AMENITYTREE

ENVIRONMENTAL PLANNING CONSULTANTS

Extended Phase One Habitat Survey (Preliminary Ecological Appraisal)

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Prepared for: Neo

Prepared by Simon Brain Managing Director

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1. Introduction **3**
1.1 Background to the Project 3
1.2 Site Location and Context 3
1.3 Purpose of this Report 3
1.3.1 Surveyor Information 3

2. Desk Study **4-5**
2.1 Methodology 4
2.2 Designated sites, species and habitats - Results Overview 4-5

3. Extended Phase 1 Habitat Survey **6-9**
3.1 Methodology and Survey results 6
3.1.2 Vascular plants and Habitat 6
3.1.3 Protected and Notable Species Mammals 7-8
3.1.4 Protected and Notable Species Amphibians 8
3.1.5 Protected and Notable Species Avian 8
3.1.6 Protected and Notable Species Vascular Plants 8
3.1.7 Protected and Notable Species Reptiles 9
3.2. Constraints to the Surveys 9

4. Summary and Impact. Recommendations for Further Work **9-11**
4.1. Summary and Impact. Protected Sites, habitat and species 9-10
4.2. Recommendations for protected species. Further work 10-11

5. Recommednations, mitigation, enhancement measures **12**
5.1 Recommednations, mitigation, enhancement measures 12

Appendix
Appendix 1 UK Habitat Survey Map
Appendix 2 Site Vascular plant list

1. Introduction

Amenity Tree have been instructed by (the client) to undertake a Preliminary Ecological Assessment (PEA) on land located at The former Apollo Pub in Miles Platting.

1.1 Background to the project

The client is proposing the re development of the site for residential use.

1.2 Site location, context and main habitats

The site is located within the Miles Platting area of Manchester in an urban environment and enclosed by existing residential land uses. The habitat on site comprises of building including areas of hard standing, urban trees and amenity grass.

1.3 Report purpose

To prepare a Preliminary Ecological Assessment or Extended Phase One Habitat Survey for the development site following CIEEM guidelines (*Guidelines for Preliminary Ecological Appraisal, December 2017*). The purpose of the report is to provide information relating to the location, extent and distribution and impact on the conservation of wild plants and animals and natural and semi natural habitats affected by development. This report sets out the methods, results and recommendations arising from the above work.

1.3.1 Surveyor information

Ryan Whitmarsh is an experienced ecologist who has attained a BSc (Hons) and has undertaken a range of ecological surveys for protected species and Premliminary Ecological Appraisals (PEA). He has attended courses is bats and currently working towards a Class 2 Bat License.

Simon Brain has 15 years experience as the Managing Director within ecology.

2. Desk Study

2.1 Methodology

The desk study collated information on designated statutory and non-statutory wildlife sites within 1km search radii around the proposed development site.

Information on statutory and non-statutory designated sites and legally protected/notable species records were obtained from http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx and contained in section 2.2 below.

2.2 Designated sites, species and habitats - Results Overview

Multi-Agency Geographic Information for the Countryside (MAGIC) website (http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx) has confirmed no statutory designations apply to the site and the site boundaries.

The site is located within SSSI Impact Zone for Rochdale Canal SAC/SSSI which is located 3.75m from site. Additionally, Clayton Vale Local Nature Reserve (LNR) is located 1.6km from site. The development proposal does not appear to conform to those development types that require the LPA to consult Natural England on the likely risks.

Multi-Agency Geographic Information for the Countryside website data has confirmed the following habitats and species apply to the site and its immediate locality:

- There are no section 41 habitats listed on the inventory on the site
- S41 Woodland is in numerous areas within a 2km radius of site.
- A Network Expansion Zone is not located onsite.
- There are no important Bird Areas, Seabird considerations, or water and wetland considerations in respect of avian species.
- No Great Crest Newt class survey license returns are present within 1km
- The closest granted European Protected Species (EPS) license application by Natural England was for Bat species approximately 720m from site.

3.1.2. Vascular Plants and Habitat

A site vascular plant list is included in Appendix 2.

3.1.3 Protected and Notable Species (Mammals)

Water Voles

Running water is absent within the site boundary.

Bat species

Bats are comprehensively protected under UK and European legislation. Bats are largely ubiquitous there is green infrastructure linking the site to the wider landscape. The site contains good foraging habitat. A single tree is to be removed for the development and the building is affected.

Badgers and Hedgehog

Badgers are protected under Schedule 6 of the Wildlife and Countryside Act 1981, and under the Protection of Badgers Act 1992, which prohibits deliberate interference with the animal or its sett. A standard badger survey was undertaken making checks on site and in the immediate site margins. For example, up to 30m+ from site was checked for signs for field signs of Badger (hair, tracks, prints, dropping or latrines), and distinct large mammal runs, active sett entrances and inactive sett entrances are absent within the survey area.

Amphibians

The desktop and field survey exercises indicate no field ponds are located within 500m of the site. There is no aquatic breeding habitat associated with the site itself and but foraging, dispersal and hibernating habitat for amphibians to be present.

3.1.5 Birds

All birds with only minor exceptions are protected under the Wildlife and Countryside Act (1981), as amended. It is also an offence to disturb birds whilst nesting or displaying breeding behaviour, during the breeding season. Urban birds may use the site such as house sparrow and starling which are birds of conservation concern.

3.1.6 Vascular Plants

The Wildlife and Countryside Act 1981 section 13 1(b) affords some wild flowers protection from uprooting. No other IUCN listed, BAP or other notable plants were identified. No non-native invasive (WCA Schedule 9) vascular plants were found within the site

3.1.7 Reptiles

All native reptile species in the UK are protected under law from killing or sale. No suitable semi natural habitat is present that may provide habitat for these species.

3.2. Constraints to the Surveys

The timing of the site visit was optimal for all species and habitats to be identified within the framework of a Phase 1 survey.

4. Summary and Impact

4.1 Summary – Protected habitats

The surveys have confirmed that the site does support a habitat protected under Section 41 of the Natural Environment and Rural Communities *(NERC)* Act 2006 - Habitats and Species of Principal Importance in England (woodland to the north). There are no priority hedgerows on the site.

Summary - Protected species

No evidence of protected species was recorded on site during the site walkover.

Summary – Protected sites

There are no statutory or non-statutory designated sites within the boundaries of the development site.

Impact – General

The development proposal seeks to construct a new residential dwellings and associated infrastructure and there is a direct loss of building and low-quality grassland and hard standing for the footprint of the development.

Impact - Species

The full extent of protected species that may reside on this site will require confirmation following further surveys as recommended in section 4.2. The following general impacts are considered to apply:

Species	Impact of species of development
Amphibians	Low level impact considered likely.
Badger/hedgehog	Currently no evidence of badger, hedgehog has potential to be present on site.
Bats	The existing tree to be removed may contain bat roosts. The existing building to be demolished may contain bat roosts
Birds	Loss of foraging habitat and disturbance during the breeding season. The habitats on site may support notable avian species.
Reptiles	Affected habitats onsite have no suitability for reptiles
Grassland	Loss of vascular plant habitat identified on site is likely a low-level impact
Water vole	No impact considered likely.

4.2 Recommendations for protected species

4.2.1 Mammals

Bat species

A Preliminary Roost Assessment (PRA) of the building to be demolished is required. The PRA may recommend the need for a summer emergence survey/s to be undertaken within the optimal survey period (May-August).

A GLTA is neeed to check for roosting bats in trees.

Badgers / hedgehog

No evidence of these species was found and a badger survey is not needed. Measures are required to incorporate hedgehog into the development plans.

4.2.2 Amphibians

An amphibian appraisal is not required for these species.

4.2.3 Avian

A precautionary breeding bird appraisal / survey will be required prior to any tree to removal ascertain the importance of the site to breeding birds at that time and check for presence of active nests to avoid damage and disturbance. This may require hand searching and dawn observations depending upon the time of year.

4.2.4 Vascular Plants

No other further surveys are required for vascular plants.

4.2.5 Reptiles

No further surveys are required for these species.

5. Recommendations, mitigation, enhancement measures

5.1 Recommendations, mitigation, enhancement measures

Mitigation applies to works required to comply with legislation when developing land where protected species reside, or protected habitats are being lost. Enhancement relates to biodiversity improvements often made under the National Planning Policy Framework.

At present there is no evidence of protected species on the site, which could be affected by development. The extent of protected species requires the surveys referred to in section 4.1 and 4.2 to be complete before mitigation can be proposed to support this development. Upon completion of these surveys mitigation, compensation and enhancement measures can be provided and confirmed.

The provision of a Biodiversity enhancement report and a Biodiversity Net Gain Assessment is considered to apply to the site in accordance with the NPPF guidelines and best practice.

Appendix 1: Species List

Achillea millefolium
Bellis perennis
Buddleja davidii
Crataegus monogyna
Cupressus lawsoniana
Dactylis glomerata
Galium aparine
Geranium sp.
Geum urbanum
Hedera helix
Jacobaea vulgaris
Ligustrum
Lolium perenne
Ranunculus sp
Rubus sp.
Rumex obtusifolius
Sambucus nigra
Taraxacum sp.
Taxus baccata
Trifolium repens
Urtica dioica

Appendix 2: UK Habitat Survey Map

Nelson Court

1 to 64

Apollo

(PH)

THORNDEN ROAD

El

Sub Sta

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VARLEY ST

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UK Habitat Classification

KEY

u – urban sealed surface and building

u – urban introduced shrub

g4 – modified grassland

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Detail:
UK Habitat Classification Key - Overview

Drawn By:	Date:	Scale:
SB	24.09.2024	NTS

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