
Preliminary Ecological
Appraisal

Site 22, Unity Arts, Field of
Os, Claridge Road, Chorlton,
M21 9QD

Ref: P.2064.24

Date: October 2024

(See revision dates below)

Rev	Date	Details

Ascerta

Mere One, Mere Grange, Elton Head Road, St Helens WA9 5GG
T: 0845 463 4404 E: info@landscapetreeseecology.com
www.landscapetreeseecology.com

Reference	P.2064.24
Site	Site 22, Unity Arts, Field of Os, Claridge Road, Chorlton, M21 9QD
Client	Corstorphine and Wright
Date	October 2024
Field Work by	Kira Lovatt MSc
Document Author	Kira Lovatt MSc
Technical Review	Liz Kenyon BSc (Hons)
QA Review & Approval	Ciaran Power - Operations Manager

Contents

EXECUTIVE SUMMARY	- 3 -
1.0 Introduction	- 4 -
2.0 Objectives.....	- 5 -
3.0 Survey Methods	- 6 -
3.1 Desk Study	- 6 -
3.2 Field Survey.....	- 6 -
3.3 Bat Survey Methods	- 7 -
3.4 Badger Survey Methods	- 8 -
3.5 Evaluation	- 9 -
3.6 Limitations	- 10 -
4.0 Survey Results	- 11 -
4.1 Desk Study	- 11 -
4.2 Habitat Survey	- 13 -
4.3 Protected and Notable Species	- 14 -
5.0 Evaluation and Recommendations	- 16 -
5.1 Designated Sites and Habitats	- 16 -
5.2 Protected and Notable Species Recommendations	- 16 -
5.3 Enhancements	- 17 -
6.0 Conclusions	- 18 -
7.0 References.....	- 19 -
 Appendix 1	Drawing P.2064.24.E01 Phase One Habitat Survey
Appendix 2	Species Lists
Appendix 3	Photographs
Appendix 4	Relevant Legislation
Appendix 5	Data Search Report

EXECUTIVE SUMMARY

Ascerta has been instructed by **Corstorphine and Wright** to carry out a Preliminary Ecological Appraisal and Daytime Building Inspection for bats of the land at Site 22, Unity Arts, Field of Os, Claridge Road, Chorlton, M21 9QD (hereafter referred to as **the site**).

The Preliminary Ecological Appraisal comprised of a desk study and biological records search, as well as a site walkover survey in order to map habitat types. The survey was extended to assess the potential for protected species to use the site. The assessment provides baseline data regarding the current site conditions and where appropriate allows recommendations to be made in respect of further potential work in order to satisfy current UK wildlife legislation.

The site comprises an area of an amenity grassland with scattered trees and a boundary fence.

Assessed against the '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' 2nd edition (2018), the sites habitats range in ecological value from negligible to within the zone of influence

The site provides habitat for nesting birds, hedgehog and bats. All habitats assessed are likely to be lost to the proposals. However, as the habitats to be lost to the proposals are small in area and not of high ecological value, it is considered that their loss can be mitigated for and the proposals will not adversely affect the ecological value of the wider area, provided the recommendations detailed below are followed.

Bat surveys are conducted in accordance with the Bat Surveys for Professional Ecologists - Good Practice Guidelines, published 2023 (the Guidelines). Strict adherence to these is not necessary, but where practice deviates from them, clear reasons and rationale are required.

The site was subject to an extended phase one habitat survey. During the survey and following review of historical species records, it is considered that an impact on birds, bats, and hedgehog are likely to occur in relation to the proposals for the site. The following recommendations have been made to avoid an impact on these species:

- If works have not begun by October 2026, an updated site visit will be required to assess the habitats within the site;
- Production and implementation of a hedgehog RAMS to avoid any harm to this species during the proposed works;
- Precautionary check for invasive species prior to works commencing;
- Enhancing the site for species through appropriate landscape planting that includes native, species rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings;
- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. Or a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing;

1.0 Introduction

Ascerta has been instructed by **Corstorphine and Wright** to carry out a Preliminary Ecological Appraisal at the land at the site.

The site OS grid reference is SJ 81473 94402 and the What3Words reference is grew.skill.laser. The extent of the site is displayed in photograph 1.1 below.



Photograph 1.1: Extent of the site.

Our client seeks planning consent to develop the area as a youth centre.

The site was visited on 8th October 2024 by Kira Lovatt MSc when a Preliminary Ecological Appraisal, which includes an assessment of the potential for protected species to be using the site or surroundings, was carried out in accordance with the *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). The report was prepared following methods detailed in the CIEEM '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' (2018) and '*Guidelines for Ecological Report Writing*' (2017).

The site is comprised of amenity grassland with surrounding scattered trees and introduced shrub, a fence surrounds the boundary of the site.

This report presents the results of the survey including evaluation of habitats on site and potential for protected species to be using the site. The report includes recommendations for further actions where applicable, in order to satisfy current UK wildlife legislation and to achieve our client's objectives. Relevant legislation is detailed within Appendix 4.

Our client's objectives are to assess the potential ecological constraints of the proposed development site.

2.0 Objectives

Our client's objectives are to assess the potential ecological constraints of the proposed development site.

Our objectives are as follows:

- Identify and evaluate any features of ecological value and the potential of the site to support protected species based on the walkover survey and biological records search;
- Identify designated sites within 2km of the site;
- Review protected species records within 2km of the site;
- Map the habitats within the site using JNCC (2010) methods;
- Provide recommendations for further species-specific surveys and mitigation measures where current legislation requires;
- Provide recommendations that seek to enhance the ecological value of the site;
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current UK wildlife legislation.

3.0 Survey Methods

The Preliminary Ecological Appraisal involved the collection and review of data from a desk study and field survey, along with assessment of the value of the habitats following CIEEM guidelines.

3.1 Desk Study

A desk study was undertaken on 23rd September 2024 to identify protected and notable habitats and species, and nature conservation designations potentially relevant to the proposed development. The desk study was carried out using the sources detailed in Table 3.1 below.

Table 3.1. Desk Study Data Information

Source	Date Obtained	Data Obtained
Multi-Agency Geographic Information for the Countryside (MAGIC)	23 rd September 2024	• Statutory designated sites within 2km of the site • Protected and Notable habitats within 2km of the site • Ancient woodlands within 2km of the site • European Protected Species Licenses within 2km of the site
Greater Manchester Ecology Unit (GMEU)	23 rd September 2024	• Non-statutory designated sites within 2km of the site • Protected and notable species records within 2km of the site

3.2 Field Survey

A walkover survey of the site was conducted on 8th October 2024 by Kira Lovatt MSc. The habitat types and features of ecological interest were identified and mapped in compliance with *the Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). During the survey, weather conditions were recorded to ensure optimal surveying conditions according to guidelines. Any sub-optimal conditions will be discussed in the limitations.

This includes the identification of the main species present and examination of the potential for any protected species. Habitats were mapped (Appendix 1) made for any interesting features.

The surveys particularly focused on the following species and habitat features:

- Mammals (badgers, bats, hedgehog);
- Birds (including species potentially associated with 'European Sites');
- Amphibians and reptiles;
- Invertebrates
- Hedgerows and boundaries;

- Invasive plant species; and
- Plant communities and trees.

3.3 Bat Survey Methods

The survey methods followed the guidelines set out by the Bat Conservation Trust's *Bat Surveys for Professional Ecologists Good Practice Guidelines – 4th Edition* (2023). Habitats, buildings and trees were assessed for suitability for use by bats and categorised independently using table 4.1 page 44 within the Bat Conservation Trust Guidelines (Collins, 2023).

Preliminary Ecological Appraisal for Bats

Habitats on site were assessed for their suitability for bats to use them for roosting, commuting and foraging both on the site and surrounding area. Commuting and foraging habitat suitability was categorised **low** to **high**. Any commuting and foraging habitat valued as **moderate** or above may need further survey effort if lost to the proposals.

Preliminary Roost Assessment Trees

All trees were inspected for Potential Roost Features (PRFs). Features searched for included: Natural or woodpecker holes, cracks/splits in major limbs, loose bark, hollows/cavities, dense epicormic growth, bird and bat boxes. Where such features were found they were investigated for scratches or staining, bat droppings and smoothing of surfaces around entry points. Trees assigned a suitability of **moderate** or above may require further inspection if they are to be lost to the development.

Table 3.2: Guidelines for assessing potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement. Guidelines taken from table 4.1 page 44 of the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 4th Edition (2023).

Potential suitability	Description	
	Roosting Habitats in structures	Potential flight-paths and foraging habitats
None	<i>No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).</i>	<i>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).</i>
Negligible^a	<i>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.</i>	<i>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.</i>
Low	<i>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 ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e.</i>	<i>Habitat that could be used by small numbers of bats as flight-paths 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</i>

	<i>unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats^c).</i>	<i>as a lone tree (not in a parkland situation) or a patch of scrub.</i>
Moderate	<i>A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity or hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).</i>	<i>Continuous habitat connected to the wider landscape that could be used by bats for flight-paths 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.</i>
High	<i>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^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.</i>	<i>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths 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 and connected to known roosts.</i>

^a 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).

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

^c 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 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.

3.4 Badger Survey Methods

The site was searched for setts and badger field signs including foraging areas, latrines and tracks. Attention was paid to the presence of the following field signs:

- Setts: single holes or a series of holes likely to be interconnected underground;
- Latrines: badgers usually deposit faeces in excavated pits;
- Paths and footprints;
- Scratching posts: at the base of trees;
- Snuffle holes: areas where badgers have searched for insects;
- Day nest: bundles of vegetation where badgers may sleep above ground; and

- Traces of hair.

Any setts recorded were categorised into sett types using the following criteria (Thornton, 1988):

- Main sett: Usually appearing well-used, well established and having a large number of holes with big spoil heaps, often with piles of old bedding outside;
- Annexe sett: Annexe setts are always close to the main sett and are usually connected by one or more obvious well-worn paths. They consist of several holes but are not necessarily in use the whole time, even if the main sett is very active;
- Subsidiary sett: Often these have very few holes, are usually at least 50m from the main sett and do not have an obvious path connecting them with another sett;
- Outlying sett: Usually comprising one or two holes with very little spoil outside (thus indicating that the tunnel system underground is not extensive), outlying setts have no obvious path connecting them with another sett and are used only sporadically.

Badger survey results can be found in the Confidential Badger Appendix (Appendix number).

3.5 Evaluation

Habitats and species on the site were evaluated following the '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' (2018). A geographical frame of reference is assigned to each habitat and species, with **International Value** being most important, then **National, Regional, County, District, Local** and lastly, within the immediate **Zone of Influence** (Zol) of the proposals only.

Value judgements are based on characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations such as SSSIs. For undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource are considered. Ecological resource quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

The recommendations detailed within this report aim to meet requirements of the Environment Act and Statutory Biodiversity Metric as far as possible at this stage.

3.6 Limitations

The site visit was undertaken in October, which is within optimal time of year for phase 1 habitat surveys and the site was fully accessible with sufficient vegetation was present to enable habitat identification.

The absence of biological records does not necessarily mean the absence of species. This has been considered within the report conclusions.

No ponds or ornamental water features were identified within a residential gardens located adjacent to the Site. However, it should be noted that unidentified ponds / water features may exist in nearby gardens (within 250m of the Site). In general, such water features are usually relatively small in size and are more likely to be used by common amphibians i.e. smooth newt, and/or palmate newt and/or common frog (albeit GCN and common toad may use them in certain circumstances; for example if there is a larger waterbody close by that supports either of these species).

The site was visited on only one occasion. This produces a snapshot of habitats and species on the site and others may be present at different times of the day or year. This limitation has been considered within this report.

4.0 Survey Results

4.1 Desk Study

Statutory sites

No statutory designated sites were identified within a 2km radius of the proposed development site.

Non-statutory sites

Two non-statutory designated sites were identified within a 2km radius of the proposed development site. These are listed in Table 4.2 below

Table 4.1 Non- Statutory Designated Sites

Non-Statutory Designated Site	Reason for Designation	Distance to Proposed Development
Broad EES Dole Local Nature Reserve (LNR)	• Designated for its ornithological interest • The site contains areas of wetland, woodland and grassland	1.7km south-west
Ivy Green & Chorlton EES (LNR)	• Medium sized wood joining on to other woods and meadows extending alongside of River Mersey.	1.8km south-west

The full designations for each site are listed within Appendix 5.

The site lies within a Natural England SSSI Impact Risk Zone for Brookheys Covert SSSI (7.3km south-west of the site). The site lies within a Natural England SSSI Impact Risk Zone, however a consultation with Natural England will not be triggered as the proposals are for residential dwellings only.

Priority Habitats

Numerous areas of Priority Habitat Deciduous Woodland were returned within 2km of the site within the closest area located approximately 1km west of the site.

Two areas of Coastal and floodplain grazing marsh were also returned, the closest area 1.5km west of the site located within Broad EES Dole LNR and Ivy Green & Charlton EEs LNR.

Good quality semi-improved grassland was also returned, located 1.5km west of the site within Broad EES Dole LNR and Ivy Green & Charlton EES LNR.

The site lies within a Conservation Target area for the following Priority Species:

- Curlew
- Lapwing

The site also falls within a breeding area for the following Grassland Assemblage Farmland Birds:

- Curlew
- Lapwing

Priority Species

Following a review of records held by the Greater Manchester Ecology Unit (GMEU) returned several priority species that have the potential to occur within the vicinity of the proposed development have been identified. These include birds, bats, badger, hedgehog and amphibians. The species records are summarised below, and the detailed records held by GMEU within 2km of the site are displayed within Appendix 5. Protected species legislation can be found within Appendix 4.

Birds

Three thousand, six hundred and eighty-one records were returned for bird species within 2km of the site. Species returned include barn owl, peregrine, curlew and dunnoek. All species recorded within 2km are displayed within Appendix 5. The closest of which was a barn owl recorded in 2018, located 1.8km south- west of the site. The most recent recording was a dunnoek located 1.8km south of the site.

Bats

GMEU returned one thousand and two records for bats within 2km of the site. Bat species include common pipistrelle, soprano pipistrelle, whiskered bat, daubentons bat. the closest of which was a brown long-eared bat located 1.2km west of the site. The most recent record was a 2023 record of common pipistrelle roost located 1.3km south-west of the site.

Amphibians

Forty-five records for amphibians were returned within 2km of the site. Amphibian species included great crested newt and common toad. The closest of which was a great crested newt record recorded in 1988 located 1.7m west of the site. The most recent recording for great crested newt was a 2010 record located 1.2km west the site.

Reptiles

No records for Reptiles were returned within 2km of the site.

Otter

Two records for otter were returned within 1.5km of the site. The closest of which was a 2020 record located 1.4km south-west of the site. The most recent record was a 2023 record located 1.5km southwest of the site.

Water vole

One records for water vole were returned within 1.5km of the site. The closest of which was a 2023 record located 1.5km south-west of the site.

Badger

Two hundred and sixteen records for badger were returned within 2km of the site. The most recent record of badger is a 2023 record located 1.2km west of the site. The closest record of a badger was recorded in 2021 located 1.2km south-west of the site.

Other mammals

One hundred and five records for other mammals were returned within 2km of the site. Species includes hedgehog. The closest and most recent of which was a 2021 record of a hedgehog located 1.5km west of the site.

European Protected Species Licences

There were one European Protected Species Licence (EPSL) applications within 2km of the site since 2015. ESPL applications are detailed below (distance and direction from site):

- Bat Licence 2015-15443-EPS-MIT-1 located 200m south of the site.

4.2 Habitat Survey

A habitat survey was conducted on 8th October 2024 by Kira Lovatt MSc for the site. The habitat types and features of ecological interest were identified and mapped in compliance with *The Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). A list and a summary description of key habitats identified within the site is tabled below (see Table 4.3). Notes on the presence or potential presence of protected species are provided in Section 4.4. The Phase 1 Habitat map can be found in P.2064.24> *Phase One Habitat Survey*, Appendix 1 and photographs within Appendix 3. The Target Notes (TN) and lists of species recorded during survey are presented in Appendix 2.

Weather conditions during the survey were mild (13°C), light rain and overcast (6/8 cloud cover) with a F2 (Beaufort Scale) light breeze, therefore appropriate for this type of survey.

Table 4.2. Habitats present on site including habitat alphanumeric code references from JNCC (2010).

Habitat Description and JNCC Codes	Site Description
Amenity grassland (J1.2)	Amenity grassland is present throughout the site. The grassland is intensively managed by mowing regularly. The grass sward height is approximately 5cm, annual meadow grass is abundant with daisy and white clover frequent. Full species lists are detailed within Appendix 2. This habitat is shown in photographs 1-4 within Appendix 3.
Introduced shrub (J1.4)	Areas of introduced shrubs/ornamental planting are present along the northern and western site boundaries, within the formal landscaping. Species include <i>Hedra helix sp.</i> and <i>Clematis sp.</i> This habitat is displayed in photographs 3, 5 & 6 within Appendix 3.
Scattered trees (A3.1)	Scattered trees are located around the boundary of the site on the north, east and south elevations. Species include mature sycamore, ash and elder species. This habitat is displayed in photographs 4 & 7 within Appendix 3.
Fence (J2.4)	A 9ft metal fence surrounds the boundary of the site, with an access gate on the southern elevation of the site. The north and eastern fence present several encroaching plant species including ivy <i>sp.</i> and clematis <i>sp.</i> This habitat is displayed in photographs 1-8 within Appendix 3.
Wall (J3.5)	A painted wall mural is located on the eastern aspect of the site and is encroached in some areas by neighbouring introduced shrub. This habitat is displayed in photographs 6 & 8 within Appendix 3.

4.3 Protected and Notable Species

Table 4.3: Habitat suitability for protected and notable species, including evidence, further survey information and reference to photographs/drawings where applicable.

Birds	Habitat suitability
	The amenity grassland and scattered trees provide suitable foraging and nesting opportunities for bird species.
	Species seen / Evidence of presence / Features identified
	During the survey, magpie and passerine species were identified within the site. The site is unsuitable habitat for the birds listed within the Breeding Grassland Assemblage of Farmland Birds due to the management and disturbance of the area.
	Further survey required
	For any vegetation removal is to be undertaken, a nesting bird survey will be required (section 5.2).
Bats	Habitat suitability
	The trees on site offer no potential to support bat roosts as detailed above in section 4.3.
	The trees within the site were subject to a ground level inspection for potential bat features during the survey. No features, such as cracked/split limbs or tear outs were identified.
	The amenity grassland introduced shrub and scattered trees within the site provide good suitability for commuting and foraging bats, with connectivity to the surrounding land use.
	Species seen / Evidence of presence / Features identified
	Evidence of bats was not identified within the site during the survey.
Badger	Further survey required
	No further survey effort for bats will be required (see section 5.2).
	Habitat suitability
	The amenity grassland within the site provides limited foraging and shelter habitat for badger, the surrounding fence currently prevents access for badgers into the site.
	Species seen / Evidence of presence / Features identified
	No evidence of badger or hedgehog was identified within the site during the survey.
Water vole	Further survey required
	Badger will not be impacted by the proposals within the site therefore, badger do not require further consideration within this planning application and will not be discussed further within this report.
	Habitat suitability
	The site and adjacent areas provide no suitable habitats for water vole.
	Species seen / Evidence of presence / Features identified
	No evidence of water vole was identified during the site visit.
Water vole	Further survey required
	Water vole will not be impacted by the proposals within the site therefore, water vole do not require further consideration within this planning application and will not be discussed further within this report.
	Habitat suitability

Otter	The site and adjacent areas provide no suitable habitats for otter.
	Species seen / Evidence of presence / Features identified
	No evidence of otter were identified during the site visit.
	Further survey required
	Otter will not be impacted by the proposals within the site therefore, water vole and otter do not require further consideration within this planning application and will not be discussed further within this report.
Amphibians	Habitat suitability
	Amenity grassland and introduced shrub provide limited terrestrial habitats for amphibians at the site.
	Species seen / Evidence of presence / Features identified
	No evidence of amphibians was identified within the site during the survey.
	Further survey required
Reptiles	Habitat suitability
	The habitats within the site do not offer suitability to support reptiles. Ecotones are not present within the site and the habitats are scattered across the site with no suitable connectivity. The habitats within the site are prone to high human disturbance.
	Species seen / Evidence of presence / Features identified
	No evidence of reptiles was identified within the site during the survey.
	Further survey required
Invertebrates	Habitat suitability
	The amenity grassland provides some limited habitat for invertebrates, however the area is prone to human disturbance.
	Species seen / Evidence of presence / Features identified
	No evidence of invertebrates was identified within the site during the survey.
	Further survey required
Small mammals	Habitat suitability
	Amenity grassland and introduced shrub within the site provide limited foraging and shelter habitat for small mammal species such as hedgehog.
	Species seen / Evidence of presence / Features identified
	No evidence of hedgehog was identified within the site during the survey.
	Further survey required
Small mammals	No further survey effort of other small mammals will be required; however Reasonable Avoidance Measures (RAMS) should be implemented (see section 5.2).

5.0 Evaluation and Recommendations

5.1 Designated Sites and Habitats

There are no statutory or non-statutory protected sites within the vicinity of the proposals that are likely to be influenced by the proposals. It is considered that there will be no impact on any statutory or non-statutory sites in the vicinity as a result of the proposals due to the distance from the site.

The site lies within a Natural England SSSI Impact Risk Zone; however, Natural England will not need to be consulted for this type of planning proposal within the residential area as the proposed development does not fall under the likely impacts for the SSSI as detailed on MAGIC Maps. It is considered that there will be no impact on any SSSIs in the vicinity as a result of the proposals.

Mitigation

The habitats on site comprise amenity grassland, introduced shrub and scattered trees. These habitats are considered to have an ecological value of negligible, **within the zone of influence** of the site or lower. The site contains no designated or priority habitats. Overall, the proposals are unlikely to adversely affect the ecological value of the area.

5.2 Protected and Notable Species Recommendations

Birds

The scattered trees introduced shrub and amenity grassland provide suitable habitat for nesting and foraging bird species. It is recommended that vegetation clearance should be undertaken outside of the nesting bird season (**1st March to 31st August Inclusive**) to avoid any impact on breeding birds. If vegetation clearance cannot be undertaken outside of the breeding bird season, a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing. If an active birds' nest is identified a suitable buffer zone should be implemented where no works are to occur within until the young have fledged the nest.

Bats

The habitats on site provide **low** suitability for commuting and foraging bats. The trees on site were assessed to provide **no** potential for bats.

Invasive species

No non-native invasive species were identified during the walkover survey. As invasive species can colonise very quickly it is recommended that an **updated invasive species check** is undertaken prior to the start of works.

Small mammals

The site provides limited habitat for hedgehog within the amenity grassland and introduced shrub.

These habitats are likely to be impacted by the proposals and therefore, it is recommended that a **Hedgehog Reasonable Avoidance Measures (RAMS) Method Statement** is produced and implemented during the works to avoid harm to this species.

To enable hedgehog continued use of the site it is advised that gaps of at least 13cm by 13cm are left under any new fences to enable hedgehog to roam freely within the area following development.

5.3 Enhancements

In order to meet requirements for biodiversity protection and enhancement outlined within the NPPF, it is recommended that ecological enhancements are included. These could include:

- Provision of 2 bird boxes (25mm and 32mm entrance hole box, house sparrow terrace, swift box), attached to or integrated into new buildings on site;
- Provision of 2 bat features (e.g. Vivara Pro WoodStone Bat box or similar) attached to a retained or new tree on site or provision of a bat box (e.g. Vivara bat bricks or '*bird brick houses*' bat boxes) integrated within new buildings; and
- Suitable landscaping incorporating species that provide a food or shelter resource to wildlife to include hawthorn, hazel, holly, blackthorn, field maple, dog rose and honeysuckle as hedgerow species and oak, alder, field maple, silver birch, crab apple, rowan and bird cherry as tree species together with implementing a relaxed mowing regime and establishing wildflowers in these areas.

6.0 Conclusions

The site was subject to an extended phase one habitat survey. During the survey and following review of historical species records, it is considered that an impact on birds, bats, and hedgehog are likely to occur in relation to the proposals for the site. The following recommendations have been made to avoid an impact on these species:

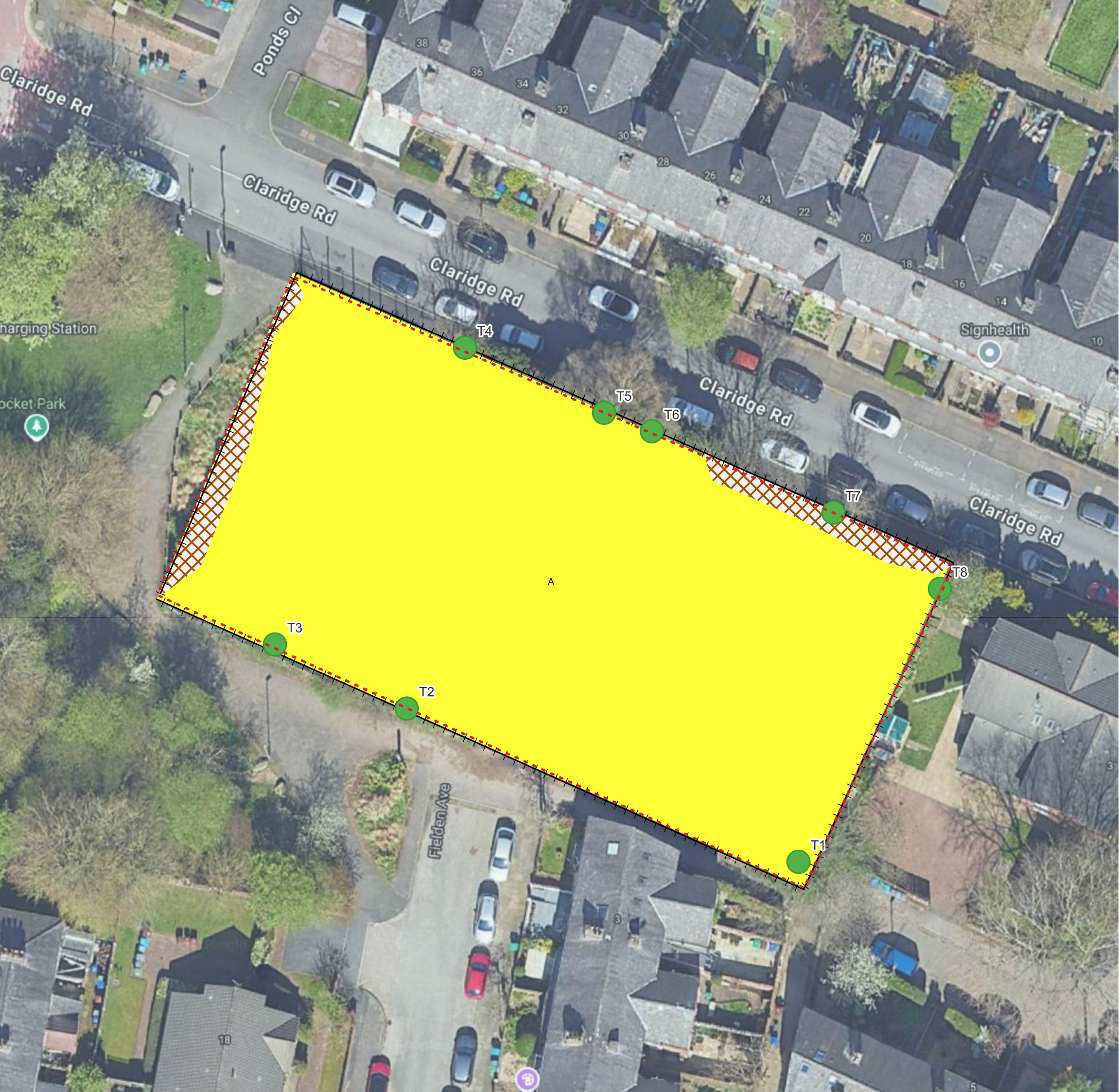
- If works have not begun by October 2026, an updated site visit will be required to assess the habitats within the site;
- Production and implementation of a hedgehog RAMS to avoid any harm to this species during the proposed works;
- Precautionary check for invasive species prior to works commencing;
- Enhancing the site for species through appropriate landscape planting that includes native, species rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings; and
- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. Or a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing;

It is considered that there would be very limited impacts on the local ecology as a result of the proposals, provided the recommendations detailed within section 5.0 above are followed.

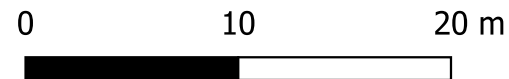
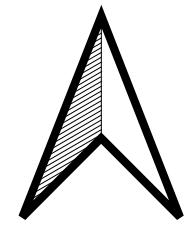
7.0 References

- ARG UK. (2010). *ARG UK Advice Note 5: Great Crested Newt Habitat Suitability Index*
- Bat Conservation Trust (2018). *Bats and lighting in the UK- bats and the built environment series 08/18* Bat Conservation Trust, London.
- Chanin, P. (2003). *Monitoring the Otter Lutra lutra. Conserving Natura 2000 Rivers Monitoring Series No. 10*, English Nature, Peterborough.
- CIEEM (2017). *Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.*
- CIEEM (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.* Chartered Institute of Ecology and Environmental Management, Winchester.
- CIEEM (2021). *Bat Mitigation Guidelines: A guide to impact assessment, mitigation and compensation for developments affecting bats. Beta version.*
- Collins, J. (Ed.). (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn). Bat Conservation Trust, London.
- Joint Nature Conservation Committee (2010). *Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit.* JNCC Publications, Peterborough.
- Joint Nature Conservation Committee (JNCC). *The UK Biodiversity Action Plan (UK BAP)* [online] Available at: www.jncc.defra.gov.uk/page-5155
- Key, B. T. H. (2018). *Bat Roosts in Trees: A Guide to Identification and Assessment for Tree-Care and Ecology Professionals.* Pelagic Publishing Ltd.
- Maddock, A. (2008). UK biodiversity action plan; priority habitat descriptions. *UK Biodiversity Action Plan, 94pp.*
- Ministry of Housing, Communities and Local Governments (2023). *National Planning Policy Framework (NPPF)*. [online] Available at: [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/115122/nppf-2023.pdf)
- Multi Agency Geographic Information for the Countryside (MAGIC) [online] Available at: [MAGIC \(defra.gov.uk\)](https://magic.defra.gov.uk/)
- Oldam *et al.* (2000). *Evaluating the suitability of habitat for the great crested newt (Triturus cristatus).* *Herpetological Journal* 10, 143– 155
- Rose, F., O'Reilly, C., Smith, D. P., & Collings, M. (2006). *The wild flower key: how to identify wild flowers, trees and shrubs in Britain and Ireland.* Frederick Warne.
- Stace, C. (2010). *New flora of the British Isles.* Cambridge university press.
- Strachan, R., Moorhouse, T., Gelling, M. (2011) *Water Vole Conservation Handbook, 3rd Edition.* Wildlife Conservation Research Unit: Abingdon.

Appendix 1



- Survey Area
- Wall
- Scattered Trees
- +++ Fence
- ⊠ J1.4 - Introduced shrub
- A J1.2 - Cultivated/disturbed land - amenity grassland



DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

© This drawing, including the design and technical information contained on it, is the property of Ascerta. The drawing may only be used for the specific purpose for which it has been intended and may not be reproduced or copied without prior permission.

ASCERTA
LANDSCAPE | TREES | ECOLOGY

t: 0845 463 4404
e: Info@landscapetreeseecology.com
www.landscapetreeseecology.com

CLIENT:
Corstorphine and Wright

PROJECT:
Site 22, Unity Arts, Field of Os,
Claridge Road, Chorlton, M21 9QD

DRAWING TITLE:
Phase One Habitat Survey

SCALE: NTS@A3	DRAWN BY: KL	DRAWING No: P.2064.24.E01
DATE: 10/10/2024	CHKD BY: LK	REV: -

Appendix 2

Appendix 2: Species Lists and Target Notes

Table 1: Flora Species

English Name	Scientific Name
Ash	<i>Fraxinus excelsior</i>
Alder	<i>Alnus Glutinosa</i>
Clover	<i>Trifolium sp.</i>
Cock's-foot	<i>Dactylis glomerata</i>
Clematis <i>Sp.</i>	<i>Clematis Sp.</i>
Common daisy	<i>Bellis perennis</i>
Creeping buttercup	<i>Ranunculus repens</i>
Dandelion	<i>Taraxacum agg.</i>
Ivy	<i>Hedera helix</i>
Meadow grass	<i>Poa sp.</i>
Moss	<i>Bryophyta sp.</i>
Red clover	<i>Trifolium pratense</i>
Sycamore	<i>Acer pseudoplatanus</i>
White clover	<i>Trifolium repens</i>

Appendix 3

Appendix 3: Photographs

Table 3: Photographs of the site

	
Photograph 1: Gate located on the southern aspect of the site	Photograph 2: North elevation of the site
	
Photograph 3: Ivy species climbing along the fence of the western boundary of the site	Photograph 4: Amenity grassland and tree species located on south elevation of the site



Photograph 5: Extensive ivy growing Along the northern boundary fence



Photograph 6: Introduced shrub and wall on the east elevation of the site



Photograph 7: Tree species with negligible bat roost potential



Photograph 8: Wall and encroaching ivy *sp.* on eastern elevation

Appendix 4

Appendix 4: Relevant Legislation

European Legislation

The following Directives have been adopted by the European Union and provide protection for fauna and flora species of European importance and the habitats which support them:

- Directive 2009/147/EC on the Conservation of Wild Birds (Birds Directive);
- Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive).

UK Legislation

The Habitats Directive has been transposed into national legislation through the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (The Habitats Regulations). This provides for the designation and protection of 'European Sites' (SPAs, SACs and Ramsar Sites, including proposed or potential European Sites) and the protection of 'European Protected Species'.

The key UK legislation relating to nature conservation is the Wildlife and Countryside Act 1981 (as amended) (W&C Act). This Act is supplemented, *inter alia*, by provision in the Countryside and Rights of Way (CROW) Act 2000, and the Natural Environment and Rural Communities Act 2006 (NERC Act). Additional species and habitat specific UK legislation includes the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997.

The Environment Act sets out how the UK will maintain environmental standards following leaving of the EU. The Bill builds on the vision of the 25 Year Environment Plan, with the ambition from the government to leave the environment in a better state than it was when inherited.

The National Planning Policy Framework (NPPF) 2023 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 15 '*Conserving and enhancing the natural environment*'. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes and sites of biodiversity value, recognise the wider benefits from natural capital and ecosystem services and minimising impacts on and provided net gains for biodiversity. Further guidance is provided within Government Circular 06/05: *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System*.

Species and Habitats of Principal Importance

Species and Habitats of Principal Importance are listed under section 41 of the NERC Act and are a material consideration in planning decisions. Planners require relevant, up to date information from ecological surveys in order to assess the effects of a proposed development on biodiversity as Councils have a statutory obligation under section 40 of the NERC Act to consider biodiversity conservation in the determination of planning applications.

Background information about the lists of priority habitats and species (Species and Habitats of Principal Importance) can be found within the UK Biodiversity Action Plan (UK BAP). Although this has been succeeded by the '*UK Post-2010 Biodiversity Framework*', many of UK BAP tools are still relevant. BAPs identify habitats and species of nature conservation priority on a UK (UK BAP) and Local (LBAP) scale. Most BAP priority habitats and species have Habitat Action Plans (HAP) and Species Action Plans (SAP) and there are also "grouped action plans" for groups of related species with similar conservation requirements. The LBAP relating to this Site is the Greater Manchester Biodiversity Action Plan.

Badgers

The legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992.

Under the Protection of Badgers Act 1992 it is an offence *inter alia* to:

- Wilfully kill, injure or take a badger, or to attempt to do so;
- Cruelly ill-treat a badger; or
- Intentionally or recklessly interfere with a badger sett by (a) damaging a sett or any part of one; (b) destroying a sett; (c) obstructing access to or any entrance of a sett; (d) causing a dog to enter a sett; or (e) disturbing a badger when it is occupying a sett.

The Badger Act 1992 defines a badger's sett as *"any structure or place which displays signs indicating current use by a badger"*

Natural England can issue licences to enable works to continue that may affect a protected species. In relation to disturbance of badgers, Natural England (2009) gives guidelines on disturbance which will require a licence. These includes: *"using very heavy machinery (generally tracked vehicles) within 30 metres of any entrance to an active sett; using lighter machinery (generally wheeled vehicles), particularly for any digging operation, within 20 metres; light work such as hand digging or scrub clearance within 10 metres. There are some activities which may cause disturbance at greater distances (such as using explosives or pile driving) and these should be given individual consideration."*

Bats

In England, all bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 (as amended). Several species of bat are also highlighted as Priority Species under the UK Biodiversity Action Plan and within the Local BAP.

Under the current legislation as summarised on pages 9 and 10 of the Bat Surveys for Professional Ecologists Good Practice Guidelines – 4th Edition (2023) it is a criminal offence to:

"To kill, capture, injure or take a wild bat;

- *To damage or destroy a place used by a bat for breeding or resting. All offences of this nature are identified within the Habitats Regulations. This offence is unique in that it can be committed accidentally. No element of intentional, reckless or deliberate action needs to be evidenced;*
- *To disturb bats anywhere (roosts, flight lines or foraging areas) if levels of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate or to affect significantly local distribution or abundance;*
- *To intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection;*
- *To intentionally or recklessly obstruct access to any place used by a bat for shelter or protection; and*
- *To be in possession or control of a bat alive or dead (or any part of a bat or anything derived from a bat, although bat droppings are generally considered to be acceptable), or to transport a bat, to sell or exchange a bat or to offer to sell or exchange a bat taken from the wild."*

Breeding Birds

Breeding Birds are protected under the Wildlife and Countryside Act which make it an offence to:

- *intentionally kill, injure or take any wild bird or take, damage or destroy the nest of any wild bird whilst it is in use or being built;*
- *intentionally take or destroy the egg of any wild bird;*
- *have in one's possession or control any wild bird, dead or alive, or any part of a wild bird (including eggs), which has been taken in contravention of the Act or the Protection of Birds Act 1954;*
- *intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.*

Invasive Species

It is an offence under Section 14(2) of the Wildlife and Countryside Act 1981 to 'plant or otherwise cause to grow' in the wild any plant in Schedule 9 Part II.

Invertebrates

The site's suitability for supporting invertebrates was assessed during the site visit. This included making note of key plant species that could be used by notable invertebrates, together with incidental invertebrates recorded on the day.

It is a criminal offence to intentionally, wilfully kill, injure or take any of the aforementioned protected species or to destroy or disturb its habitat.

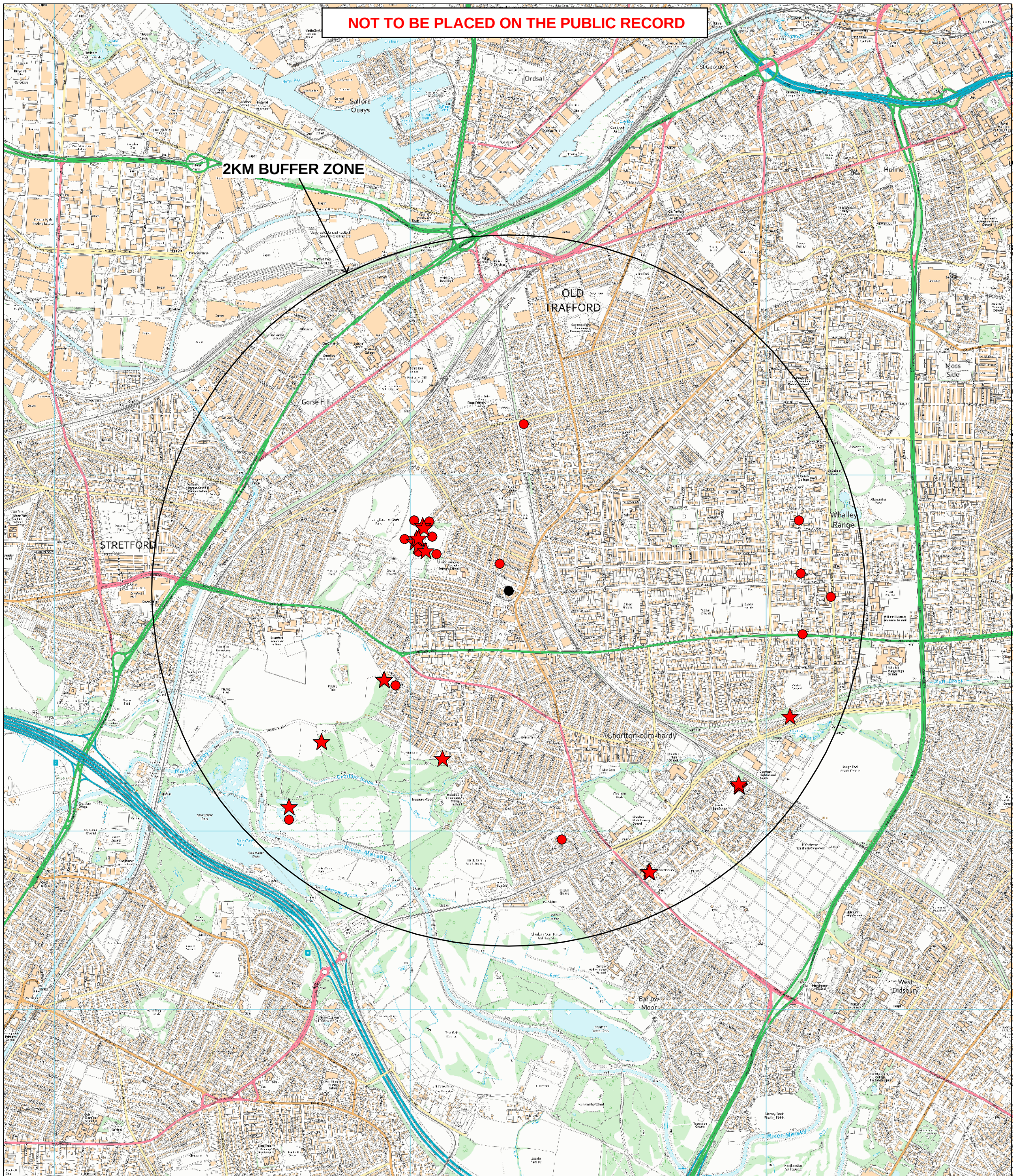
Local Policy

The site lies within Manchester and is covered by Manchester's Local Development Framework Core Strategy Development Plan Document (adopted 11 July 2012) and extant policies within the Unitary Development Plan. The policy of relevance is EN 15 within the Core Strategy document. Manchester is covered by The Places for Everyone Joint Development Plan 2022 to 2039 (adopted March 2024). The policy of relevance is JP-G8 regarding Net Enhancement of Biodiversity and Geodiversity.

<https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf>

Appendix 5

NOT TO BE PLACED ON THE PUBLIC RECORD



GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ 815 943
FIELD OF OS SITE22 - MAP 3
CONFIDENTIAL

SCALE 1:20,000

- KEY**
BADGERS
★ SETTS
● OTHER SIGNS

THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH
THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE
CONTROLLER OF HMSO (C) CROWN COPYRIGHT
UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT
AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS

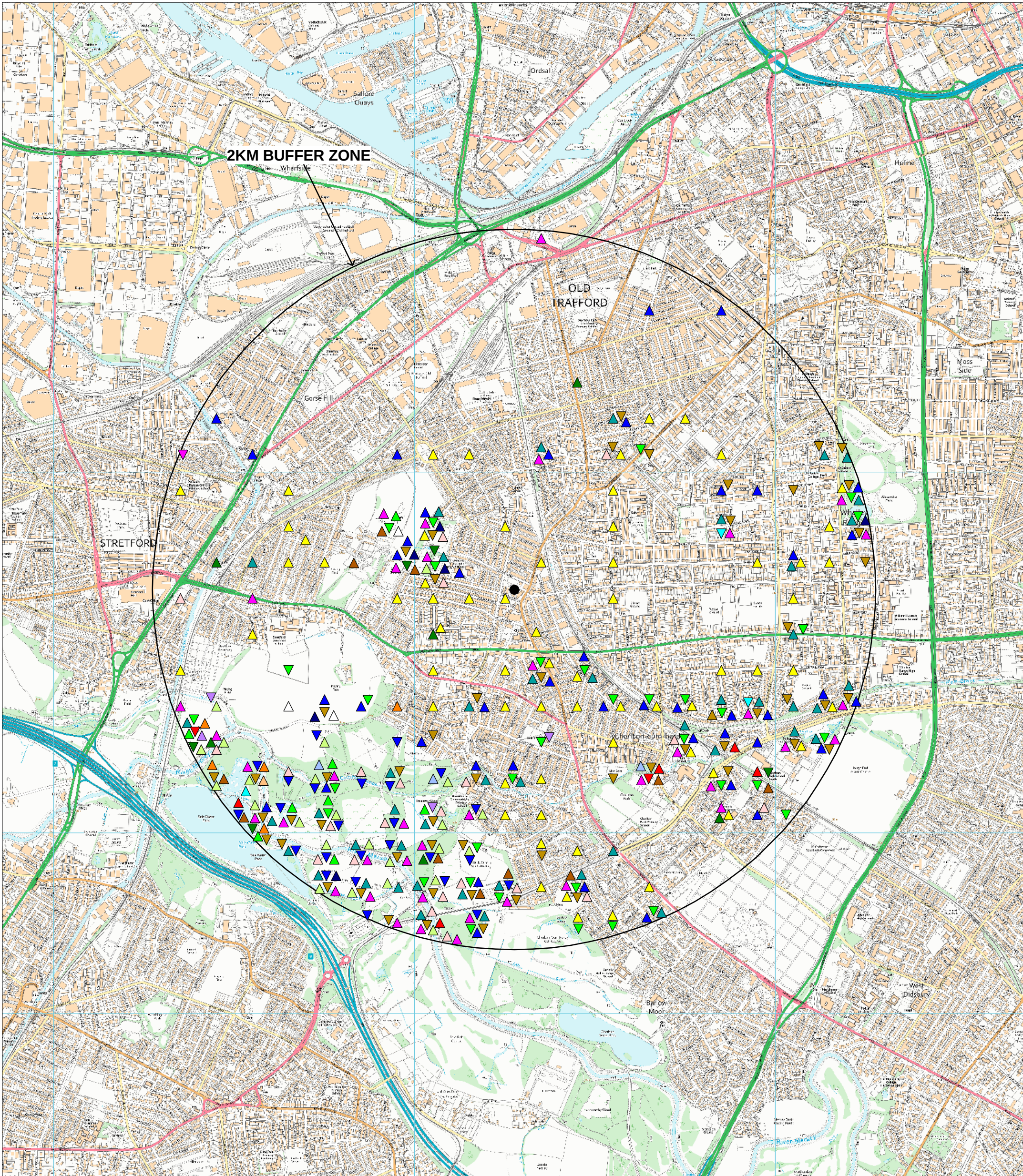
TAMESIDE MBC LICENCE NO LA100022697, 2024



Greater Manchester
Ecology Unit

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk

Date Produced: 18/09/2024



KEY

SECTION 41 SPECIES

- | | |
|-----------------------|------------------|
| ▲ BLACK-TAILED GODWIT | ▲ LESSER REDPOLL |
| ▲ BULLFINCH | ▲ LINNET |
| ▲ COMMON REDPOLL | ▲ REED BUNTING |
| ▲ COMMON TOAD | △ RING OUZEL |
| ▲ CUCKOO | ▲ S41 MOTH |
| ▲ CURLEW | ▼ SKYLARK |
| ▲ DUNNOCK | ▲ SMALL HEATH |
| ▲ GR.HOPPER WARBLER | ▲ SONG THRUSH |
| ▲ GREY PARTRIDGE | ▲ SP. FLYCATCHER |
| ▲ HEDGEHOG | ▲ STARLING |
| ▲ HERRING GULL | ▲ TREE SPARROW |
| ▲ HOUSE SPARROW | ▲ WL HAIRSTREAK |
| ▲ LAPWING | ▲ WILLOW TIT |

GREATER MANCHESTER ECOLOGY UNIT ECOLOGICAL SEARCH - SJ 815 943 FIELD OF OS SITE22 - MAP 5

SCALE 1:20,000

THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH
THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE
CONTROLLER OF HMSO (C) CROWN COPYRIGHT
UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT
AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS

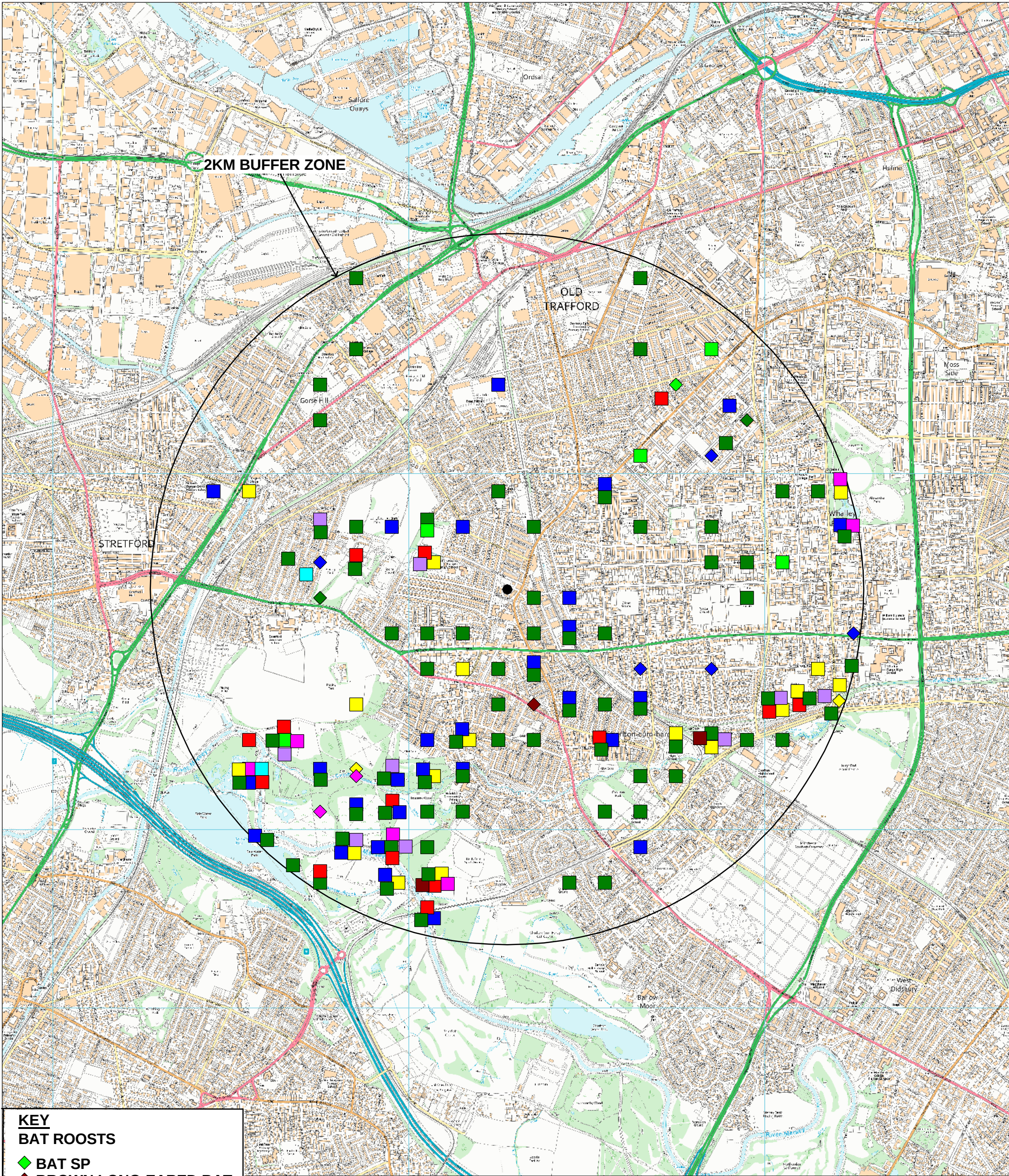
TAMESIDE MBC LICENCE NO LA100022697, 2024



**Greater Manchester
Ecology Unit**

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk

Date Produced: 19/09/2024



KEY

BAT ROOSTS

- ◆ BAT SP
- ◆ BROWN LONG-EARED BAT
- ◆ COMMON PIPISTRELLE
- ◆ DAUBENTON'S BAT
- ◆ PIPISTRELLE SP
- ◆ SOPRANO PIPISTRELLE

BATS OTHER SIGNS

- BAT SP
- BROWN LONG-EARED BAT
- COMMON PIPISTRELLE
- DAUBENTON'S BAT
- MYOTIS SP
- NOCTULE BAT
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE
- WHISKERED BAT

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ 815 943
FIELD OF OS SITE22 - MAP 4

SCALE 1:20,000

BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH
THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE
CONTROLLER OF HMSO (C) CROWN COPYRIGHT
UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT
AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS

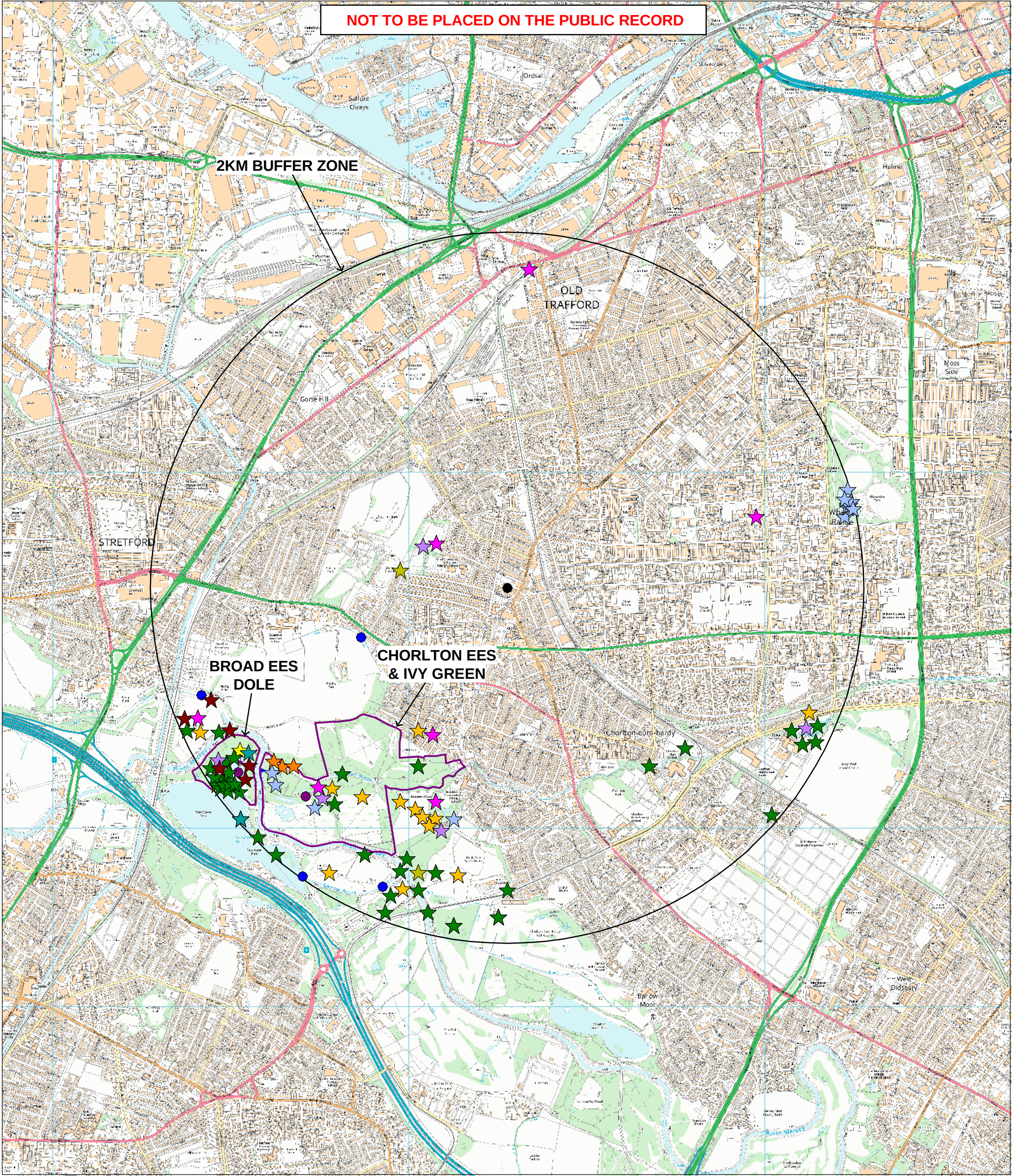
TAMESIDE MBC LICENCE NO LA100022697, 2024



Greater Manchester
Ecology Unit

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk

Date Produced: 19/09/2024



KEY
SITES

LOCAL NATURE RESERVES

PROTECTED SPECIES

- | | |
|----------------------|------------------------|
| ↑ GREAT CRESTED NEWT | ★ GREY HERON(RY) |
| ● GC NEWT ABSENCE | ★ HOBBY |
| ● WATER VOLE | ★ KINGFISHER |
| ● WATER VOLE ABSENCE | ★ LITTLE RINGED PLOVER |
| ★ BARN OWL | ★ OTTER |
| ★ BEE ORCHID | ★ PEREGRINE |
| ★ COMMON SCOTER | ★ SCAUP |

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ 815 943
FIELD OF OS SITE22 - MAP 2

SCALE 1:20,000

THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HMSO (C) CROWN COPYRIGHT UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS

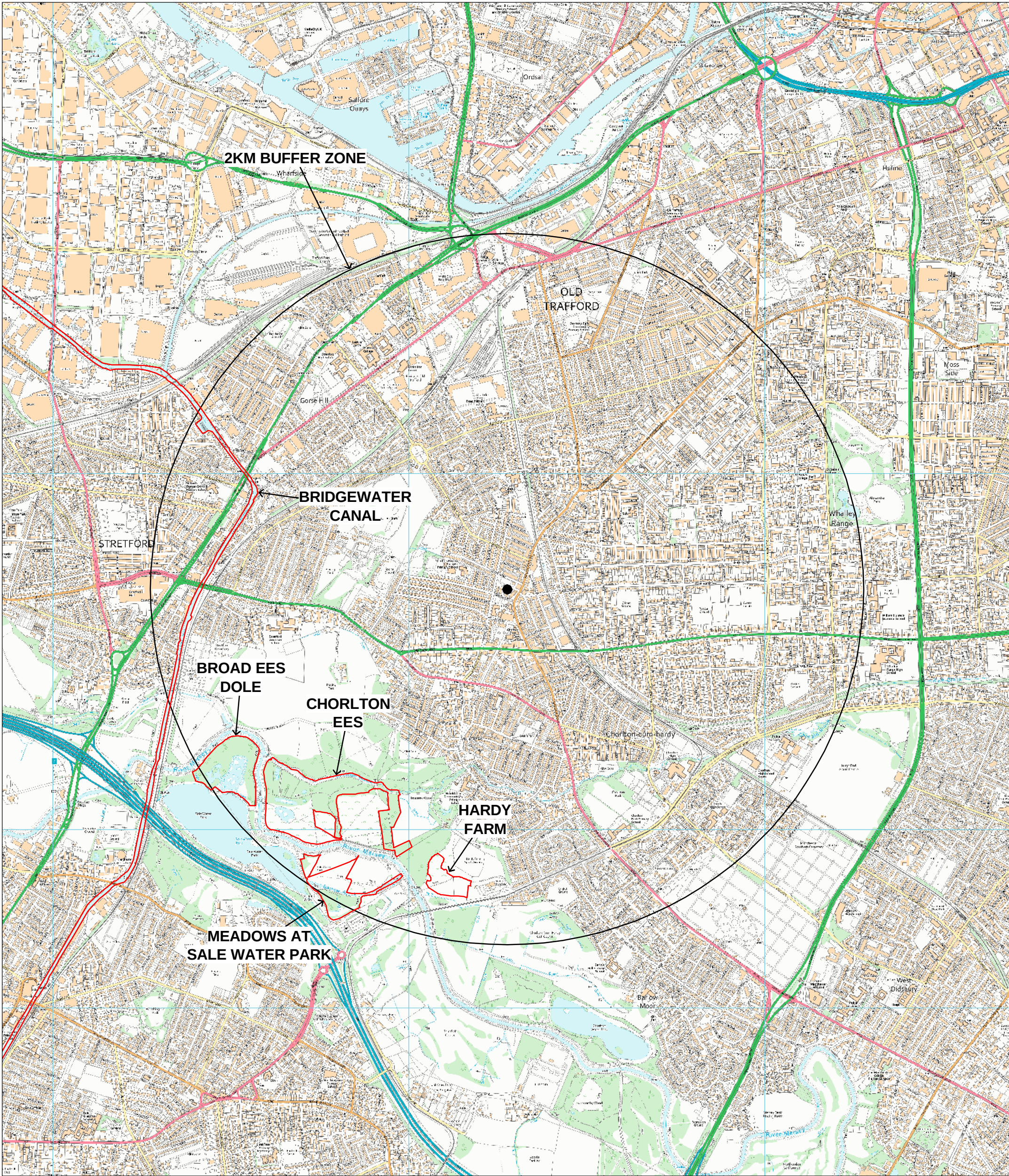
TAMESIDE MBC LICENCE NO LA100022697, 2024



Greater Manchester Ecology Unit

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk

Date Produced: 18/09/2024



**GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ815943
FIELD OF OS SITE22 - MAP 1**

KEY
SITE OF BIOLOGICAL IMPORTANCE
 **SBI BOUNDARY**

SCALE 1:20,000

THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH
THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE
CONTROLLER OF HMSO (C) CROWN COPYRIGHT
UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT
AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS

TAMESIDE MBC LICENCE NO LA100022697, 2024



**Greater Manchester
Ecology Unit**

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk

Date Produced: 18/09/2024