area of central Manchester where the Schedule 1 protected bird species peregrine and black redstart (as listed in the WCA, 1981 as amended) have been previously recorded (Greater Manchester Biodiversity Partnership 2008).

Black Redstart

- 3.49 It is assessed that due to the lack of suitable black redstart foraging habitat, such as open and frequently disturbed landscape nearby the building, that the site is sub-optimal for this species.
- 3.50 Although the site itself is sub-optimal, the tower and podium building are among a wide range of mid-to-high-rise structures within the immediate vicinity that could potentially become used as a song post by black redstart.
- 3.51 Due to the wide availability of buildings in this context, it is assessed that long-term impacts on black redstart by any development to the structure will be negligible.
- 3.52 No further survey is recommended for the species. However, appropriate methods and timings should be set out to avoid direct impacts on all bird species during the nesting season (as set out in the Recommendations section).

Peregrine

- 3.53 The buildings are among a wide range of other buildings available in the immediate surroundings which may become used by peregrine for nesting, or opportunistically for hunting and feeding on urban bird species such as feral pigeon (*Columba livia*). There was no evidence of use by peregrine on the day of survey; however, the survey visit was far outside of the typical nesting period.
- 3.54 Due to the wide availability of such buildings, it is assessed that the long-term impacts of the development will be negligible to the species.
- 3.55 No further survey is recommended for the species. However, appropriate methods and timings should be set out to avoid direct impacts on all nesting birds including peregrine (as set out in the Recommendations section).

Other Nesting Birds

- 3.56 The buildings may also have some limited potential to support other nesting urban birds such as feral pigeon at points around the structures. Feral pigeon were observed in the vicinity of the building, however, no evidence of nest remains were recorded. It is also noted that the survey visit was far outside of the typical nesting period.
- 3.57 All birds and their nests are protected while nesting and, therefore, appropriate recommendations are set out below.
- 3.58 The young trees and shrubs within the site held very limited potential to support nesting birds during the breeding season (March to August inclusive).

Other Protected Species

- 3.59 The habitat and location were poorly suitable to support protected species other than those mentioned above. All other protected species were assessed 'likely absent'. Relevant protected species legislation summaries are available at Appendix 3.

4. DISCUSSION AND RECOMMENDATIONS

Habitats

- 4.1 The limited ornamental vegetated habitat within the site was of negligible ecological value.

Bats

- 4.2 Habitat within and nearby to the site were assessed to have Low suitability for foraging and commuting bats. Both buildings within the site were assessed to have Negligible potential to support roosting bats.
- 4.3 Therefore, there are no further recommendations in respect of bats at this time.

Breeding Birds (including Peregrine and Black Redstart)

- 4.4 The buildings hold potential to support nesting birds during the breeding season, most likely to be used by feral pigeon (typically March to August).
- 4.5 The buildings are also within an urban centre where the Schedule 1 bird species peregrine and black redstart have been recorded. The site is overall considered ostensibly suitable, but sub-optimal, for black redstart, and suitable for peregrine.
- 4.6 The structures are among a wide range of mid-to-high rise buildings in the landscape, and it is considered the structures on the site will continue to provide similar opportunities for these species post-development. Therefore, the development is unlikely to have a negative impact on either species as long as general guidance on nesting birds is followed, as below.
- 4.7 Any destructive works should aim to avoid the nesting period. Where this cannot be achieved, an Ecologist should perform a check on the building to confirm absence of nesting birds within 48 hours prior to its removal. Any active nests present, regardless of species, would need to be safeguarded until young have fledged.

Other Protected Species

- 4.8 The site was assessed to be poorly suitable for other protected species and all were assessed as 'likely absent'.

Invasive Non-Native Species

- 4.9 No species listed as an invasive non-native species on Schedule 9 of the WCA, 1981 (as amended) were recorded within the site.

Biodiversity Net Gain Baseline Units

- 4.10 The current baseline habitat units are listed below in Table 7. No hedgerow or watercourse habitat units are present within the site.
- 4.11 The BNG assessment would require final landscape designs to assess the net change in units so that suitable compensation, mitigation, and enrichment can be agreed. The development should seek to achieve the statutory target of +10%.
- 4.12 A copy of the baseline Biodiversity Metric is provided separately to this report as Appendix 4.

Table 7 Headline Baseline Habitat Units

On-site baseline	<i>Habitat units</i>	0.15
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00

Survey Validity

- 4.13 The findings of the survey should be considered valid for a period of 18 months from the date of survey (December 2024). If works have not commenced by June 2026 then consideration should be given to updating the surveys to ensure the ecological advice given is based on up-to-date information.

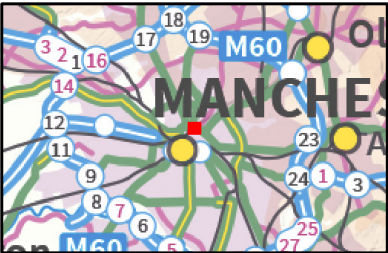
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6. ABBREVIATIONS

BNG	Biodiversity Net Gain
BoCC	Birds of Conservation Concern
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
EPS	European Protected Species
EU	European Union
GMLRC	Greater Manchester Local Record Centre
HCA	Habitat Condition Assessment
MAGIC	Multi Agency Geographic Information for the Countryside
NERC	National Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
PEA	Preliminary Ecological Appraisal
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature(s)
SAC	Special Area(s) of Conservation
SPA	Special Protection Area(s)
SSSI	Site(s) of Special Scientific Interest
TN	Target Note(s)
WCA	Wildlife and Countryside Act

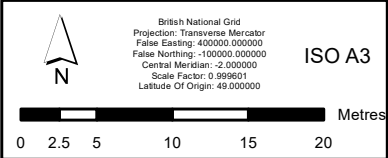
FIGURE



Legend

- UKHab Habitats**
- u1, Introduced shrub
 - u1b, Developed land - sealed surface
 - u1b5, Buildings
 - Individual urban tree

- Secondary Codes**
- 200 - Tree
 - 523 - Non-native
 - 847 - Introduced shrub



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Project Name CIS Tower, Manchester	
Discipline Ecology	
Title UKHab Habitat Map 2024	
Scale 1:500	Drawing No. Figure 1
Drawn By CC	Originator RL
PAA Ref. G:\COLL02_CIS_Tower\Maps\Figures\	Date 09/04/2025
Revision 1.0	

APPENDICES

APPENDIX 1

Photographs



Photograph 1
Example of ornamental
habitat within the site



Photograph 2
Ornamental shrubs and
street trees north of the
tower



Photograph 3
The CIS tower taken from the
east



Photograph 4
Hardstanding and plantings
adjacent to the western
aspect of the buildings



Photograph 5
Urban tree and ornamental
shrubbery outside the
northern entrance to the
tower



Photograph 6
The predominantly glazed
exterior of the tower and
podium building



Photograph 7
Example of glazing, steel
mullions and concrete block

APPENDIX 2

Habitat Condition Assessment Sheets

Condition Sheet: INDIVIDUAL TREES Habitat Type													
Habitat Types													
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.													
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>													
Habitat Description													
All scattered urban trees (secondary code 200) assessed collectively													
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.													
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.													
On-site or off-site, site name and location	on-site	Survey date and Surveyor name		03/07/2024 RL									
		Survey reference (if relating to a wider survey)		KMPG01.2									
Limitations (if applicable)		Habitat parcel reference											
		Trees											
Condition Assessment Criteria		Grid reference											
		Criterion passed (Yes or No)										Notes (such as justification)	
A	The tree is a native species (or at least 70% within the block are native species).	N											<70% native
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y											trees individually spaced apart (automatically passes)
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N											No mature trees within site
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y											No significant adverse impacts noted on trees.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N											Trees young and no such features present.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N											Canopies oversail hardstanding or limited ornamental planting only.
Number of criteria passed													
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√											
Passes 5 or 6 criteria	Good (3)												
Passes 3 or 4 criteria	Moderate (2)												
Passes 2 or fewer criteria	Poor (1)	x											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.													
Suggested enhancement interventions to improve condition score ²													

APPENDIX 3

Relevant Protected Species Legislation Summaries

SUMMARY OF THE LEGISLATION RELATING TO BATS

All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000. Bats are listed on Schedule 5 of the WCA and are therefore subject to some the provisions of Section 9 which, with the amendments, make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).

There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.

Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017 (amended).

The Conservation of Habitats and Species Regulations 2017 (amended) state that a person commits an offence if they:

- (a) deliberately capture, injure or kill any wild animal of a European protected species,
- (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- (c) deliberately take or destroy the eggs of such an animal, or
- (d) damage or destroy a breeding site or resting place of such an animal.

Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.

In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), are listed as 'species of principal importance' for the conservation of biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (amended). In Wales, Section 7 of the Environment (Wales) Act 2016 provide a list of organisms of 'principal importance for maintaining and enhancing biodiversity' and lists several species of bat including the common pipistrelle (*Pipistrellus pipistrellus*) which is absent from England's S41 list.

Please note: the above text provides a brief summary of the legislation in relation to bats and their roosts and the original Acts, Regulations and any amendments should be referred to for the precise wording.

SUMMARY OF THE LEGISLATION RELATING TO BREEDING BIRDS

All wild species of breeding birds and their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CROW) Act 2000. This legislation applies in England and Wales.

Part 1 (Section 1:1) of the WCA states that:

'If any person intentionally,

- (a) kills, injures or takes any wild bird;
- (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- (c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CROW Act 2000) refers to specific birds listed on Schedule 1 of the WCA, and states that:

'If any person intentionally or recklessly,

- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
- (b) disturbs dependent young of such a bird,

he shall be guilty of an offence and liable to a special penalty.'

Schedule 1 includes birds such as Western barn owl (*Tyto alba*), black redstart (*Phoenicurus ochrurus*), woodlark (*Lullula arborea*) and Cetti's warbler (*Cettia cetti*). Please refer to the WCA for a complete list of Schedule 1 species¹.

Some provisions are made to allow the killing and taking of certain species under certain circumstances, as follows:

- Birds listed on Schedule 2 (Part 1) of the Act may be taken or killed outside of the 'close season' for each individual species (the 'close season' is defined by the Act). This includes various wild duck and geese species.
- Birds listed on Schedule 2 (Part 2) of the Act may be killed or taken by authorised persons at all times. This includes species such as carrion crow (*Corvus corone*), Eurasian magpie (*Pica pica*), feral pigeon² (*Columba livia*) and greater Canada goose (*Branta canadensis*). An 'authorised person' is defined as a person who has written authorisation to undertake the act from the relevant statutory authority. The written authority is in the form of a licence, either a general licence which covers a number of the more typical 'pest' species, or an individual licence for other individual species. In England these licences are issued by Natural England and in Wales by the Welsh Assembly Government.

Please note: the above text provides a brief summary of the legislation in relation to breeding birds in England and Wales and the original Act and any amendments should be referred to for the precise wording.

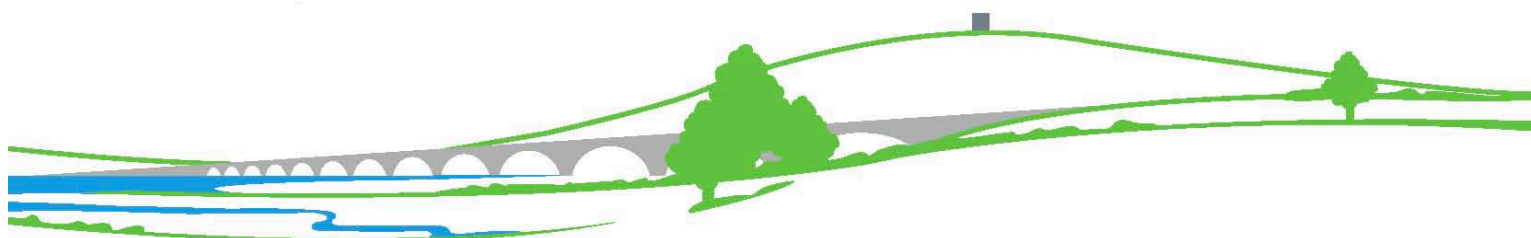
¹ <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>

² Also known as rock dove

APPENDIX 4

Statutory Biodiversity Net Gain Metric (Sent Separately to this Report)

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