

## Preliminary Ecological Appraisal

**Survey site:**

Land on Old Market Street, Manchester, M9 8DX

**Client:**

Mr Arjan

**Survey date:**

6<sup>th</sup> August 2024

**Project:**

This report is prepared to inform a planning application with Manchester City Council. The proposal is described as:  
The construction of a single dwelling.

Survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024](#).

| The site survey was undertaken by Gareth Hey BSc (Hons), MSc, ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2021-51195-CLS-CLS) [Great Crested Newts] (2017-30374-CLS-CLS)) |                  |              |                 |             |      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------|-----------------|-------------|------|
| Date of survey                                                                                                                                                                                   | Temperature (°C) | Humidity (%) | Cloud Cover (%) | Wind (km/h) | Rain |
| 06/08/2024                                                                                                                                                                                       | 22               | 77           | 10              | 7           | None |

| Ecological Survey Factor                                                                                                                        | Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.                                                                                                                                                                                                                                                                                                                                                                |
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| Conclusion, Impact or Recommendations                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plans in appendix 3 and photos in appendix 4).</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i><br><br><i>(UKHab codes used)</i>                                                                              | <p>The rectangular survey site is centred on National Grid Reference SD 85639 02926 and has an area of approximately 0.05ha.</p> <p>The site consists of an area of disturbed ground that has been succeeded by ruderal herbs. There are also two areas of hardstanding present within the site, that previously formed lay-by areas, along with a footpath, connecting the site to Old Market Street. The site has is surrounded by Heras security fencing, which is likely to act as a dispersal barrier, for a variety of faunal groups. The site is located on the northern fringe of Manchester, and is entirely surrounded by residential development and roads.</p> <p><b><u>On site habitats</u></b></p> <p><u>Ruderal herb dominated modified grass (g4 81)</u></p> |

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|                         | <p>The survey site is dominated by ruderal herb growing over the disturbed ground. Small areas of common bent and creeping buttercup are found in isolated grass areas, but the habitat is mainly forbs. Examples are broad leaved dock, teasel, burdock, ragwort, buddleia black medick, willowherb, creeping thistle, hawkbit, bramble and borage.</p> <p><u>Other developed land (u1b6)</u></p> <p>Two small areas of hardstanding are present within the site, that were previously utilised as lay-by areas, along with a footpath. These areas are of minimal ecological value, with no associated vegetation present.</p> <p><b><u>Local notable habitats</u></b></p> <p>Patches of deciduous woodland are present in close proximity to the site. The closest is located ~0.01km to the north of the site, on the other side of Old Market Street. Deciduous woodland is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006.</p> |
| <i>Foreseen Impacts</i> | <p><b>On-site habitats</b></p> <p>The proposed development will result in the loss of all of the habitats at the site. This could result in a net loss in biodiversity at the site.</p> <p><b>Notable habitats</b></p> <p>No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to deciduous woodland to the north of the site, indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Recommendations</i>  | <b>On-site habitats</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|                                      | <p>A biodiversity net gain (BNG) report is likely to be required for the proposal, as more than 25m<sup>2</sup> of habitat are presumed to be affected by the proposal.</p> <p>To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated:</p> <ul style="list-style-type: none"> <li>• Additional native tree and shrub planting; and</li> <li>• Creation of species rich grass verges surrounding the site.</li> </ul> <p><b>Notable habitats</b></p> <p>Best practice measures to minimise the possibility of pollution affecting the nearby woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.</p> |
| <b>Locality and Designated Sites</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Summary of Survey Findings</i>    | The site is not subject to any designation, and there are no known statutory sites nearby. No national network sites (SAC, SPA, Ramsar) are located within 2km.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Foreseen Impacts</i>              | No impacts foreseen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Recommendations</i>               | None required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Invasive / Non-native species</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Summary of Survey Findings</i>    | No problematic invasive and non-native species recorded on site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Foreseen Impacts</i>              | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Recommendations</i>               | No further surveys but remain vigilant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Invertebrates</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| <i>Summary of Survey Findings</i> | No habitat for protected or notable invertebrates is found on site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <i>Foreseen Impacts</i>           | None foreseen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Recommendations</i>            | No further surveys.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Bats</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Summary of Survey Findings</i> | <p>There are no bat roosting habitats on site.</p> <p>The ruderal herb present at the site provides limited suitability for foraging and commuting bats. However, they may utilise the site in low numbers. Given the presence of more suitable foraging and commuting habitat within the wider landscape, it is likely that bats would utilise these features, as opposed to the habitats at the site. In addition to the above, given the presence of built form and high levels of lighting that surround the site, suitability is further reduced.</p> <p>There are two bat European Protected Species License (EPSL) within 2km of the site. The closest of which (2014-1562-EPS-BDX) relates to the destruction of a breeding site and resting place of common pipistrelle, located 1.5km north-west of the site.</p> |
| <i>Foreseen Impacts</i>           | The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Recommendations</i>            | <p>No further surveys are required.</p> <p>A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: <a href="https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting">https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting</a></p>                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Birds</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Summary of Survey Findings</i> | No evidence of nesting birds was found on site during the surveys; however, birds could use the ruderal herb at the site for nesting. No habitat for schedule 1 birds was observed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| <i>Foreseen Impacts</i>           | The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <i>Recommendations</i>            | <p>Any vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.</p> <p>Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.</p> |
| <b>Reptiles</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Summary of Survey Findings</i> | The site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. Furthermore, the given the presence of heras fencing surrounding the site, this is likely to act as a dispersal barrier for commuting reptiles, as it abuts the ground. As such it is likely that reptiles are absent from the development site.                                                                                                                                                  |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on reptiles as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Recommendations</i>            | None required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Amphibians</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Summary of Survey Findings</i> | <p><b>EPSL and survey data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site.</p>                                                                                                                                                                                                                                                                                                                                                           |

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|                                   | <p><b>Habitat suitability</b></p> <p>No ponds are present on site or within 500m of the site. The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and amenity grass offer sub-optimal habitat for terrestrial amphibians. The hedgerows may offer refuge for these species, however given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.</p> |
| <i>Foreseen Impacts</i>           | None foreseen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Recommendations</i>            | No further surveys are required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Badger</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <i>Summary of Survey Findings</i> | No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.                                                                                                                                                                                                                                                                            |
| <i>Foreseen Impacts</i>           | None foreseen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Recommendations</i>            | None required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Riparian animals</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <i>Summary of Survey Findings</i> | There are no watercourses on or connected to the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on riparian animals as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| <i>Recommendations</i>            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Hazel dormouse</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Summary of Survey Findings</i> | The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.                                                                                                                                                                                                                                                    |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on hazel dormice as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Recommendations</i>            | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Other e.g. hedgehog</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Summary of Survey Findings</i> | In urban environments, hedgehogs are known to utilise gardens and areas of amenity grassland as part of their territory. As such, they could utilise the habitats present at the site as part of their range. However, the site is entirely bounded by Heras fencing, which is likely to act as a dispersal barrier. However, transient individuals may utilise the site, occasionally.                                                                       |
| <i>Foreseen Impacts</i>           | It is likely that all of the habitats at the site will be removed during construction. The loss of such habitat is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.                                                                                                     |
| <i>Recommendations</i>            | A precautionary working method will be implemented during construction, including the following measures: <ul style="list-style-type: none"> <li>Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li> <li>The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.</li> </ul> |

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|  | <ul style="list-style-type: none"><li>Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li></ul> <p>If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.</p> |
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**Appendix 1: Survey/Habitat map**

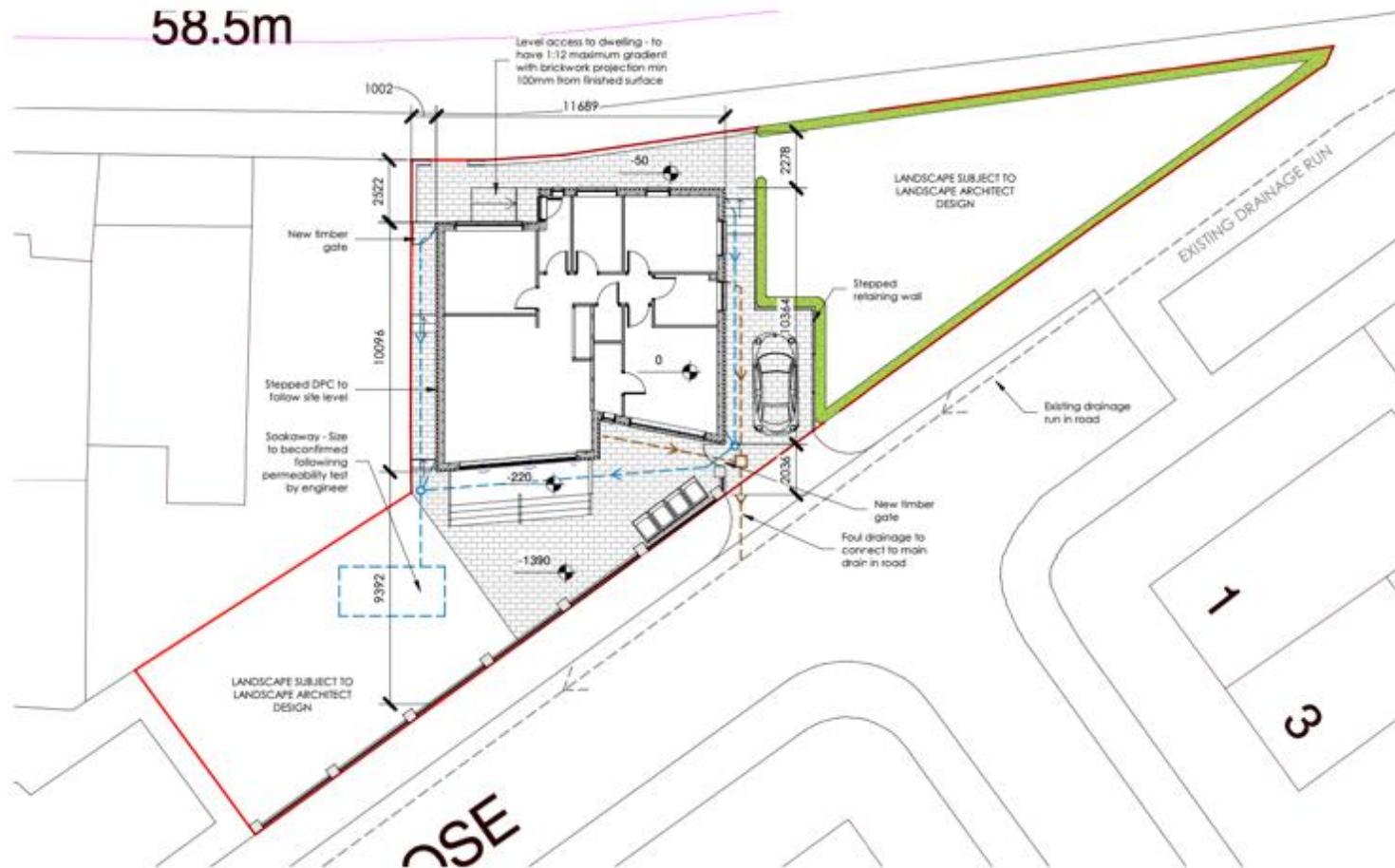


## Appendix 2: Location map



## Appendix 3: Proposed plan

All These drawings are for the purpose of achieving local authority planning and building regulations plans approval only and should not be used as a working drawings for building construction. These design drawings must be read in conjunction with structural engineers design, drawings and calculations.  
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02/01  
19003

**Proposed Site Plan**

0m 2 4 6 8 10m

1 : 150 @ A3

**New Build Dwelling**  
Old Market Street, Manchester, M9 8DX

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## Appendix 4: Photos



Photo 1: Southern and western section of the site, showing the area of hardstanding and some of the ruderal herb that is present.



Photo 2: Ruderal herb that dominates the site.

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| Version control |       |                                                         |            |
|-----------------|-------|---------------------------------------------------------|------------|
| Status          | Issue | Name                                                    | Date       |
| Draft           | 0.1   | Gareth Hey BSc (Hons) MSc ACIEEM, Ecological Consultant | 18/08/2024 |
| Proof           | 0.2   | Mel Reid BSc (Hons) MRes MRSB, Senior Consultant        | 28/08/2024 |
| Final           | 1.0   | Kelly Clarke, Consultant Ecologist                      | 29/08/2024 |