



Ecological Impact Assessment

Land at Riverpark Road, Manchester

Kellen Homes and Great Places Housing Group

SHF.920.001.EC.R.007



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Project:	Land at Riverpark Road, Manchester
For:	Kellen Homes and Great Places Housing Group
Status:	Final
Date:	31 st March 2025
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Non-Technical Summary

- i. In February 2025 Enzygo Ltd was commissioned by Kellen Homes and Great Places Housing Group (the Client) to undertake an Ecological Impact Assessment (EclA) of Land at Riverpark Road, Manchester, M40 2XT (central grid reference: SJ 87238 99442) located within the Manchester City Council planning authority. The study will inform proposals for full planning permission for redevelopment of the former Riverpark Road Trading Estate.
- ii. The purpose of this report is to provide biodiversity information identifying ecological features, confirmed impacts/effect, and proportionate avoidance/mitigation/compensation strategies, followed by enhancements. This information will support the planning application and assist the Planning Officer in making an informed decision.
- iii. The following key ecological features and associated recommendations have been identified:
 - **Green Infrastructure**– (*Areas of woodland and scrub on the rail embankment to the north contribute to notable green infrastructure through the urban landscape*) – The final site layout is designed to retain and protect existing woodland habitat, with minor unavoidable losses replaced through new woodland and tree planting. Retained woodland and trees to be protected throughout the construction phase and a sensitive lighting scheme implemented.
 - **Bats** – (*The rail embankment to north contributes to notable bat foraging and commuting habitat through the developed landscape*) - The final layout including the retention and protection of woodland and scrub, and new planting, will retain suitable habitat for foraging and commuting bats, and a sensitive lighting scheme will be implemented to minimise any potential degradation impacts. Considering the baseline habitats, site location and nature of the proposals, no further Bat Activity Surveys are deemed necessary.
 - **Badger** - (*no evidence of presence, however limited extent of suitable habitat present and historic records in the surrounding area*) – pre-commencement updated check and precautionary best practice construction measures to minimise the risk of killing/injury to a negligible level;
 - **Breeding Birds** – (*Woodland, scrub, and scattered trees provide a limited extent of suitable nesting habitat for a restricted range of species likely to be present in the urban setting*) - Clearance of habitats should be undertaken outside of the bird nesting season of March to August (inclusive), or if necessary during this period due to the project programme, only be undertaken following nesting bird checks by a suitably qualified ECoW. Given the extent and condition of habitats present, and the urban location, it is not considered any further pre-determination Breeding Bird Surveys are proportionate or justified in this instance.
 - **Common Reptiles, and Other Notable and Priority Species** – (*Habitats such as woodland and scrub provide a limited extent of suitable foraging, refuge and shelter for a range of species potentially present in the urban landscape including small mammals, common reptiles, common amphibians and common invertebrates*) - Habitats are to be cleared in a sensitive manner under the supervision of an ECoW.
 - **Invasive Flora** – (*Large stands of Japanese Knotweed are present at the north of the site associated with the rail embankment*) - An invasive species contractor will advise on an appropriate treatment and eradication plan. A precautionary approach is to be

adopted regarding the extent of invasive species recognising the suboptimal time of year of the survey described here.

- iv. In accordance with The Environment Act 2021, a demonstrable 10% overall net gain in habitat units will be required in accordance with the DEFRA Statutory Biodiversity Metric, with irreplaceable habitats retained and habitat trading rules satisfied. Additional biodiversity enhancements appropriate to the urban landscape can include bird and bat boxes and deadwood hibernacula creation.
- v. This report has demonstrated that, if the outlined mitigation measures are implemented in full, then no significant residual impact could be expected, and the proposed application will result in 'no net loss in biodiversity' whilst providing opportunities for the necessary biodiversity net gain in accordance with NPPF and Local Planning Policy.

1 Introduction

1.1 Commission

- 1.1.1 In February 2025 Enzygo Ltd was commissioned by Kellen Homes and Great Places Housing Group (the Client) to undertake an Ecological Impact Assessment (EcIA) of Land at Riverpark Road, Manchester, M40 2XT (central grid reference: SJ 87238 99442) located within the Manchester City Council planning authority. The study will inform proposals for full planning permission for redevelopment of the former Riverpark Road Trading Estate.
- 1.1.2 *Enzygo Ltd are not considered to act as a Principal Designer for any mitigation/enhancement strategies identified within this document, in accordance with the Construction (Design and Management) Regulations 2015 (CITB, 2016).*

1.2 Proposed Development/Identification of Impacts

- 1.2.1 The study will inform a planning application for the redevelopment of the site to a residential development. The application proposals present an opportunity to create a new community on a sustainably located site in East Manchester, delivering new family housing and affordable homes. The proposed development will comprise the following:
- A total of circa 500 new dwellings:
 - circa 279 apartments in 5 buildings ranging from 4 to 6 storeys in height
 - circa 221 homes in a mix of 2-, 3- and 4-bedroom properties
 - Around 300 car parking spaces
 - Hard and soft landscaping, including children's play area
 - Over a third of new dwellings (c.216) will be affordable.
- 1.2.2 The proposals would include site clearance, including localised areas of woodland, scrub and grassland, and construction of the new residential development with associated hard and soft landscaping, including new habitat creation. New road access will be created on to Riverpark Road to the south, and the plans are to retain and protect woodland, scrub and trees associated with the rail embankment to the north.
- 1.2.3 The demolition of buildings is covered by a separate demolition notice (Manchester City Council planning reference 141383/DEM/2024) and not part of this application, with no assessment of the demolition phase presented here.
- 1.2.4 It is understood that separate transport, air quality, lighting and hydrology technical assessments are to be provided which are to include assessment, and where necessary mitigation details, to ensure no impacts from these aspects on ecological features. Refer to Appendix A for a plan of the proposals.
- 1.2.5 This assessment confirms potential impacts and effects of the proposals, and identifies proportionate avoidance, mitigation and/or compensation strategies, where necessary. The report also identifies opportunities for biodiversity enhancements which are appropriate to the nature of the site and the surrounding landscape. This information will advise the client on the potential constraints to the redevelopment proposals. A corresponding zone of

influence has been considered (this includes any transboundary effects regardless of administrative areas).

1.3 Aims and Objectives

- 1.3.1 The purpose of this report is to provide biodiversity information which succinctly identifies ecological features on site and within the corresponding zone of influence, confirms potential impacts resulting from the proposed application, associated effect to identified ecological features, outlines proportionate avoidance/mitigation/compensation strategies, and suitable enhancements that can be implemented in accordance with the British Standard for Biodiversity BS42020:2013 (BSI, 2013).
- 1.3.2 This information will support the planning application and assist the Planning Officer in making an informed decision on whether the application can demonstrate 'no net loss in biodiversity' and a 'biodiversity net gain' in accordance with National Planning Policy Frameworks (NPPF) and Local Planning Policy.
- 1.3.3 This report has been produced with reference to current Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018), Guidelines for Ecological Report Writing (CIEEM, 2017), is in accordance with Biodiversity – Code of practice for planning and development BS42020:2013 (BSI, 2013).

1.4 Background

- 1.4.1 The demolition of buildings at the Site has been undertaken under a separate demolition notice (Manchester City Council planning reference 141383/DEM/2024), with this informed and supported by a 2024 Ecological Impact Assessment (Enzygo Ltd., 2024) which included further nocturnal presence/absence surveying for roosting bats. This report does not present any further details or assessment in relation to the demolition phase.
- 1.4.2 A search of the Manchester City Council planning has identified a previous 2014 *"outline application for a maximum of 340 residential dwellings with associated open space, highways, landscaping with all matters reserved with the exception of access which is proposed to be taken off Riverpark Road"* (planning reference 106592/OO/2014/N1). This application was supported by a March 2014 Preliminary Ecological Appraisal (Wardell Armstrong, 2014) which includes details of a desk study, extended Phase I Habitat Survey and Preliminary Bat Roost Assessment. This document has been reviewed and relevant information has been used to inform the applicable section of this report. It is noted that this 2014 PEA report recommended further surveys in relation to roosting bats and invasive flora, however, no further survey documents appear to be available on the Council planning website, so it is unknown whether these were completed.
- 1.4.3 No further applications have been identified at the site or nearby surrounds with any supporting ecological survey information which is applicable to the assessment presented in this report.
- 1.4.4 It is our understanding that to date there has been no correspondence with the LPA Ecologist or any statutory consultees i.e., Natural England, regarding this application. Additionally, we have not been informed of any Local Validation requirements i.e., biodiversity checklist for completion or specific standards for surveys.

1.5 Local Planning Policy

- 1.5.1 The following policies of the Manchester City Council Core Strategy 2012-2027 (Manchester City Council, 2012) are applicable to biodiversity and nature conservation (summary of policy provided, refer to Core Strategy document for full details):
- **Policy EN 9: Green Infrastructure** - *New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure*
 - **Policy EN 15: Biodiversity and Geological Conservation** – *seek to maintain and enhance sites of biodiversity value. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.*
- 1.5.2 The Places for Everyone Joint Development Plan 2022 to 2039 (GMCA, 2024), adopted in March 2024, is now part of the development plan for each of the Greater Manchester nine authorities and provides additional relevant policies in relation to biodiversity (as above, a summary of policy is provided, refer to Plan document for full details)::
- **Policy JP-G2 Green Infrastructure Network** - *strategic approach will be taken to the protection, management and enhancement of our Green Infrastructure in order to protect and enhance the ecosystem services which the Green Infrastructure Network provides.*
 - **Policy JP-G7: Trees and Woodland** - *work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them*
 - **Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity** - *Through local planning and associated activities a net enhancement of biodiversity resources will be sought. Development will be expected to follow the mitigation hierarchy, avoid fragmenting habitat, achieve a measurable net gain of at least 10%, implement long-term management of habitats, mitigate impacts on statutory designated sites, and be informed by the findings and recommendations of appropriate assessments.*
- 1.5.3 The Manchester Biodiversity Strategy 2022-2030 (Manchester City Council, 2022) provides further information on nature in Manchester, objectives and priorities, and an action plan in addition to further supplementary information in relation to planning policy and requirements. This document has been reviewed and used to inform the scope of assessment and recommendations presented here as appropriate.
- 1.5.4 No additional supplementary planning guidance documents (SPDs) have been identified which are applicable to nature conservation or biodiversity, and no saved policies of the Unitary Development Plan are specifically applicable to this assessment or location.

- 1.5.5 Refer to Appendix B for relevant details of European and National Legislation, and National Planning Policy.

1.6 Site Context

- 1.6.1 The approximately 7.4ha proposed redevelopment site lies within an urban area of East Manchester and comprises the former Riverpark Trading Estate. The Site is currently occupied by several buildings relating to its former use as an industrial estate. It is also the site of the former Manchester Abbatoir which is understood to have operated at the Site until 2000. At the north of the site is a rail embankment which supports dense scrub, broadleaf woodland and scattered trees.
- 1.6.2 A rail line lies to the north with industrial development beyond, with further industrial development to the immediate east with Clayton Vale County Park beyond. Riverpark Road lies to the south with Phillips Park Cemetery and the River Medlock beyond. The western beyond is demarcated by Briscoe Lane with further industrial land beyond. The wider landscape is characterised by extensive built development associated with East Manchester which is bisected by green corridors including those associated with Clayton Vale, Phillips Park, the River Medlock and rail lines.
- 1.6.3 The site lies within the Manchester Conurbation National Character Area (Natural England, 2013) which *“is characterised by dense urban and industrial development, commercial, financial, retail and administrative centres, commuter suburbs and housing, interspersed with a network of green infrastructure.”*

Figure 1 – Survey Area

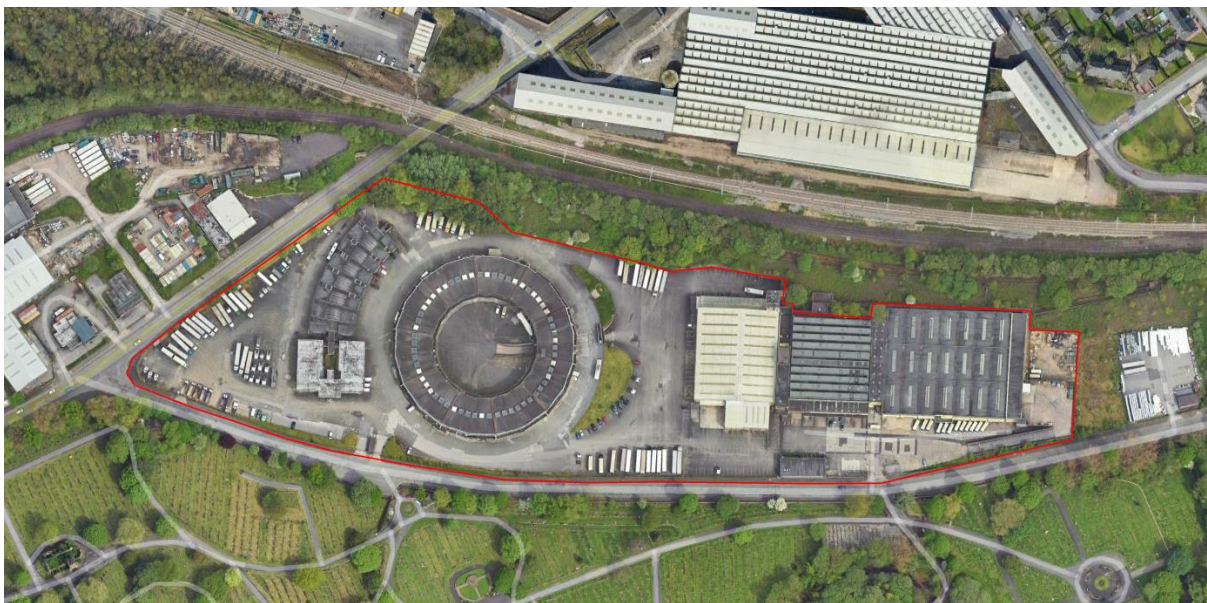


Image courtesy of Google Image Pro 7.3.6.9750 [Grid Ref: SJ 56701 59495]. Imagery date 7th April 2023. Image accessed 21st February 2024.

2 Methodology

2.1 Desk Study

2.1.1 Desk study details were obtained from the following sources on the associated dates to provide background on ecological features in the vicinity of the site. In each case the search included the site and the specified area beyond the site boundary based on the expected zone of influence. Candidate and potential designations are considered too as these are also legally protected. Records obtained included:

- Statutory sites designated or classified under international conventions or European legislation within a 5km radius, statutory sites designated under national legislation (including Marine), Natural England GCN Pond Surveys for District Level Licensing data (and GCN Risk Zones), and existing EPS Licence applications within a 2km radius, and Priority Habitat & Ancient Woodland Inventory within a 0.5km radius [28th February 2025] (DEFRA, 2025);
- Tree Preservation Orders (TPOs) and Biodiversity Conservation Areas within the immediate zone of influence [28th February 2025] (Manchester City Council);
- Waterbodies within a 0.5km radius (Online mapping sources including: Google Maps; MAGIC; and Ordnance Survey Street View, 28th February 2025); and
- Locally designated wildlife sites & any notified Local Biodiversity Action Plan (BAP) Habitats, Legally protected species, any Priority species (which includes: National Biodiversity Species, Local BAP Species, Species of conservation concern and Red Data Book (RDB) species, Birds of Conservation Concern (BOCC), nationally rare and nationally scarce species, and OSPAR Commission list of threatened/declining species) and Invasive species (listed under section 14 of Schedule 9 only) within a 2km radius, and any important hedgerows/veteran trees within the immediate zone of influence ([Greater Manchester Local Records Centre (GMLRC) [16th February 2024]]).

2.1.2 Data received has been extracted and summarised using QGIS 2.18, with original sources not extracted directly. Data has also been edited where relevant to prevent sensitive or confidential records being made public in accordance with Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2023).

2.2 Field Survey

2.2.1 Field Surveys were undertaken on the following dates by the identified staff, all of whom satisfy necessary field survey competencies as stipulated by the Chartered Institute for Ecology and Environmental Management (CIEEM). Weather conditions on the day of survey have been included and where relevant survey/class licence numbers referred to.

Table 1 – Survey Dates and Conditions

Survey	Date	Staff/Licence	Environmental Conditions
Preliminary Ecological Appraisal	08/02/2024	Chris Schofield MSc BSc (Hons) ACIEEM – Principal Ecologist and Melissa Finch MSc BSc (Hons) – Consultant Ecologist under the guidance of Derek Allan MCIEEM MSc BSc [Hons] (Director of Ecology at Enzygo and a licensed bat surveyor (Natural England licence Level 2, 2015-14659-CLS-CLS))	Overcast (100% cloud cover) with occasional light rain and snow, 1°C and a moderate breeze.

Preliminary Ecological Appraisal

- 2.2.2 In accordance with Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM, 2017) the Preliminary Ecological Appraisal (PEA) survey included the following.

Mapping of Habitat Types

- 2.2.3 This assessment has utilised the UK Habitat Classification (UKHab) methodology (UKHab, 2023), as the recommended published method of habitat classification. It has been used to categorise and map the primary habitat types present within the survey area using a standard set of habitat categories, with associated secondary codes/features identified where applicable. Details of current management and habitat condition have also been recorded where appropriate.
- 2.2.4 Each of the main habitats has been described; including details of component plant species abundances (recorded using the DAFOR scale: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare). Additionally, any stands of non-native invasive plant species were recorded. Habitat extents have been visually mapped onto a topographic plan, with approximate location/areas recorded only (a GPS unit has not been utilised to accurately recorded these).

Assessment of possible presence/likely importance for Protected & Priority Species

- 2.2.5 An assessment of the possible presence of protected or priority species, and the likely importance of habitat features present for such species has also been undertaken, particularly where uncommon or specialised habitats are present in accordance with current PEA guidelines (CIEEM, 2017). However, no specific protected species survey has been undertaken unless listed under additional surveys as below. Any incidental sightings of protected or priority species, or field signs of such species has also been recorded. Species assessed include: Plants & Fungi; Terrestrial/aquatic invertebrates; Fish; Amphibians; Reptiles; Breeding, wintering and migratory birds; Bats (including potential roost sites, foraging and commuting habitats/features), Badger, and Other mammal species.

2.3 Assessment

- 2.3.1 A level of importance has been assigned to each ecological feature, where sufficient baseline data is available to do so, in accordance with current guidance (CIEEM, 2018). This is defined within a geographical context as follows: International and European; National; Regional; Metropolitan, County, vice-county or other local authority-wide area; River Basin District; Estuarine system/Coastal cell; and Local (plus Negligible where no associated value has been identified). For example, importance of designated sites reflects the geographical context of the designation (where designated sites no longer meet designation criteria and those formally 'de-notified' or where an undesignated site meets published selection criteria must also be considered). When considering habitats and species contextual information about

distribution and abundance of that habitat/species in the area must be considered (if the habitat/species status is currently in a degraded or unfavourable condition its potential value should be considered).

- 2.3.2 The assessment then considers potential impacts (both positive and negative) generated during the construction and operational phase of the proposed application. Only impacts that are likely to be significant are considered. Impacts that are either unlikely to occur, or if they did occur are unlikely to be significant, are not considered.
- 2.3.3 Cumulative impacts are then considered where the application meets criteria in accordance with national EIA screening guidance (GOV.UK, 2019), and where agreed with the competent authority during scoping. This takes into consideration existing background levels of threat or pressure, looks at critical thresholds, and assess both additive/incremental and associated/connected impacts and effects.
- 2.3.4 Relevant aspects of ecological structure and function are then considered when determining if identified impacts will have a significant effect upon ecological features. Where necessary, this assessment utilises information from other specialists i.e. hydrology etc, to determine the level of impact. In accordance with current guidance (CIEEM, 2018) these are described using the following characteristics, where relevant: positive or negative; extent; magnitude; duration; frequency and timing; and reversibility.
- 2.3.5 The mitigation hierarchy is then explored in accordance with BS42020:2013 (BSI, 2013). This seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures. Justification has been provided by the client/their planner where the mitigation hierarchy cannot be followed, or for example where compensation is a preferred approach where the competent authority has adopted a County wide strategy i.e. District Level Licensing Schemes (GOV.UK, 2019). In this instance current national Biodiversity Offsetting guidance has also been consulted (GOV.UK, 2019). Additional information has also been provided by the client/their planner where the applicant wishes to demonstrate exceptional circumstances or where they wish to pursue alternative strategies. Any residual impacts following mitigation measures etc are then identified.
- 2.3.6 All mitigation measures follow species specific current best practice guidance and the source has been identified accordingly. Deviation from guidance has been explained by the ecologist and is proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed works.
- 2.3.7 It is important that planning decisions are based on up-to-date ecological data, and the specific timeframe over which survey data is considered valid should follow general advice (CIEEM, 2019). Although it should be noted that the presence/absence and status of protected species can change seasonally/annually. The age of data should also be assessed separately when considering the submission of an EPS Licence (i.e. Natural England may require data to be from the current season).
- 2.3.8 Local Environmental Records Centres (LERC) issue a licence for use of provided biodiversity data for 1 year only, after which time this should be renewed to validate an application (and reports updated accordingly to incorporate any new records). Following completion of surveys all relevant biodiversity data will be submitted to the relevant LERC and other groups as appropriate.

2.4 Limitations

- 2.4.1 Data held by consultees may not be exhaustive. The absence of evidence, does not indicate evidence of absence. Enzygo cannot take responsibility for the accuracy of external data sources and as such discrepancies and inaccuracies may occur.
- 2.4.2 Natural England do not hold information of Ancient Woodland less than 2ha in size.
- 2.4.3 Records over 10 years old for transient species (as these are likely to have moved during the interim) and species protected from sale only under the W&C Act 1981 and amendments, are excluded (as these are not relevant to a planning application). Additionally, given the large number of priority species, these have only been included if identified from the desk study and/or habitats recorded on site have been assessed as providing suitable conditions.
- 2.4.4 Sites designated for Landscape or Geological reasons have not been included within this report.
- 2.4.5 At certain times of year flora species may be in a state of senescence and are not readily identifiable. However, February represents a suitable time to identify the majority of flora species and it was possible to easily classify commonly occurring habitat types. It is though recognised that given the timing of the survey that stands of invasive flora may have been missed and the extent mapped here may underrepresent what is present at the height of the growing season. A precautionary approach is therefore recommended within this report regarding the treatment and eradication of invasive species during the construction phase.
- 2.4.6 This document does not contain a comprehensive list of botanical species on site. Only plant species characteristic of each habitat and incidental observations of notable plant species were recorded. In addition, many plant species are only evident at certain times of the year and so some plant species may have gone undetected.
- 2.4.7 All areas of the site were fully accessible during the PEA survey.

3 Baseline Ecological Conditions

3.1.1 Ecological features identified by the desk study/field survey are presented below, along with their details and associated ecological value. Refer to appended drawings for the location/extent of ecological features where relevant.

Table 2 – Ecological Features

Ecological Feature	Details	Ecological Importance
Statutory sites designated or classified under international conventions or European legislation		
Rochdale Canal Special Area of Conservation (SAC) 2.05km North-east	Annex II species that are a primary reason for selection of this site: Floating Water Plantain (<i>Luronium natans</i>). Rochdale Canal supports a significant population of floating water-plantain <i>Luronium natans</i> in a botanically diverse waterplant community which also holds a wide range of pondweeds <i>Potamogeton</i> spp. The canal has predominantly mesotrophic water. This population of <i>Luronium</i> is representative of the formerly more widespread canal populations of north-west England.	European
Statutory sites designated under national legislation (& Impact Risk Zones)		
Impact Risk Zone (IRZ) <i>No SSSIs within a 2km radius</i>	LPA should consult Natural England on likely risks from the following: - Airports, helipads and other aviation proposals. - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.	N/A Proposals for development of residential units does not meet criteria for which the LPA are advised to consult Natural England.
Local Nature Reserves		
Clayton Vale Local Nature Reserve (LNR) 200m East	Clayton Vale was reclaimed from land fill by Manchester City Council in the early 1980's and forms a valley with the river Medlock running along its base.	County

Ecological Feature	Details	Ecological Importance
Other locally designated wildlife sites		
Bank Bridge Meadow Site of Biological Importance (SBI) 60m South	An area of neutral and marshy grassland with semi-natural broadleaved woodland and scrub. The grassland has been reseeded and has been established and in management for over eight years. The site forms part of a matrix of habitats along the River Medlock corridor in the Clayton area of Manchester. Site is noted as having good access and well used by the public.	County
Clayton Vale SBI 480m East	Site is noted for its ponds, reedbed and swamp, and fen habitat. The site contains two ponds situated on the valley sides to the north and south of the River Medlock. Ponds are a Greater Manchester BAP Priority Habitat and support good stands of common reed swamp. Water Vole were recorded at the site in 2004. Site is noted as having an established network of paths and boardwalks, which are well used by the public.	County
Rochdale Canal: Stott's Lane to Ducie Street Basin SBI 480m North-west	Site is noted for its canal standing open water habitat.	County
Ashton Canal (West) SBI 600m South	Site is noted for its canal standing open water habitat.	County
Brookdale Clough (West & East) SBI 1.6km East	Site is noted for its woodland habitat.	County
Broadhurst Clough SBI 1.8km North-east	Site is noted for its habitat mosaic.	County
England HPI, Local BAP Habitats, Ancient Woodland, Important Hedgerows, Veteran Trees, TPOs and Conservation Areas		
Lowland Mixed Deciduous Woodland HPI 50m South	No woodland within or immediately adjacent to the site is indicated as Lowland Mixed Deciduous Woodland HPI. Magic map indicates a total of approximately 20ha of the Priority Habitat within a 500m radius, with the closest approximately 50m to the south associated with the River Medlock corridor (DEFRA, 2025). No woodland identified as Ancient Woodland within a 500m radius.	Local
Woodpasture and Parkland HPI 125m South	An approximately 11ha area of Woodpasture and Parkland Priority Habitat within a 500m radius, located 125m south at the closest point (DEFRA, 2025).	Local
Tree Preservation Orders	No TPOs indicated by Manchester City Council within or immediately adjacent to the site.	N/A
Green/Blue & Aquatic Infrastructure, Dark Zones, and Local Policy		
Green Infrastructure	The predominantly building and hardstanding habitats within the site boundary do not provide any notable green infrastructure function. However, the localised areas of woodland and scrub on the rail embankment to the north provide a limited extent of habitat connectivity and across the urban landscape.	Local

Ecological Feature	Details	Ecological Importance
Blue & Aquatic Infrastructure	No watercourses or waterbodies within or immediately adjacent to the site, and no known hydrological connectivity with any watercourses in the surrounding landscape (e.g. the River Medlock 50m to the south).	N/A
Dark Zones	The site does not lie within a specified dark zone however in accordance with the standard guidance specified in the <i>Guidance Notes for Reduction of Obtrusive Light</i> (Institution of Lighting Professionals , 2011), the application site likely falls under Environmental Zone E4: Urban (High district brightness).	N/A
Habitat Types		
Buildings (u1b5) 	At the time of survey, the site supported a range of buildings which were formerly in use as an abattoir with associated large, predominantly vacant, building units. <i>Note: the demolition of buildings is covered by a separate demolition notice (Manchester City Council planning reference 141383/DEM/2024) and not part of this application, with no further assessment of the buildings or the demolition phase presented here.</i>	Negligible

Ecological Feature	Details	Ecological Importance
Developed Land Sealed Surface (u1b) 	Occupying the majority of the remainder of the site is hardstanding bare ground comprising service yards, car parking, access roads etc. These habitats are almost entirely unvegetated with significantly sparse (<1% cover) of vegetation colonising from the edges and areas of damage. This species assemblage is characterised by occasional Annual Meadow-grass (<i>Poa annua</i>), Broad-leaved Willowherb (<i>Epilobium montanum</i>), Dandelion (<i>Taraxacum officinale</i> agg.) and Wavy Bittercress (<i>Cardamine flexuosa</i>). This habitat does not represent any UK or Local BAP habitat.	Negligible
Other Broadleaved woodland (w1g) 	At the north-west of the site is a localised area of broadleaf woodland habitat, supporting young to early mature trees. The canopy is characterised by abundant Sycamore (<i>Acer pseudoplatanus</i>) and Hybrid Black Poplar (<i>Populus x canadensis</i>), with occasional Common Lime (<i>Tilia x europaea</i>). The understorey supports abundant Hawthorn (<i>Crataegus monogyna</i>), with frequent Garden Privet (<i>Ligustrum ovalifolium</i>) and <i>Forsythia</i> sp., and occasional Holly (<i>Ilex aquifolium</i>) and Hazel (<i>Corylus avellana</i>). The ground flora is characterised by abundant Bramble (<i>Rubus fruticosus</i> agg.), with occasional Wood Avens (<i>Geum urbanum</i>), Male Fern (<i>Dryopteris filix-mas</i>) and Lords-and-ladies (<i>Arum maculatum</i>). It is not considered this woodland parcel represents or contributes to any distinct Lowland Mixed Deciduous Woodland habitat, recognising the significantly restricted and localised nature, and the conditions within the urban landscape. However, as above, this woodland does contribute to notable green infrastructure through the urban landscape.	Negligible

Ecological Feature	Details	Ecological Importance
Modified Grassland (g4) 	Throughout central areas of the site and margins and small localised parcels of notably species-poor modified grassland habitat. This grassland has an average of four species per metre square and appears to be occasional mown, although no recent management had taken place at the time of survey, no notable variation in sward and no localised bare ground habitat. This grassland is characterised by abundant Red Fescue (<i>Festuca rubra</i>), with frequent Yorkshire-fog (<i>Holcus lanatus</i>) and Perennial Rye-grass (<i>Lolium perenne</i>), and occasional Creeping Buttercup (<i>Ranunculus repens</i>), Dandelion, Ribwort Plantain (<i>Plantago lanceolata</i>) and Spring Turf-moss (<i>Rhytidiadelphus squarrosus</i>). This is a common and typical assemblage with no indicators of any species-poor or uncommon grassland type. This grassland does not represent or contribute to any Priority Habitat.	Negligible
Fence and Wall (u1e 612 853) 	The site boundaries support lines of metal palisade fencing, concrete panel fencing, and various brick-and-mortar and concrete sections of wall. The features do not support any notable vegetation assemblages, and do not represent or contribute to any UK or Local BAP habitat.	Negligible

Ecological Feature	Details	Ecological Importance
Legally Protected & Priority Species (& Consultation Zones where applicable)		
Bats	A separate demolition notice (Manchester City Council planning reference 141383/DEM/2024) was supported by a 2024 Ecological Impact Assessment including further nocturnal presence/absence surveys and which confirmed a likely absence of roosting bats (Enzygo Ltd., 2024). No assessment of the demolition phase is present here. All trees within the site have been assessed as having no potential roosting features or suitability for roosting bats. The hardstanding and building habitats which dominate the site provide negligible suitability foraging and commuting habitat for bats, with the localised areas of woodland and scrub associated with the northern rail embankment immediately offsite providing a significantly limited extent of suitable habitat and connectivity to the surrounding landscape. Considering the location and nature of the site, it is likely the site and immediate supports may support common and widespread species only, and those which tolerate urban conditions, disturbance and some artificial lighting. During the emergence surveys conducted in 2024 (Enzygo Ltd., 2024), notably low levels of incidental activity were observed, predominantly comprising Common Pipistrelle (<i>Pipistrellus pipistrellus</i>) feeding north of the site, over the scrub and trees on the railway embankment. The local data search revealed a total of five records of bat roosts within a 2km radius in the last 10 years, comprising two records of roosts of Common Pipistrelle, two of Pipistrelle species (<i>Pipistrellus</i> sp.) and one of an unidentified bat species. GMLRC also hold a total of 71 records of 'other signs' of bats within a 2km in the last 10 years, comprising records of Common Pipistrelle, Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), Pipistrelle species, Noctule (<i>Nyctalus noctula</i>), Myotis species (<i>Myotis</i> sp.), and unidentified bat species. The closest are two records of foraging Common Pipistrelle from 2021 at a location 700m to the south-west. Magic Map (DEFRA, 2025) indicates two records of previous Natural England EPS licence applications within a 2km radius of the site. These comprise a 2019 licence 1.2km to the west associated with Common Pipistrelle (licence reference 2019-43484-EPS-MIT), and a 2020 licence record located 1.7km to the south-west also associated with Common Pipistrelle (licence reference 2019-41924-EPS-MIT-1).	Local

Ecological Feature	Details	Ecological Importance
Badger	No evidence of Badger detected within the site or accessible 50m radius, and no evidence detected during previous 2014 survey (Wardell Armstrong, 2014). The predominantly hardstanding and urban habitats do not provide any suitable shelter, refuge, foraging or sett creation potential for Badger. However, the localised areas of woodland and scrub do provide a significantly limited extent of suitable habitat, albeit largely isolated within the urban landscape, though with some connectivity along the rail corridor. The local records centre hold records of Badger setts within a 2km in the last 10 years, all beyond 500m from the site boundary (specific location details withheld to keep Badger records confidential).	Local
Dormouse	The predominantly building and hardstanding habitats provide no opportunities for Dormouse which typically inhabit mature hedgerow and woodland copses in open countryside. In addition, the site is in an area of the Country where this species is significantly rare, if not extinct. No records of Dormouse within a 2km radius.	Negligible
Otter & Water Vole	There are no watercourses or waterbodies within or immediately adjacent to the site providing any opportunities for Otter or Water Vole. There are also no habitats likely to attract these species from watercourses in the wider landscape such as the River Medlock to the south. No records of Otter or Water Vole within a 2km radius in the last 10 years.	Negligible
Other Protected Mammals	No evidence of, or specific opportunities for, any other species of protected mammal, and no records of any other protected mammal species revealed by the data search.	Negligible
Specially Protected Birds	It is not considered the site provides any notable opportunities for any specially protected Schedule 1 species associated with urban areas, including no particularly high-level buildings or structures providing any nesting opportunity for Peregrine (<i>Falco peregrinus</i>), no extensive undisturbed open ground providing suitable nesting habitat for Little Ringed Plover (<i>Charadrius dubius</i>), no significant likelihood the site supports breeding Black Redstart (<i>Phoenicurus ochruros</i>) (which are known to have an individual number of nest sites across Greater Manchester) with no favourable sparsely weedy and stony areas for foraging, and no complex industrial structures or notable holes or ledges within buildings providing any likely nest sites. In addition, there are no suitable nesting or roosting opportunities for Barn Owl (<i>Tyto alba</i>), and no extent of suitable rough grassland foraging habitat for this species. The local records search has revealed records of Barn Owl, Kingfisher and Peregrine within a 2km radius in the last 10 years (specific locations withheld to keep record details confidential).	Negligible

Ecological Feature	Details	Ecological Importance
Breeding, Wintering and Migratory Birds	The areas of woodland, scrub, scattered trees provide a limited extent of suitable habitat for a range of nesting species which are likely present in the local area recognising the urban conditions. The open disturbed hardstanding habitats do not provide suitable nesting conditions for any ground-nesting bird species such as Skylark (<i>Alauda arvensis</i>) and Lapwing (<i>Vanellus vanellus</i>). No habitats present which are likely to specifically attract or provide opportunities for migratory or wintering bird species. The local records centre holds records of Priority Species comprising Bullfinch (<i>Pyrrhula pyrrhula</i>), Curlew (<i>Numenius arquata</i>), Dunnock (<i>Prunella modularis</i>), Herring Gull (<i>Larus argentatus</i>), House Sparrow (<i>Passer domesticus</i>), Lapwing (<i>Vanellus vanellus</i>), Lesser Redpoll (<i>Carduelis cabaret</i>), Linnet (<i>Linaria cannabina</i>), Skylark, Song Thrush (<i>Turdus philomelos</i>), Spotted Flycatcher (<i>Muscicapa striata</i>), Starling (<i>Sturnus vulgaris</i>) Willow Tit (<i>Poecile montanus</i>), Wood Warbler (<i>Phylloscopus sibilatrix</i>). The closest is a 2016 record of Song Thrush nesting in Bramble scrub at the north of the site.	Local
Common Reptiles	The predominantly disturbed hardstanding habitats does not provide any opportunities for common reptiles. The localised areas of woodland and scrub provide suitable shelter and refuge, however, are isolated within the urban landscape and the presence of any reptiles is considered unlikely with potential for individual numbers only. No records of reptiles within a 2km radius in the last 10 years.	Local
Great Crested Newt	No waterbodies providing any potential for breeding Great Crested Newt (GCN) within the site or within an unobstructed 500m radius of the site boundary. Aerial imagery and OS maps indicate two ponds within a 500m radius, located 390m east and 390m south, however these both lie beyond major amphibian dispersal barriers including major roads and the River Medlock. In addition, the predominantly hardstanding habitats within the urban environment do not provide any suitable terrestrial habitat for GCN, with the localised areas of woodland and scrub unlikely to attract GCN from the wider area. No records of GCN within a 2km radius in the last 10 years reported by the local records centre, and no records of any previous EPS licences in the area associated with GCN (DEFRA, 2025).	Negligible
Other Protected Herpetofauna	There are no records of protected herpetofauna within the search radius and no specific opportunities within the site.	Negligible

Ecological Feature	Details	Ecological Importance
Protected Fish/Marine	No watercourses or waterbodies present within or adjacent to the site providing any opportunities for protected fish species. No records of any protected fish within a 2km radius.	Negligible
White-clawed Crayfish	No watercourses or waterbodies present within or adjacent to the site providing any opportunities for White-clawed Crayfish (<i>Austropotamobius pallipes</i>). No records within a 2km radius.	Negligible
Protected Invertebrates	Only widespread and common habitats typical of the landscape are present. No habitats present which are likely to support a range or diversity of invertebrates or likely to support any protected invertebrate species. The data records search has not revealed any protected invertebrate species within the search area.	Negligible
Protected Flora	No protected flora species detected during the PEA survey or during previous 2014 survey (Wardell Armstrong, 2014). Only common and typical species present, and habitats are unlikely to support any protected flora species.	Negligible
Invasive Flora 	Large stands of Japanese Knotweed are present within the scrub habitat immediately north of the site. In addition, recognising the time of year at which the survey was conducted, it is considered further invasive flora species may be present and a precautionary approach to mitigation is recommended below.	Sch 9 species
Invasive Fauna	No invasive fauna detected during the surveys and no significant risk the works will lead to the spread of any invasive fauna in the wild.	Negligible
Priority Species	Localised areas of woodland and scrub, provide a limited extent of suitable shelter, refuge and foraging habitat which be used by Priority Species including Hedgehog (<i>Erinaceus europaeus</i>), Common Toad (<i>Bufo bufo</i>) and a restricted range of invertebrates. The local records search indicates records of Cinnabar (<i>Tyria jacobaeae</i>), Hedgehog, and White-letter Hairstreak (<i>Satyrrium w-album</i>) within a 2km radius in the last 10 years, and a 2006 record of Yellow Bird's-nest (<i>Hypopitys monotropa</i>) 190m to the south.	Local

4 Assessment and Mitigation

- 4.1.1 Assessment of impacts and the associated ecological effect to identified ecological features are presented below. To clarify, ecological features have been screened out where these are of negligible importance, no likely significant impacts have been identified or where impact is unlikely to occur i.e. no impacts to stat sites/wider woodland etc as no recreation pressure/air pollution/aquatic runoff etc. Specifically, considering the nature and location of the development, no pathways for potential impacts have been identified on any statutory designated sites (i.e. Rochdale Canal SAC), any further Local Nature Reserves (e.g. Clayton Vale LNR) or Sites of Biological Importance (e.g. Bank Bridge Meadow SBI), or any additional Habitats of Principal Importance in the surrounding area. This includes an assessment that no potential habitat degradation and disturbance is expected from an increase in visits from new residents considering the urban location of the site, existing levels of access, and specifically as the citations for both Clayton Vale and Bank Bridge Meadow SBIs note the sites have good access and are well used by the public, with no mention of any current issues around recreational pressure. It is assumed that given the nature of the site and proposals, that no Ecology Environmental Statement (ES) Chapter will be required. Mitigation measures can be subject of a condition where appropriate.

Table 3 – Assessment of effect and mitigation measures

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Green Infrastructure	Risk of significant loss, severance and fragmentation of green infrastructure and wildlife corridor function, and habitats of principal importance. Minor adverse, permanent, reversible impact	The final layout maximises the retention and protection of woodland and scrub habitats as far as feasible in order to retain green infrastructure function across the local area. New planting proposals should seek to maintain and enhance connectivity through and around the site. Retained woodland and trees on and off site will be protected throughout the construction phase in accordance with BS5837:2012 <i>Trees in relation to design, demolition and construction. Recommendations</i> , including installing and maintaining appropriate protection fencing. To avoid potential degradation of the new and retained habitats through excessive artificial lighting overspill, a sensitive lighting scheme shall be implemented making use of suitable products such as directional, low-level, capped, screened and/or low-lux lighting.	None required	No significant effect anticipated

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Bats	Risk of degradation of suitable bat foraging and commuting habitat. Minor adverse, permanent, reversible impact	The above recommendations to retain and protect woodland and trees will serve to retain suitable bat foraging and commuting habitat at the site. In addition, a sensitive lighting scheme should be designed in accordance with the recent guidance <i>Bats and artificial lighting at Night</i> (ILP, 2023). Considering the habitats present, and nature of the proposals, it is not considered any further Bat Activity Surveys are proportionate or justified, and are not required to inform the overall impact assessment and mitigation requirements.	None required	No significant effect anticipated
Badger	Low risk of damage/destruction of Badger setts if Badger create setts at the site or immediate surrounds prior to commencement of works. Low risk of adverse, temporary, irreversible impact. Low risk of killing/injury of Badger which enter the construction site from surrounding area during works. Minor, adverse, temporary, irreversible impact.	A pre-commencement Badger check is recommended to ensure Badger remain absent and have not colonised the site or immediate surrounds. This survey will identify any further required mitigation measures and inform a Natural England licence application (in the unlikely event this is necessary). Notwithstanding the results of this pre-commencement, as suitable habitats for Badger are present and they are known to be present in the wider area, this species is at risk of being harmed by construction activities if they were to enter the site, the construction phase will implement a set of precautionary reasonable avoidance measures. These RAMs are to include details of: - covering any holes, trenches or other excavations in which Badger may fall into and become trapped overnight, or otherwise a means of escape provided (e.g. a plank of wood); - if piles of soil are to be stored within the site, these will be left un-compacted and not permitted to grass over to reduce the likelihood of Badger using them for new sett excavation; - Any pipes between 0.1 and 0.5 in diameter must be stored with caps on to prevent Badger access; and - Any chemicals must be stored securely so that they cannot be accessed by inquisitive Badger accessing the site from the wider area.	None required.	No significant effect anticipated

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Breeding Birds	Risk of disturbance of nesting birds during construction phase. Minor adverse, temporary, irreversible impact. (no significant loss of habitat).	To avoid an offence being committed in respect of nesting birds, vegetation clearance works should be planned to be conducted outside of the bird nesting season (March to August inclusive) where possible. If it is necessary to undertake these works during the bird nesting season, a suitably qualified ECoW should direct supervise/inspect immediately prior to determine the presence or absence of nesting birds at the areas to be affected. If any active nests are detected, an appropriate protection area around the nest(s) will be established until it can be determined that the nest is longer active. Considering the nature of the proposals, extent and type of baseline habitats, and assuming implementation of the protection measures detailed above, it is not considered there will be a significant loss of nesting habitat. It is therefore considered further pre-determination Breeding Bird Surveys would not be proportionate or justified in this instance.	None required.	No significant effect anticipated
Common Reptiles and Other Notable and Priority Species	Risk of killing/injury of Common Reptiles and other Priority Species during the construction phase. Minor adverse, temporary, irreversible impact.	It is recommended that the construction phase implement a series of best practice precautionary measures to minimise the risk of killing/injury of wildlife such as common reptiles, amphibians and mammals, including avoiding leaving open any pits or trenches in which wildlife may become trapped. Any trenches or pits in which wildlife may become trapped should either be covered, infilled, or a suitable means of escape provided (e.g. plank of wood) overnight. To minimise the risk of killing/injury of other wildlife during the construction period, any woodland and scrub habitats will be cleared in an ecologically sensitive manner. This will be undertaken by an ecological contractor or under the direct supervision of a suitably qualified Ecological Clerk of Works. In each instance, an ecologist will check any potential habitats/refugia immediately prior to clearance. Vegetation will then be cut/felled to a height of 0.15m to encourage any wildlife present to move outside of the working area. The cut habitats and any remaining refuge habitats will again be checked by an Ecological Clerk of Works prior to the stripping of the stumps and top-soil.	None required.	No significant effect anticipated

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Invasive Flora	Risk of causing the spread of invasive flora in the wild. Minor adverse, temporary, reversible impact.	An invasive species contractor should produce a treatment and eradication plan to remove the extensive Japanese Knotweed during the construction phase. This plan should take a precautionary approach to the extent of invasive flora coverage (given the timing of the February survey reported here and the ease at which invasive flora spreads, particularly along rail corridors such as is present immediately north of the site boundary).	None required.	No significant effect anticipated

5 Enhancement and Monitoring

- 5.1.1 Opportunities for biodiversity enhancement (above and beyond those required to mitigate for any identified impacts) have been determined through consideration of: Ecological Features identified on site and within the zone of influence; Historical records of protected species/habitats present within the locality; National and Local planning policy including National and Local Biodiversity habitats/species; Local Development Plans including consideration of Green/Blue Infrastructure Resource; Consultation with third parties/stakeholders where applicable; and Other influencing factors such as underlying Geology/Hydrology, intended operational activities, and existing disturbance activities within the locality. This makes specific reference to Biodiversity Net Gain, Good practice principles for development (CIEEM, IEMA, CIRA, 2019).
- 5.1.2 In accordance with The Environment Act 2021, a demonstrable 10% overall net gain in habitat units will be required in accordance with the DEFRA Statutory Biodiversity Metric, with irreplaceable habitats retained and habitat trading rules satisfied. In this instance, this is to include a minimum +10% in each of the habitat units, with hedgerow and river units not applicable considering the baseline habitats present, with no further specific field survey required to inform this assessment.
- 5.1.3 Additional biodiversity enhancements will include the following and will provide additional benefits to wildlife and biodiversity, and which are not accounted for in the DEFRA Metric which deals with areas of habitat only and not point specific enhancements such as bird and bat boxes. The specific location and details of the proposals can be detailed within a Biodiversity Enhancement Strategy (BES) in accordance with BS42020:2013, or detailed on Landscape Plans as appropriate.

Table 4 – Enhancement

Ecological Feature	Enhancement
Landscape Planting	The final landscape planting incorporates a range of native species and species which are known to be of value to wildlife and which are suitable to the site location and conditions. Planting is focussed on a linear design to provide enhanced habitat connectivity and wildlife corridor function across and around the site, including complementing and contributing to the value of existing woodland and green corridor to the north.
Bird boxes	To provide enhancement opportunities for nesting birds the development should incorporate bird nest boxes suitable for a range of species likely to present at the developed site (e.g. House Sparrow, Swift etc.). Boxes should be positioned 2.5 to 5 metres above ground level, away from major sources of human disturbance and where positioned on buildings or structures should also avoid south-facing elevations where excessive sunlight can cause chicks to overheat in the nest.

Ecological Feature	Enhancement
Bat boxes	To provide enhancement opportunities for roosting bats the development should incorporate provision of bat roost boxes. The boxes should be positioned 2.5 to 5 metres above ground level, away from major sources of human disturbance and artificial lighting and should face onto suitable foraging and commuting habitats (e.g. retained woodland and new landscape planting).
Deadwood Hibernacula	It is recommended that informal deadwood hibernacula are created at the site boundaries and within landscape planting areas to provide enhanced refuge, shelter and hibernation opportunities for a range of wildlife including small mammals, common amphibians and invertebrates. The woody arisings from required tree and scrub clearance would provide suitable materials for the creation of these piles rather than any requirement to import materials from off-site.

- 5.1.4 No post-determination monitoring is perceived necessary (subject to the results of the further bat survey and any monitoring which may be required as part of any Natural England licence if required). To comply with guidance set out in BS42020:2013, a Construction Environment Management Plan (CEMP) which includes consideration of biodiversity can be produced prior to the commencement of construction activities, including site clearance works. A Landscape and Ecological Management Plan (LEMP) will also be produced prior to operation of the site. Additionally, a Habitats Management & Monitoring Plan (HMMP) may be requested to secure any BNG gains. These documents can be secured through an appropriately worded planning condition(s).

6 Conclusion

- 6.1.1 Suitable mitigation measures can be incorporated into the proposed application to avoid/ mitigate/ compensate any potential impacts to ecological features and to demonstrate 'no biodiversity net loss' in accordance with NPPF and local planning policy. As such, no significant residual impact can be expected which would prevent the positive determination of a planning application or development of this site.
- 6.1.2 Additionally, the site re-development allows the opportunity to provide local enhancements to demonstrate a 'biodiversity net gain'

7 References

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Drawings – UK Habitat Classification Map



KEY:

- Site Boundary
- Modified Grassland (g4)
- Bramble scrub (h3d)
- Developed land, sealed surface (u1b)
- Buildings (u1b5)
- Built linear features (u1e)
- Wall and Fence (612, 853)
- Other broadleaved woodlands (w1g)
- Scattered Trees (33)
- Japanese Knotweed

P02	21.11.24	Redline Amended	LB	JC	JC
P01	22.02.24	Issued for comment / approval	LB	CS	CS
Rev	Date	Description	DRA	CHK	APP

Project
Land at Riverpark Road, Manchester

Client
Kellen Homes Limited

Drawing Title
UK Habitat Classification Map

Scale 1:2,000 @ A3	Date 22.02.24	Status Preliminary
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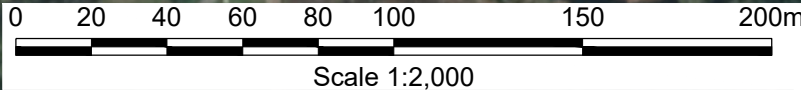
DWG No. SHF920001-ENZ-XX-XX-DR-Z-0001	Revision P02
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Appendix A – Site Proposal Plan

Appendix B – Legislation and National Planning Policy

Legislation

Wildlife legislation and policy relevant (or potentially relevant pending further survey) to the proposed works, based on the findings of the desk study and field survey are set out below. This legal information is a summary only, and the original legal documents should be consulted for definitive information.

Legislation Protection Afforded to Sites/Habitats that could Potentially be Affected by the Proposed Works

Designated Site/Habitat	Legal Status
None	-

Legislation Protection Afforded to Species that could Potentially be Affected by the Proposed Works

Species	Legal Status
European Protected	
Bats	These animal species and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species (Amendment) Regulations 2012, which makes it illegal to: • Deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs; • Deliberately disturb such an animal; • Damage or destroy a breeding site or resting place of such an animal. European Protected Species (EPS) licences can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed: • The development is for reasons of overriding public interest; • There is no satisfactory alternative; and • The favourable conservation status of the species concerned will be maintained and/or enhanced. Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a legal duty to 'have regard to the requirements of the EC Habitats Directive in the exercise of their functions'. This means that they must consider the above 3 tests when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations. As a consequence, Planning Applications for such developments must demonstrate that the 3 tests will be passed.
Nationally Protected	
Bats	These animals receive full protection under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure or take any such animal; • Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.

Species	Legal Status
Badger	The Protection of Badgers Act 1992 makes it illegal to wilfully kill or injure a Badger, or attempt to do so and also make it illegal to intentionally or recklessly interfere with a Badger sett. This includes damaging or destroying a sett, obstructing access to a sett and disturbing a Badger while it is occupying a sett. Licences can be granted to permit sett closure and/or disturbance between July and November inclusive.
Nesting Birds (general)	All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure or take any wild bird; • Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.
Viviparous/Common Lizard, Grass Snake, Slow-worm	These animals receive limited protection under The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal to intentionally kill or injure any such animal.
Wild Mammals	The Wild Mammals (Protection) Act 1996 makes it illegal to mutilate, kick, beat, nail, or otherwise impale, stab, burn, stone, drown, crush, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

Section 40 of the Natural Environment and Rural Communities Act 2006 (the NERC Act) places a legal duty on public bodies, including planning authorities, to 'have regard' to the conservation of biodiversity when carrying out their normal functions, which includes consideration of planning applications.

In compliance with Section 41 of the NERC Act, the Secretary of State has published a list of species and habitats considered to be of principal importance for conserving biodiversity in England under the UK Post-2010 Biodiversity Framework. This is known as the list of Habitats and Species of Principal Importance (HPI/SPI), of which there are 56 habitats and 943 species. The HPI/SPI list is used to guide planning authorities in implementing their duty under the NERC Act.

National Planning Policy

The NPPF (2024) set out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development.

The NPPF states that:

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and

incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

To protect and enhance biodiversity and geodiversity, plans should:

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

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.



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