PROJECT 3
architects



Campfield, Manchester
Lower Byrom Street, M3 4FP

FUL Planning Application Conditions
Condition 29

FUL Planning Application Condition 29

29) Prior to the first use of a plot of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of a plot of the development and therefore be retained and remain in situ.

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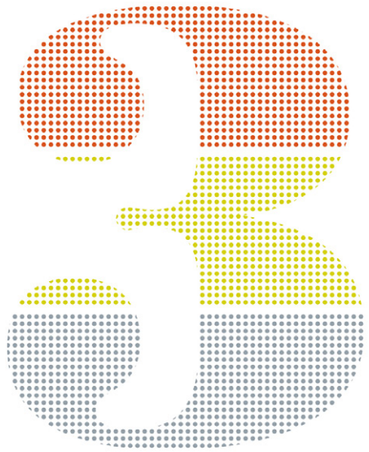
Attatched information to satisfy FUL Planning Condition 29

01 *- PDF - ERAP - Ecological Survey and Assessment (Including a Licensed Bat Survey)*

02 *- PDF - Project 3 Architects - Bat and Bird Box Locations*

03 *- PDF - AMSPEC - Site photos of installed bat and bird boxes*

04 *- PDF - Bat and Bird Box Specification*



Section 01

The following sections contains ERAP's ecological survey and assessment, including a Licensed Bat Survey. The report covers both Lower and Upper Campfield projects.

Upper and Lower Campfield Market Halls, Liverpool Road, Manchester M3 4NN

ECOLOGICAL SURVEY AND ASSESSMENT (Including a Licensed Bat Survey)

September 2023

ERAP (Consultant Ecologists) Ltd Reference: 2021-354

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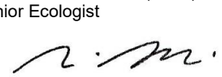
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Document Control

Survey Type:	Surveyors[1]	Survey Date(s)
Phase 1 Habitat and Daylight bat survey	Brian Robinson B.Sc. (Hons) MCIEEM	16th August 2023
Reporting	**Personnel**	**Date**
Author	Brian Robinson B.Sc. (Hons) MCIEEM Senior Ecologist	1st September 2023
Signature(s)		
Checked	Rachel Brown B.Sc. (Hons)	5th September 2023
Revised and issued	Brian Robinson B.Sc. (Hons) MCIEEM	6th September 2023
Report issued to	Allied London	
Version Number	1	

[1] Licence reference number
Bats
Brian Robinson Natural England Class Survey Licence (bats, Level 2) Registration Number 2015-13161-CLS-CLS

SUMMARY

Introduction and Scope

i. This ecological survey and assessment presents the ecological, biodiversity and nature conservation status of Upper and Lower Campfield Market Halls, Manchester M3 4NN. The assessment was requested in connection with proposals to developed the halls.

ii. This report presents the results of a desktop study, data search, extended Phase 1 Habitat Survey and a licensed bat survey carried out in August 2023. The scope of survey undertaken is appropriate to identify potential ecological constraints, the remit of mitigation required and opportunities for biodiversity associated with the development proposals. The site comprises two buildings.

Results of Survey and Assessment

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

iv. Only common and widespread plant species were found. None of the habitats present are representative of semi-natural habitat. No Priority Habitats are present. No invasive plant species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were detected.

v. The buildings are considered to be of 'negligible' suitability for use by roosting bats; no further surveys are required in respect of roosting bats. The buildings are suitable for use by nesting birds. All wild birds are protected while they are nesting under the *Wildlife and Countryside Act 1981* (as amended). Measures for the protection of nesting birds which should be observed during the renovation of the buildings are presented at **Section 5.2**.

vi. No other protected species have been detected.

Recommendations

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

viii. The proposals will secure an opportunity to implement beneficial measures such as habitat creation that will safeguard habitats for wildlife such as birds and bats, with the aim of providing a net gain in biodiversity in accordance with the principles of the NPPF.

Conclusion

ix. It is concluded that the proposals are feasible and acceptable in accordance with ecological considerations and relevant planning policy. The renovation proposed at the site will provide an opportunity to secure ecological enhancement for wildlife associated with urban areas.

1.0 INTRODUCTION

1.1 Background and Rationale

1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by Allied London to carry out an ecological assessment of Upper and Lower Campfield Market Halls, Liverpool Road, Manchester M3 4NN (hereafter referred to as the 'site'). The Ordnance Survey (OS) grid reference at the centre of Lower Campfield is SJ 83271 97792, and the OS grid reference at the centre of Upper Campfield is SJ 83395 97740. An aerial image of the site and its surrounding habitats is appended at **Figure 1** (source image: ESRI World Imagery).

1.1.2 The assessment was requested in connection with a planning application to renovate both buildings, which are currently disused. The following description of the proposals is presented in *Campfield* (Allied London, 2021):

'The project vision is to sensitively repair and repurpose the Grade II listed Upper and Lower Campfield market hall buildings to create a dynamic new workspace destination for Manchester. The proposals include for the formation of a technology incubator hub which will provide flexible, high quality, low-cost workspaces for start-ups and early-stage tech, digital, media and creative companies with associated retail leisure, event and amenity spaces.'

1.2 Scope of Works

1.2.1 The scope of ecological works undertaken in August 2023 comprised:

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

b. An Extended Phase 1 Habitat Survey and assessment;

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

d. Survey and assessment of all habitats for relevant statutorily protected species[1] and other wildlife including a licensed daylight bat survey of the buildings and assessment of both building's suitability for bird species;

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

f. The identification of any further surveys or precautionary actions that may be required to inform the progression of the site through the planning process or prior to the commencement of any construction activities.

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

2.0 METHOD OF SURVEY

2.1 Desktop Study and Data Search

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

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

b. Greater Manchester Local Record Centre (GMLRC) for bat records only; and

c. Greater Manchester Biodiversity Action Plan (BAP).

2.2 Vegetation and Habitats

2.2.1 An Extended Phase 1 Habitat Survey of the site was carried out by Brian Robinson on 16th August 2023. The weather was dry and sunny, with a light air (Beaufort scale 1) and an air temperature of 19°C.

2.2.2 A habitat and vegetation map was produced for the site and the immediate surrounding area at a scale of 1:1,250 and is appended at **Figure 2**. The mapping is based on the Joint Nature Conservation Committee Phase 1 Habitat Survey methodology (JNCC, 2010) with minor adjustments to illustrate and examine the habitats with greater precision.

2.2.3 On site habitat mapping was assisted via use of GPS technology, using *Lower Campfield, Liverpool Road, Manchester: Location Plan Drawing Number 0774-P3A-XX-XX-DR-A-05001 Rev P01* (Project 3 Architects, 2023) and ESRI World Imagery as base plans.

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

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

2.2.6 Habitats within the site were assessed in accordance with the UK Habitats Classification / UKHab (Butcher, et al., 2020). The UKHab has been designed to function at two scales of minimum mappable unit (MMU): fine scale (25m^2 or 5 metres length) and large scale (400m^2 or 20 metres length). It has been considered for the purposes of this survey that the fine scale of 25m^2 or 5 metres length MMU is appropriate.

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

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

2.3 Animal Life

Bat Species

Daylight Survey

2.3.1 The site was assessed for its suitability to support roosting bats by Brian Robinson, Natural England Class Survey Licence WML CL18 (Bat Survey Level 2), Registration Number 2015-13161-CLS-CLS. The surveyor's qualifications and experience meet the criteria as defined in the *Technical Guidance Series Competencies for Species Survey: Bats* (CIEEM, 2013).

2.3.2 The surveys were carried out in accordance with standard methodology including the *Bat Mitigation Guidelines* (Mitchell-Jones, 2004), the *Bat Workers' Manual 3rd Edition* (Mitchell-Jones & Mcleish, 2004) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)* (Collins, J. (ed), 2016).

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

2.3.4 The internal survey involved an examination of the accessible internal areas (including roof voids) to find roosting bats or evidence of past use of the buildings by bats such as droppings and prey remains.

2.3.5 A list of equipment used is detailed at **Table 2.1**.

Table 2.1: Survey Equipment used during Daylight Bat Survey

Ladders
LED Lenser P14 torch
Panasonic DMC- FT1 digital camera
8x20 binoculars
Ridgid Micro Inspection Camera Borescope CA-100

2.3.6 The suitability of both buildings has been assessed in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn),* (Collins, J. (ed), 2016), taking into account any presence of gaps suitable for access by bats, features suitable for use by roosting bats within the building (including crevice dwelling species and species which can roost in the open in roof voids), and the suitability of the surrounding habitats for use by foraging and commuting bats.

Habitat Assessment for Commuting / Foraging Bats

2.3.7 Habitats within and adjacent to the site were assessed for their value and suitability for commuting and foraging bats in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn),* (Collins, J. (ed), 2016). Reference has been made to the categories and descriptions / examples, presented at **Table 2.2**.

Table 2.2: Consideration of Suitability of Foraging and Commuting Habitat for Bats

Suitability	Commuting Habitat	Foraging Habitat
Negligible	Negligible habitat features on site likely to be used by commuting bats.	Negligible habitat features on site likely to be used by foraging bats.
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 or 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 linked 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 and is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. Habitats close to and connected to known roosts.	High-quality habitat that is well-connected to the wider landscape and is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Habitats close to and connected to known roosts.

Bird Species

2.3.8 Bird species observed and heard during the survey were recorded.

2.3.9 Habitats throughout the site and in the immediate surrounding area were assessed for their value to roosting, feeding and nesting birds, as indicated by the amount of shelter, feeding value, woody vegetation structure and species diversity of tree and shrub species in the site.

Other Wildlife

2.3.10 Evidence of other wildlife (including Priority Species) observed whilst on site (but for which specific surveys were not made) was recorded and has been included in this report where it is considered of relevance to the planning application. Habitats have been assessed for their suitability for Priority Species identified in the data search results where this is considered relevant to the application.

2.4 Survey and Reporting Limitations

2.4.1 Re-roofing operations had commenced at Lower Campfield prior to the survey. It has been considered possible to assess the building in terms of its current suitability for use by roosting bats; it is not possible to retrospectively assess any suitability that may have been present prior to these works. It is understood by ERAP (Consultant Ecologists) Ltd that no roosting bats were detected during the stripping of the roof at this location. Boarding is also located at the ground level of the external elevations; the external elevations were largely accessible however.

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

2.5 Evaluation Methods

2.5.1 The habitats, vegetation and animal life were evaluated with reference to standard nature conservation criteria as described in *A Nature Conservation Review* (Ratcliffe, 1977) and *Guidelines for the Selection of Biological SSSIs* (Bainbridge, et al., 2013). These are size (extent), diversity, naturalness, rarity, fragility, typicality, recorded history, position in an ecological or geographical unit, potential value and intrinsic appeal.

2.5.2 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority Habitat Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities* (NERC) *Act 2006*. Where suitable, the ecological value of the habitats present has been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018).

2.5.3 Government advice on wildlife, as set out in the *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, 2021) and associated government circulars has been taken into consideration. Legislation relating to protected species, such as those listed under Schedules 1, 5, 6 and 8 of the *Wildlife and Countryside Act 1981* (as amended) and *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*, is referenced where applicable, and any impacts to protected species are evaluated in accordance with current guidance.

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

3.0 SURVEY RESULTS

3.1 Desktop Study and Data Search

Statutory Designated Sites for Nature Conservation and SSSI Impact Risk Zones

3.1.1 The site is not and does not form part of any statutory designated site for nature conservation.

3.1.2 The site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone for the Rochdale Canal SSSI and Hollinwood Branch Canal SSSI, both located 7 kilometres to the north-east of the site and designated for their aquatic flora, including the presence of Floating Water-plantain (*Luronium natans*).

3.1.3 The SSSI Impact Risk Zone requires the Local Planning Authority to consult with Natural England on likely risks from the following development categories (Ordnance Survey, 2023):

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

b. General combustion processes greater than 50 megawatts energy input. This includes energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis / gasification, anaerobic digestion, sewage treatment works and other incineration / combustion.

3.1.4 The proposals do not match any of the criteria which would require the Local Planning Authority to consult with Natural England in respect of likely risks to the SSSIs located in the wider area.

Non-statutory Designated Sites for Nature Conservation

3.1.5 The site is not and does not form part of any non-statutory designated site for nature conservation, called 'Sites of Biological Importance' or 'SBI' in Greater Manchester.

3.1.6 Three SBIs are located within a 2 kilometre radius from the centre of the site, and are summarised at **Table 3.1**.

Table 3.1: SBIs Within a 2 Kilometre Radius from the Centre of the Site

SBI Name	Distance and Direction from the Site	Reasons for Designation
River Irwell	1.09 kilometres to the north-west	Birds (Br6)
Rochdale Canal Stott's Lane - Ducie Street Basin	1.44 kilometres to the north-east	Standing Water (Fw3)
Ashton Canal (West)	1.53 kilometres to the east	Standing Water (Fw3)

3.1.7 The presence of the SBIs is considered further at **Section 4.2**.

Priority Habitats Inventory

3.1.8 The Priority Habitats Inventory[2] was checked via MAGiC Maps. No Priority Habitats are identified at the site by the inventory.

Protected and Notable Species

3.1.9 GMLRC hold no records of bats for the site. Records of bats for a 2 kilometres radius from the centre of the site are summarised at **Table 3.2**.

Table 3.2: Records of Bats Within a 2 Kilometres Radius from the Centre of the Site

Species and Designation	Species Name and Designations[1] and Notes
Bat species (Order *Chiroptera*): EPS, WCAs5 and GMBAP.	10 records, dated between 2013 and 2021. The closest record is 410 metres to the west of the site, and from 2013. Of these records, one is for a roost, located 410 metres to the west of the site, and from 2013.
Brown long-eared bat (*Plecotus auritus*): EPS, WCAs5, PS and GMBAP.	1 record from 2013, located 635 metres to the north of the site. No records are held for roosting bats within 2 kilometres of the site.
Common pipistrelle (*Pipistrellus pipistrellus*): EPS, WCAs5 and GMBAP.	171 records, dated between 1994 and 2022. The closest record is 50 metres to the north-east of the site, and from 2012. Of these records 49 are for roosts; the closest record of a roost is 55 metres to the south-west of the site and from 2012.
Daubenton's bat (*Myotis daubentonii*): EPS, WCAs5 and GMBAP.	3 records, dated between 2004 and 2019. The closest record is 370 metres to the west of the site, and from 2004. Of these records, one is for a roost, located 370 metres to the west of the site and from 2004.
Myotis species (*Myotis* sp.): EPS, WCAs5 and GMBAP.	2 records, dated 2013 and 2015. The closest record is 1495 metres to the north-west of the site, and from 2013. Of these records one is for a roost, located 1665 metres to the east of the site, and from 2015.
Noctule bat (*Nyctalus noctula*): EPS, WCAs5, PS and GMBAP.	2 records, dated 2020 and 2022. The closest record is 1745 metres to the east of the site, and from 2020. No records are held for roosting bats within 2 kilometres of the site.
Pipistrelle species (*Pipistrellus* sp.): EPS, WCAs5 and GMBAP.	54 records, dated between 1994 and 2022. The closest record is 295 metres to the north-west of the site, and is from 1994. Of these records 15 are of roosts; the closest roost is located 400 metres to the west of the site, and is from 2017.
Soprano pipistrelle (*Pipistrellus pygmaeus*): EPS, WCAs5, PS and GMBAP.	11 records, dated between 2006 and 2022. The closest record is 365 metres to the north-west of the site, and from 2012. Of these records 2 are for roosts; the closest roost is 410 metres to the west of the site and is from 2013.
[1]**Key to Designation Codes:** EPS = European Protected Species under *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*. WCAs5 = Species receives full protection under Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended). PS = Priority Species listed under Section 41 of the NERC Act 2006. GMBAP = Species listed on the Greater Manchester Biodiversity Action Plan Provisional Long List.	

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

3.1.10 The presence of these bat records for the wider area has been taken into account throughout this report.

3.2 Vegetation and Habitats

3.2.1 A Phase 1 Habitat Survey map is appended at **Figure 2**, and can be referred to for all habitat descriptions. Photographs are appended at **Section 8.1**.

3.2.2 Lower Campfields is approximately 0.33 hectares and Upper Campfields is approximately 0.17 hectares; the site is approximately 0.50 hectares in total. The site is located within an urban area and comprises two buildings located between Tonman Street to the north and Liverpool Road to the south. Lower Broom Street is located to the west of Lower Campfields, and hard standing and office buildings are located to the east. The hard standing and office buildings are located to the west of Upper Campfields, which adjoins a two storey restaurant at its eastern elevation via a canopy roof.

3.2.3 No significant stands of vegetation were detected at either building, which are described in terms of their suitability for use by roosting bats at **Section 3.3** below. No NVC communities are present at the buildings, which are described by the UKHab as u1b5 buildings.

3.2.4 Invasive plant species listed under Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were not detected at either building.

3.3 Animal Life

Bat Species

Habitat Assessment for Commuting and Foraging Bats

3.3.1 Both buildings are located within a wider landscape characterised by buildings and roads, with occasional urban trees located to the north and south. The area surrounding both buildings is artificially lit throughout.

Daylight Survey

Lower Campfield

3.3.2 Refer to **Photos 1** to **9**. Lower Campfield is a detached former exhibition hall which is currently disused and in the process of renovation. The building, which was constructed in 1888, supports a balcony level at each elevation but is otherwise single storey, and is open to the roof through; no roof voids are present.

3.3.3 The building is composed from walls of metal, timber and glass panels on a metal frame and areas of mortared blockwork. The building supports a complex roof, with three ridges with a west / east orientation, and five ridges with a north / south orientation, all leading to gable ends. The roof is typically composed of a mixture of slate with glass skylights; the roofing slates had been removed at the time of the survey however.

3.3.4 The roof is unlined at the skylights but is otherwise lined with timber planks, and is supported on metal trusses, purlins and rafters.

3.3.5 No bats or signs of bats were detected at the external elevations of the building, and no bats or signs of bats were noted at the building's interior.

3.3.6 It is acknowledged that it is sub-optimal to complete an inspection for bats once re-roofing works are already underway. The building is assessed, in its current condition, to be of 'negligible' suitability for use by roosting bats; the building is located within a wider area of poor suitability for use by foraging and commuting bats, and does not support any dark, sheltered voids typically associated with species which are known to roost in the open in voids such as brown long-eared bats (*Plecotus auritus*). Gaps suitable for access by bats are present throughout at the louvred vents and at gaps around the metal pillars which form part of the

walls, however these do not lead to any suitably sheltered crevices typical to those used by species such as common pipistrelle (*Pipistrellus pipistrellus*).

3.3.7 The presence of roosting bats is reasonably discounted at the building. No further surveys are required to inform this assessment.

Upper Campfield

3.3.8 Refer to **Photos 10** to **15**. Upper Campfield is a single-storey former exhibition space which is adjoined to a restaurant at its eastern elevation by a canopy roof composed of metal and glass. The building is composed of walls of corrugated metal sheeting on a metal frame, with a single wall of mortared brick at its eastern elevation. The building supports a complex roof with five ridges with a west / east orientation and one with a north / south orientation, four gable ends at the middle of each elevation and four hipped roofs at each corner. The roof is composed of a mixture of glass skylights and corrugated metal sheeting.

3.3.9 Internally the building is open to the roof (no roof voids are present) which is unlined and supported on a metal frame with timber supports. The glass skylights have been partially painted black.

3.3.10 Gaps suitable for access by bats are present at the roofing, however these do no lead to any features suitable for use by either crevice dwelling species or species which are known to roost in the open in voids. No bats or signs of bats were detected at the exterior or interior of the building.

3.3.11 The building is considered to be of 'negligible' suitability for use by roosting bats. No further surveys are required to inform this assessment.

Summary of Results

3.3.12 A summary of the survey results presented above is provided at **Table 3.3** and the results are evaluated at **Section 4.4**.

Table 3.3: Summary of Bat Survey Results

Building Reference	Suitability for Use by Roosting Bats	Requirement for Further Survey
Lower Campfield	Negligible	No requirement for further survey
Upper Campfield	Negligible	No requirement for further survey

Bird Species

3.3.13 No nesting birds were detected at either building during the survey, although it is considered that both are suitable for use by passerine species such as blackbird (*Turdus merula*) and are suitable for use by feral pigeon (*Columba livia*). All wild birds are protected while they are nesting under the *Wildlife and Countryside Act 1981* (as amended). This is considered further at **Section 4.4**.

Other Wildlife

3.3.14 No other protected or notable species were detected at the site and the site is not considered to support suitable habitat for foraging or sheltering Priority Species.

4.0 EVALUATION AND ASSESSMENT

4.1 Introduction and Description of Proposals

4.1.1 The assessment was requested in connection with a planning application to renovate both buildings, which are currently disused. The following description of the proposals is presented in *Campfield* (Allied London, 2021):

'The project vision is to sensitively repair and repurpose the Grade II listed Upper and Lower Campfield market hall buildings to create a dynamic new workspace destination for Manchester. The proposals include for the formation of a technology incubator hub which will provide flexible, high quality, low-cost workspaces for start-ups and early-stage tech, digital, media and creative companies with associated retail leisure, event and amenity spaces.'

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

4.2 Designated Sites for Nature Conservation

4.2.1 It is considered that the site is sufficiently small and distant from all designated sites for nature conservation that the proposed development will have no adverse direct or indirect effect upon them.

4.3 Vegetation and Habitats

4.3.1 None of the habitats present are representative of semi-natural habitat. No Priority Habitats are present. The buildings are not considered to hold any ecological importance in a geographical context[3].

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

4.4 Protected Species and Other Wildlife

4.4.1 The presence of roosting bats is reasonably discounted at the building. No further surveys are required in respect of roosting bats. The proposals present an opportunity to install features suitable for use by roosting bats at the roof level of the buildings; measures to enhance habitats within the site for roosting bats are presented at **Section 5.3**. Measures to ensure that unsuitable lighting during the operational phase of the proposed development does not negatively contribute to the overall levels of artificial lighting present in the wider area are also presented at **Section 5.3**.

4.4.2 The buildings provide suitable nesting habitat for passerine bird species; all wild birds are protected while they are nesting under the *Wildlife and Countryside Act 1981* (as amended). Measures for the protection of birds during works are presented at **Section 5.2**. The proposals present an opportunity to install enhancements for nesting birds as part of the proposed works; ; measures to enhance habitats within the site for nesting birds are presented at **Section 5.3**.

5.0 RECOMMENDATIONS AND ECOLOGICAL ENHANCEMENT

5.1 Introduction

5.1.1 These recommendations aim to ensure that the development is implemented in accordance with relevant wildlife legislation, Natural England guidance, the principles of the National Planning Policy Framework (NPPF), local planning policy and best practice.

5.1.2 In accordance with Chapter 15, paragraph 180(d) of the NPPF:

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

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

5.1.3 Where possible, opportunities to enhance the ecological interest and habitat connectivity and seek biodiversity gain through appropriate landscape planting and habitat creation have been identified.

5.1.4 All recommendations are appropriate to the geographical area, the habitats in the wider area, the wildlife present in the local area (and likely to use the site post-construction) and take into consideration the end use of the site.

5.2 Protection of Nesting Birds

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

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

5.3 Enhancements for Wildlife

Lighting

5.3.1 Paragraph 185(c) in Chapter 15 (conserving and enhancing the natural environment) of the NPPF states that development should:

'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'

5.3.2 The lighting scheme to be implemented at the developed site must involve the use of appropriate products and screening, where necessary, to ensure no excessive artificial lighting shines over the wider area or proposed bat and bird boxes, as lighting overspill may deter use by wildlife such as foraging bats.

5.3.3 The lighting scheme will be designed with reference to current guidance, namely:

a. *Guidance Note 08/23: Bats and Artificial Lighting at Night* (Institution of Lighting Professionals & Bat Conservation Trust, 2023); and

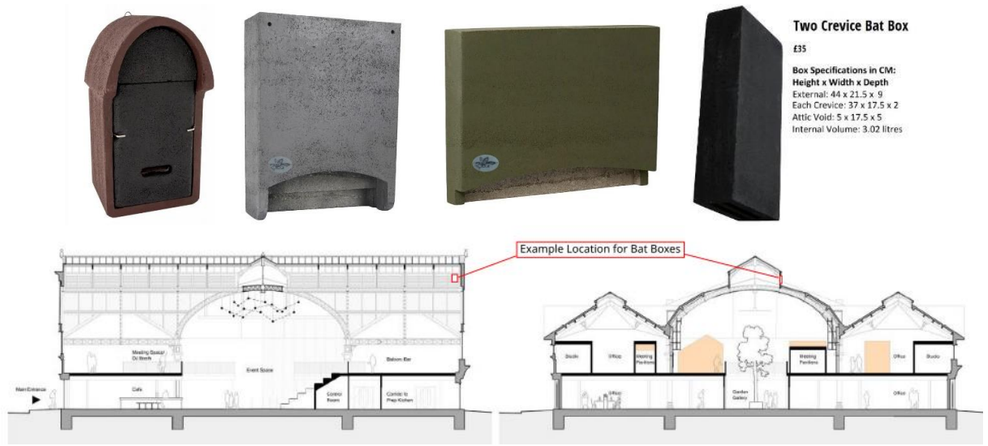
b. *Bats and lighting: Overview of current evidence and mitigation guidance* (Stone, 2014).

Enhancing Habitats for Roosting Bats

5.3.4 It is recommended that the development incorporates the installation of two bat boxes at the roofing level of the lower campfield building

5.3.5 At Lower Campfield it is recommended that a suitable location may be found at a south-facing section of the vertical, louvred sections of roof (refer to **Insert 1**). This would ensure that the boxes are located away from any areas which would be subject to disturbance during the operation of the building, and also ensure that bats were accommodated at the exterior of the building; no nuisance from droppings etc. would be expected from bat boxes installed at the location suggested.

5.3.6 Suitable bat boxes are available from NHBS Ecology (www.nhbs.com), Wild Care (www.wildcare.co.uk) and / or Greenwood's Ecohabitats (www.greenwoodsecohabitats.co.uk) and are presented at **Insert 1**, below:



Insert 1: Examples of externally mounted boxes[4] and suggested location for installation on Lower Campfield

5.4 Enhancing Habitats for Nesting Birds

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

5.4.2 The renovation of the buildings provides an opportunity for the installation of additional nesting opportunities for swift to assist their conservation.

5.4.3 Suitable locations for the swift next boxes are as per the bat boxes shown at **Insert 1**, however bird boxes must be installed at the northern elevations of the building, to prevent chicks overheating.

5.4.4 It is recommended that two swift boxes are installed as part of the proposed redevelopment of the site. Suitable swift nest boxes are illustrated at **Insert 2**.



Insert 2: Examples of a swift nest box; the Vivara Pro Woodstone Nest Box

[4] Left to right: Vivara Pro Large Multi Chamber WoodStone Bat Box, the Lela Bat Box, the Gabriella Bat Box and Greenwood's Ecohabitat's two crevice bat box (right).

6.0 CONCLUSION

6.1 This ecological assessment has demonstrated that the redevelopment at the site is feasible and acceptable in accordance with ecological considerations and the National Planning Policy Framework.

6.2 It is possible to implement reasonable actions for the protection and long-term conservation of fauna such as nesting birds.

6.3 Renovation of the buildings will provide an opportunity to secure ecological enhancement for fauna typically associated with urban areas such as breeding birds and roosting bats.

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8.0 APPENDIX: PHOTOGRAPHS AND FIGURES

8.1 Photographs



Photo 1: Lower Campfield, western elevation



Photo 2: Lower Campfield, northern elevation, western end



Photo 3: Lower Campfield, northern elevation, eastern end



Photo 4: Lower Campfield, eastern elevation



Photo 5: Lower Campfield, south-eastern corner



Photo 6: Lower Campfield, southern elevation, western end

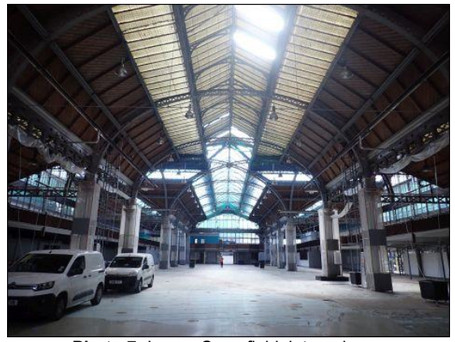


Photo 7: Lower Campfield, internal area



Photo 8: Lower Campfield, internal area, showing areas of timber lined roofing

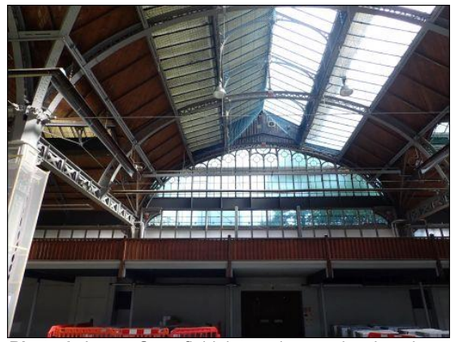


Photo 9: Lower Campfield, internal area, showing glass-faced gable (similar gables are present at the middle of each elevation)



Photo 10: Upper Campfield, south-western corner



Photo 11: Upper Campfield, north-western corner



Photo 12: Upper Campfield, north-eastern corner

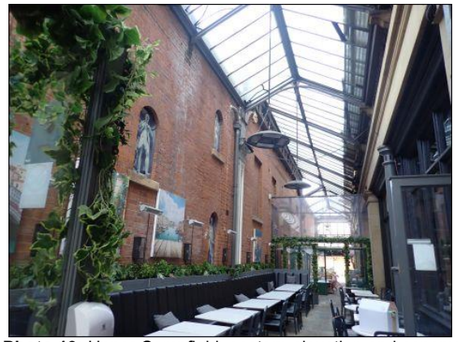


Photo 13: Upper Campfield, eastern elevation and canopy roof

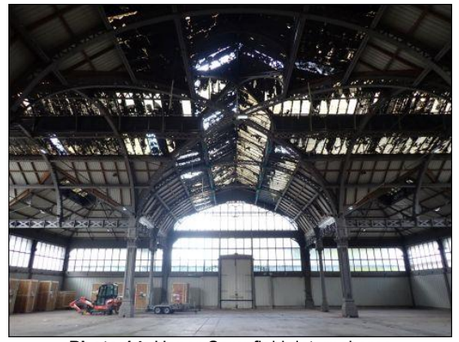


Photo 14: Upper Campfield, internal area

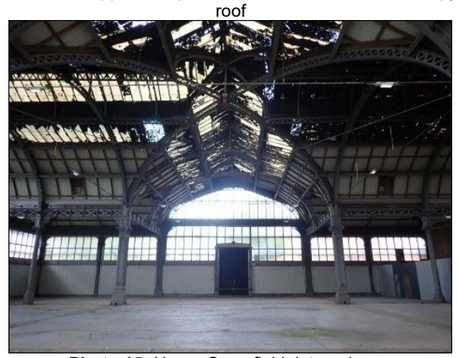


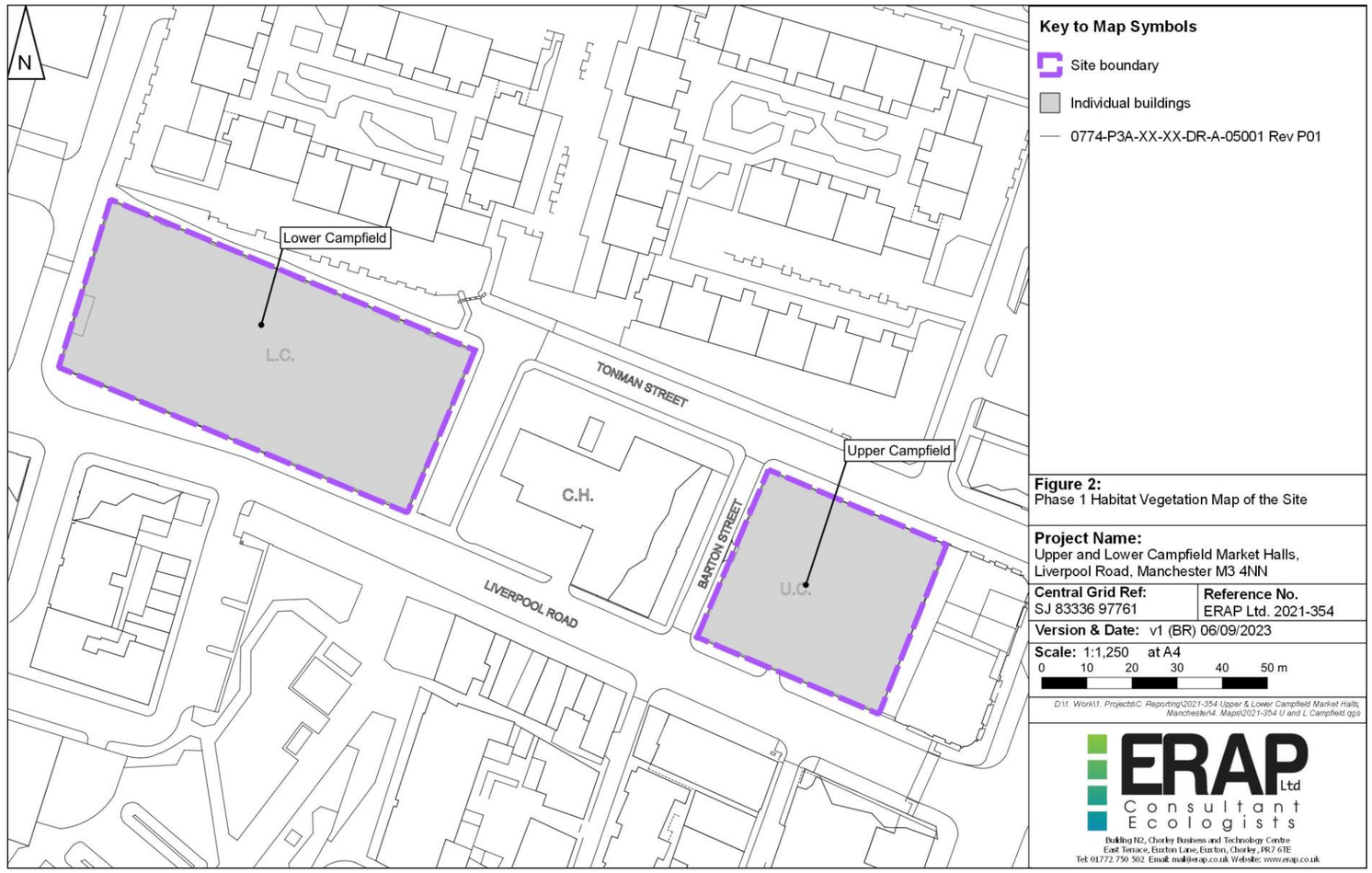
Photo 15: Upper Campfield, internal area

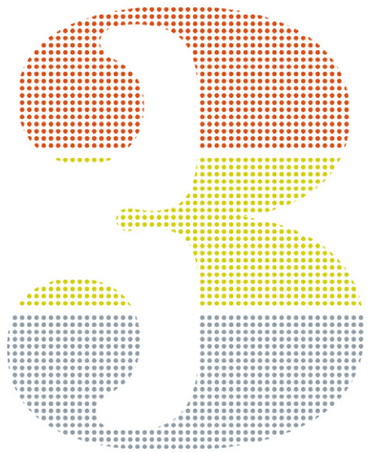
8.2 Figures

Figure 1: Aerial Image of the Site and its Surroundings



Figure 2: **Phase 1 Habitat and Vegetation Map**

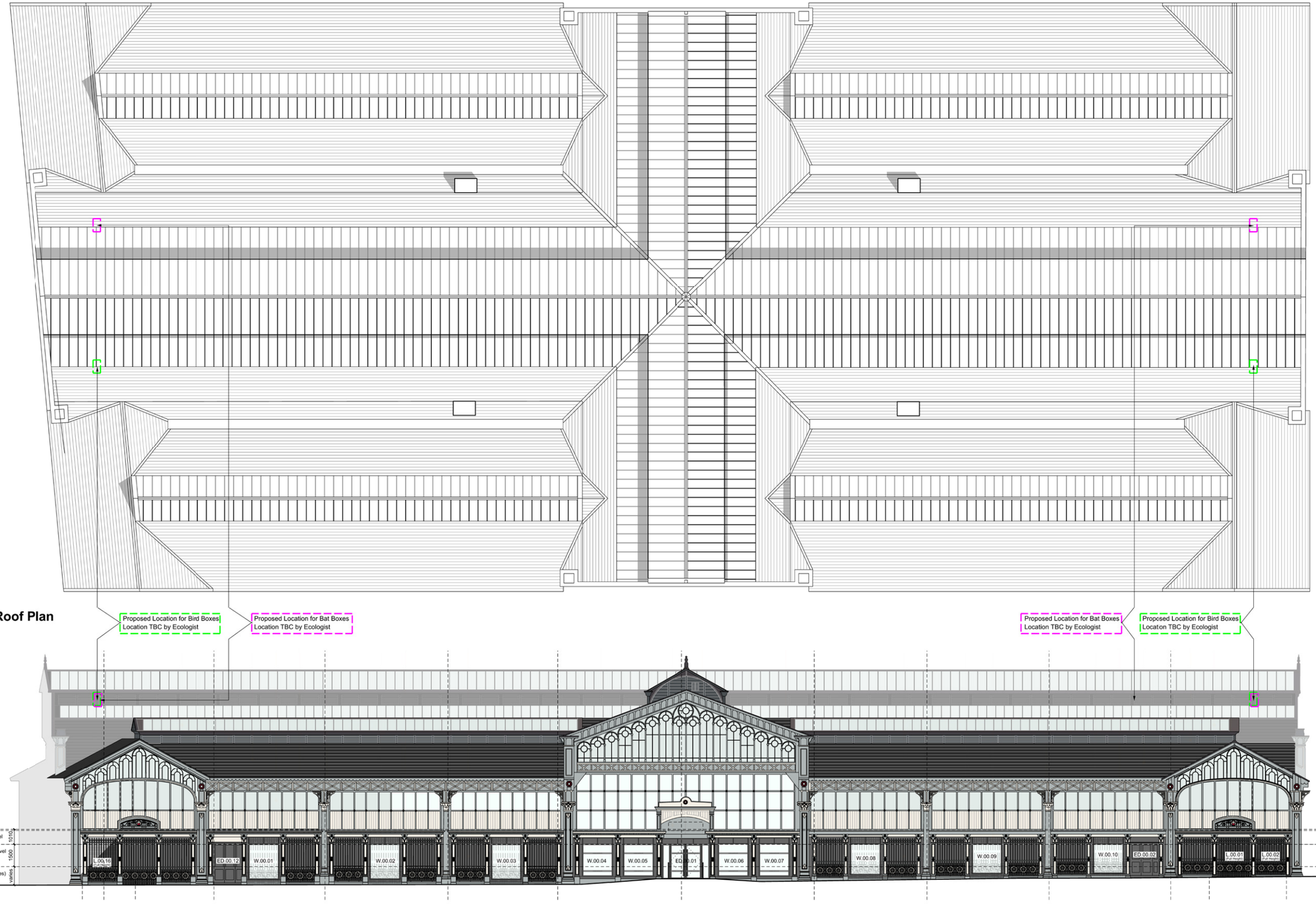




Section 02-04

The following sections contains Project 3 Architects drawing outlining the location the bat and bird boxes and site photos showing the bat and bird boxes installed. Followed by both bat and bird box specification.

It is worth noting that the report specifies the requirement for bat and bird boxes on the Lower Campfield buiding only. This is considered satisfactory for the whole site.



Proposed Roof Plan

Proposed Elevation - South Facing (Liverpool Road)

Notes:

Do not scale from this drawing.
All dimensions are in millimetres unless otherwise noted.
All dimensions to be checked on site before proceeding with work.
All omissions and discrepancies to be reported in writing to Project 3 Architects Ltd.
Areas indicated on this drawing are approximate and indicative only.
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Rev:	Date:	Description:	By:
T01	08/05/24	First Issue	JG
C01	06/06/24	Tender 02 Amends	JG
C02	24/02/25	Bird Box Additions	JG
C03	26/02/25	Location Amends	JG



2 m 0 2 4 6 8 m

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Project:
Lower Campfield
Liverpool Road, Manchester
Title:
Ecology
Bat Box Locations
Status:
CONSTRUCTION
Scale @ ISO A1:
1:125
Drawing Number:
0774-P3A-XX-XX-DR-A-04301
Revision:
C03








Site Safety
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Lela Bat Box





In stock
£89.99
#260131

Price: £89.99 ADD TO BASKET

About this product | Specification | Customer reviews | Related products

Additional images



About this product

Though important and charismatic animals, bats are believed to have declined majorly over the last fifty years and face a wide variety of challenges in the UK. One factor that is thought to have impacted populations is the reduction of suitable nesting crevices that have arisen from developments in the building process. This is a problem for a variety of species that would otherwise roost in our urban areas. For this reason, it is important to provide artificial nesting sites to support future populations.

The Lela bat box is designed to provide roosting space for several crevice species, including the brown long-eared bat and our most commonly encountered species, the Pipistrelle. It features two internal crevices, separated by a woodstone divider, that create a varied set of internal microclimates, allowing the inhabitants to choose the most suitable place to roost. It is constructed from wood-concrete, a blend of concrete and wood fibres that is both more durable and long-lasting than a timber box and lighter than a concrete roost. It has excellent thermal properties, ensuring that the box remains warm on cold nights, and is breathable, helping to reduce the risk of overheating during hot summers. Its rough texture is perfect for bats to cling to.

The Lela has twin entrances facing downwards at the base of the box, ensuring that no upkeep is required. It should be mounted externally on buildings, at least 3m from the ground and away from full sun, the prevailing wind, and sources of artificial light. Bats prefer to change roosts to benefit from varying ambient temperatures, so bat boxes should ideally be clustered in small groups.

Fixings included.

Specification

- **Function:** Maternity roost, summer roost
- **Material:** Wood concrete
- **Exterior dimensions (lxwxh):** 32.5 x 12 x 43 cm
- **Inner dimensions (lxwxh):** Layer 1: 29cm x 2.2-2.5cm (tapered) x 36 cm, Layer 2: 29cm x 2.2-2.5cm (tapered) x 31 cm
- **Weight:** 11.77 Kg
- **Fixings:** Included

AS SPECIFIED IN THE ECOLOGICAL SURVEY



WoodStone® Swift Nest Box

(7)

£35.99 ~~£44.99~~

1 Add to Basket

3 - 5 working days

SKU 906170120



Description Details Reviews

Description

Our WoodStone® range of nest boxes have been designed and developed as part of our professional Vivara Pro range. Unlike a traditional wooden nest box, this box will not rot away or deteriorate. Every WoodStone® nest box from CJ Wildlife is guaranteed for 10 years.

Constructed from a mix of concrete and wood fibres, WoodStone® nest boxes safeguard against attacks from predators including woodpeckers, cats and squirrels.

Swift numbers are declining severely, in part because of the loss of nest sites. By putting up nest boxes you can make a long term contribution to the species' conservation. Once established they are very site faithful and make delightful but unobtrusive summer guests.

There is an opening at the back of the box for easy cleaning or inspection.

Swifts use the eaves of our homes as a replacement for the rock faces and cliffs in which they would naturally nest. Nest boxes should be placed near the eaves at least 5 metres high in a spot that is sheltered from direct sunlight and has a clear flightpath.

Approx. weight: 6kg

AS SPECIFIED IN THE ECOLOGICAL SURVEY