

Ecological Impact Assessment



The Limes, Fallowfield
23rd October 2024



**Tyler
Grange**

TG Report No. 16638_R01_ECG

Project No:	Report No.	Date	Revision
16638	R01	23/10/2024	a
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Contents:

Summary	
Section 1: Introduction	2
Section 2: Ecological Features and Evaluation	1
Section 3: Ecological Impacts, Mitigation, and Enhancement	7
Section 4: Biodiversity Net Gain	9
Section 5: Conclusions	11
References	

Appendices:

- Appendix 1: Proposed Site Plan
- Appendix 2: Legislation and Planning Policy
- Appendix 3: Methodology and Results

Plans:

- Plan 1: Habitat Features Plan 16638/P01



Summary

- S.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Hydrock - Manchester. It sets out the findings of an Ecological Impact Assessment (EclA) at Fallowfield Campus, Whitworth Ln, Manchester, M14 6YY (OS Grid Reference SJ 85898 94336), hereafter referred to as 'the site'. The proposals are for a new build development in order to provide a relocation of the existing UoM Limes Building services, with associated parking, service yard and landscaping.
- S.2. An 'extended' Phase 1/UK Habitat Classification (UK Habs) survey and Preliminary Bat Roost Assessment was undertaken on the 26th March 2024. A summary of the results are as follows:
- The site is comprised of hardstanding, introduced shrub, bare ground, modified grassland, including scattered trees and treelines; and
 - The site contains habitats that could support common and widespread nesting/roosting and foraging birds, along with hedgehog.
- S.3. In terms of protected sites, No impacts are anticipated as a result of development, as long as standard best practice is followed to control impacts via air, run-off, and other pollutants. These are to be incorporated into a CEMP.
- S.4. Habitats of negligible ecological importance to be lost to the development, such as developed land, require no specific mitigation. Habitats of low ecological importance to be lost, such as scattered trees, will be more than compensated for through replacement planting in the form of native species tree, hedgerow, and native scrub planting.
- S.5. Species-specific enhancements recommended within this report, include the provision of bat and bird boxes, which would enhance the site for wildlife and increase the habitat diversity on site providing a range of nesting, foraging and commuting opportunities for species such as invertebrates, bats and birds.
- S.6. The baseline comprises 0.64 habitat units and 0.56 hedgerow units. As such, to provide the required 10% gain in habitat and hedgerow units, 0.704 habitat units and 0.616 hedgerow units must be provided post development. This could be created through the inclusion of native mixed scrub, scattered native trees, and through the extension of the boundary treelines.
- S.7. Once the final Landscape Plans are provided, the full BNG calculation can be completed. A HMMP to ensure the long-term management of the proposed habitat enhancements is expected to be secured via a suitable worded planning condition.
- S.8. A series of bat and bird boxes are recommended to enhance the site for the species groups post-development.
- S.9. In anticipation of the implementation of any necessary mitigation, the proposed development will be compliant with relevant planning policies: EN9, EN10, EN15 and DM1 of the Local Plan, as well as legislation with regard to ecology.

Introduction and Context



Section 1: Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Hydrock. It sets out the findings of an Ecological Impact Assessment (EcIA) at Fallowfield Campus, Whitworth Lane, Manchester, M14 6YY (OS Grid Reference SJ 85898 94336), hereafter referred to as 'the site'. See **Figure 1.1** for the indicative red line boundary.



Figure 1.1: Indicative red line boundary (© Google Aerial Imagery)

- 1.2. This assessment has been undertaken to inform a planning application for a new build development to relocate the existing University of Manchester (UoM) Limes Building. The proposed development will consist primarily of a two storey steel frame structure, housing the UoM Fallowfield Campus catering and estates management departments, with associated parking, service yard and landscaping. The building currently on-site will be retained. The site proposals are shown in **Appendix 1**.

Site Context

- 1.3. The site is approximately 0.47 ha in size, dominated by a hardstanding carpark, with small areas of modified grassland, bare ground, scattered urban trees and treelines. The surrounding landscape is formed of a mosaic of built form and greenspace in the form of playing fields associated with the university of Manchester and Manchester Grammar School. The wider landscape is largely formed of residential housing. Immediately adjacent the site to the north is residential dwellings and an area of amenity grassland. To the south and east are buildings associated with Manchester University, while to the west is Whitworth Lane, with further university buildings beyond this.



Purpose

- 1.4. This report:
- Uses available background data and results of the field surveys to describe and evaluate the ecological features present within the likely “Zone of Influence”¹ (Zoi) of the proposed development;
 - Describes the actual or potential ecological issues and opportunities that might arise as a result of the site’s development.
 - Where appropriate, makes commitments for mitigation measures for adverse effects on ecological features as well as ecological enhancements, to ensure conformity with policy and legislation listed in **Appendix 2**; and
 - Can be used to inform a planning application for the site’s development.
- 1.5. This assessment and the terminology used are consistent with the Guidelines for Preliminary Ecological Appraisal² and the Guidelines for Ecological Impact Assessment³. A full methodology is set out in **Appendix 3**.

Methodology

- 1.6. Full methods for the data search, ‘extended’ phase 1/ UK Habs survey, Preliminary Roost Assessment (PRA) and Biodiversity Net Gain (BNG) work can be found in **Appendix 3**.

Quality Control

- 1.7. All ecologists at Tyler Grange Group Limited are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership, and act under the direction of members and abide by the Institute’s Code of Professional Conduct⁴.

Limitations

- 1.8. The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since the report was written, advice should be sought to determine whether update work is required. The findings of the report should not be relied upon without this advice.
- 1.9. This report is also partly based on 3rd party data held by the Local Record Centre, which Tyler Grange Group Ltd. cannot guarantee the accuracy of.

¹ Defined by the CIEEM (2018) Guidelines for Ecological Impact Assessment as the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries

² CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

³ CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

⁴ CIEEM (2022) Code of Professional Conduct, CIEEM, Winchester



Section 2: Ecological Features and Evaluation

Designated Sites

- 2.1. The data search was based on records purchased from Greater Manchester Local Record Center (GMLRC), as well as data from the Multi-Agency Geographic Information for the Countryside (MAGIC). See **Appendix 3** for full methodology.
- 2.2. The data search returned one Natura 2000 sites within 10 km of the site, and no statutory or non-statutory designated sites within 2 km of the site. Details are in **Table 2.1** below.
- 2.3. No areas of Ancient & Semi-Natural Woodland are located within 2km of the site boundary.



Table 2.1: Designated Sites

Designated site	Distance and direction from site	Citation	Ecological Importance
Rochdale Canal Special Area of Conservation (SAC)	7.3 km Northeast	Rochdale Canal supports a significant population of floating water-plantain <i>Luronium natans</i> in a botanically diverse water plant community which also holds a wide range of pondweeds <i>Potamogeton sp.</i> 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.	International

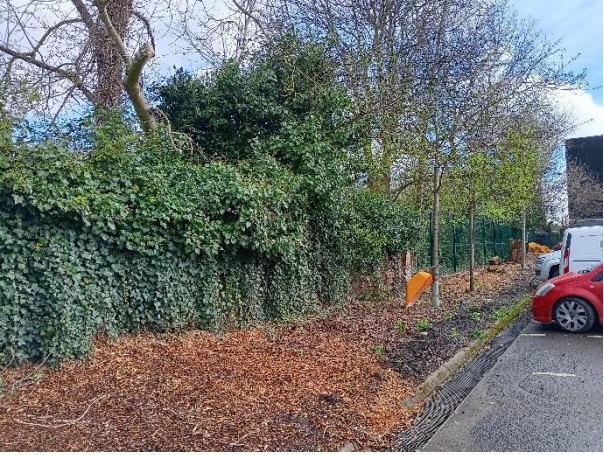
- 2.4. There is no connecting habitat which links the site to the SAC, and no similar habitats are present onsite for which the SAC is designated. As a result of this, as well as the distance present between the site and the SAC, no potential impacts are anticipated on the SAC as a result of development and therefore **will not be discussed further in this report.**

Habitats and Flora

- 2.5. The habitats present within the red line boundary are summarised below in **Table 2.2**, along with a description of the composition of the main plant species present and an assessment of their ecological importance. The location of habitats are shown on the Habitats Features Plan **16638/P01**.



Table 2.2: Habitats and Flora within Red Line Boundary

Habitat	Description and Species	Ecological Importance	Photograph
<u>Primary code:</u> Artificial unvegetated, unsealed surface u1c	A thin strip of bare ground covered by bark chippings is present along the northern boundary of the site.	Due to the lack of vegetation cover associated with this habitat, it is considered to be of negligible ecological importance .	
<u>Primary code:</u> Buildings u1b5	Building 1 (B1) is located in the northeast corner of the site, and is constructed of corrugated steel, with a flat roof.	This habitat has no inherent value for local fauna and no value in terms of biodiversity and is therefore considered to be of negligible ecological importance .	

Habitat	Description and Species	Ecological Importance	Photograph
<u>Primary code:</u> Other developed land u1b6	The majority of the site comprises a hardstanding carpark.	This habitat has no inherent value for local fauna and no value in terms of biodiversity and is therefore considered to be of negligible ecological importance .	
<u>Primary code:</u> Modified Grassland g4	Two small areas of modified grassland are present along the southern boundary, comprised largely of perennial rye grass <i>Lolium perenne</i> .	Due to the low species diversity, heavily managed nature and frequent distribution within the wider landscape, the habitat is considered to be of negligible ecological importance .	
<u>Primary code:</u> Built up areas and gardens u1 <u>Secondary code:</u> Introduced shrub 847	A small area of introduced shrub is present in the southwest corner of the site, species include ivy <i>Hedera helix</i> , clever <i>Galium aparine</i> , wood avens <i>Geum urbanum</i> , common lilac <i>Syringa vulgaris</i> , bramble <i>Rubus fruticosus</i> and honeysuckle <i>Lonicera periclymenum</i> .	Due to the low species diversity, heavily managed nature and frequent distribution within the wider landscape, the habitat is considered to be of negligible ecological importance .	



Habitat	Description and Species	Ecological Importance	Photograph
<u>Primary Code:</u> Woodlands and Trees w <u>Additional Secondary Code</u> Tree 200 Line of trees 33	10 scattered urban trees are distributed along the center of the site, eight of which are immature and two are semi-mature. Species include silver birch, willow species, poplar species, and cherry. Three semi mature trees are also present at the northwest site entrance from Whitworth Lane, species include silver birch and oak <i>Quercus robur</i>. Two lines of trees are present within the site boundary, the first, Treeline 1 (TL1) runs along part of the northern site boundary and is made up of 10 European hornbeam <i>Carpinus betulus</i> trees planted on a strip of bare ground. The second tree line, Treeline 2 (TL2) is present along part of the southern boundary and is comprised predominantly of semi-mature birch <i>Betula pendula</i>, poplar species <i>Populus sp.</i>, cherry <i>Prunus avium</i> and willow species <i>Salix sp.</i>	The trees present in the centre of the site are surrounded by hardstanding and are predominantly immature and are therefore considered to be of negligible ecological importance. The semi-mature trees on the western site boundary, although common in the wider landscape, are considered to be of local ecological importance. The trees present within the treelines are native and predominantly semi-mature. As such, although they are common in the wider landscape, they are considered to be of local ecological importance.	

Habitat	Description and Species	Ecological Importance	Photograph
			



Protected and Notable Species

- 2.6. The below section sets out the potential for protected species on site. Species which are considered likely absent from the site based on professional judgement, following consideration of the habitats within the site, signs of species presence at the time of survey and data search records, are not discussed.

Amphibians

- 2.7. The data search returned records of common and widespread amphibian species such as common toad *Bufo bufo* and one great crested newt (GCN) *Triturus cristatus* record within 2 km of the site. The GCN record was located approximately 800 m southeast of the site in 2023, however is separated from the site by significant barriers for dispersal such as residential developments and roads. No European Protected Species (EPS) licences were returned for GCN within 2 km of the site.
- 2.8. The data search found one waterbody within 250 m of the site, approximately 75 m northwest of the site, which is generally considered to be within the typical migratory range of GCN from a waterbody⁵. However, as the site mainly comprises habitats of negligible suitability for great crested newts, such as hardstanding, buildings, bare ground and mown modified grassland, with similar habitats separating the site and the waterbody, the site is considered unlikely to support GCN.
- 2.9. As such GCN are considered **likely absent from the site and are not discussed further within the report**.
- 2.10. Due to the habitats present onsite it is unlikely that any other more mobile amphibian species, such as common toad will be present, and if any common amphibians are indeed present, they will not be reliant on the site alone.
- 2.11. As such, any population of common amphibians onsite is considered to be of **negligible ecological importance**.

Badger

- 2.12. 11 records of badger *Meles meles* were returned from GMLRC within 2km of the site boundary.
- 2.13. During the 'Extended' Phase 1 survey no badger signs were found such as latrines, run-throughs, footprints, snagged hairs or foraging signs. There was negligible suitable foraging habitat found onsite for the species, and given the built up nature of the site, urban surroundings, and limited connection to suitable habitat, the site is considered to be **negligible ecological importance** for badger. However, it is possible that badger could commute through the site, and therefore measures to safeguard this species during the construction phase of the development are discussed in **Section 3**.

Bats

- 2.14. The data search returned records of common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus* within 2km of the site. The nearest of these was a record of common pipistrelle 130 m southwest of the site in 2015. In addition, three EPS bat licences were returned within a 2 km radius of the site. The closest record was 1.4km north of the site (case ref: 2016-21779-EPS-MIT), which allowed the destruction of a common pipistrelle resting place.

⁵ Cresswell, W. & Whitworth, R., 2004. An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt *Triturus cristatus*: English Nature Research Report 576, Peterborough: English Nature.



Bat Activity

- 2.15. The site lies within an urban context, with light pollution within and adjacent to site. The treelines on the north and south site boundaries offers some limited foraging and commuting habitat for bats, however other than this, the site provides little suitable habitat for the species group as it mainly comprises hardstanding and a building. It is assumed that light tolerant species, such as pipistrelle species, could forage within and adjacent to the site, however in low numbers.
- 2.16. Overall, the assemblage of bats utilising the site for foraging and commuting is considered to be of **negligible ecological importance**.

Preliminary Bat Roost Assessment

- 2.17. A Preliminary Roost Assessment (PRA) and Ground Level Tree Assessment (GLTA) was conducted alongside the 'extended' Phase 1 Habitat survey. This assessment was carried out on the trees and building within the site and those directly adjacent to site, which may be impacted by the development (either through illumination, vibration or blocking). See **Appendix 3** for the PBRA methodology and detailed results. The survey found that all the trees and buildings within and adjacent to the site possessed **negligible bat roosting potential**.

Birds

- 2.18. The data search returned a number of records of protected and notable birds species within 2 km of the site including a number of priority species such as dunnoek *Prunella modularis*, house sparrow *Passer domesticus*, tree sparrow *Passer montanus*, starling *Sturnus vulgaris*, song thrush *Turdus philomelos*, linnet *Carduelis cannabina*, yellowhammer *Emberiza citronella*, reed bunting *Emberiza Schoeniclus* and mistle thrush *Turdus viscivorus*.
- 2.19. The small number of trees and introduced shrub on-site have the potential to support common and widespread nesting bird species. The site is considered to be unsuitable for ground nesting birds as it is primarily comprised of hardstanding.
- 2.20. It is considered the assemblage of birds that may use the site for foraging and breeding is of **negligible ecological importance**, nevertheless consideration for nesting birds to avoid a breach of legislation is discussed in **Section 3** of this report.

Hedgehog

- 2.21. The data search returned 66 records of European hedgehog *Erinaceus europaeus* within 2km of the site, with the closest record approximately 200 m west of the site from 2020.
- 2.22. The site provides limited resting and foraging features for the species, which are limited to the small area of introduced shrub. It is therefore considered that the site is of **negligible ecological importance** for hedgehog, however enhancements and sensitive working methods for hedgehog are discussed in **Section 3**.



Section 3: Ecological Impacts, Mitigation, and Enhancement

Proposed Development

- 3.1. The proposals are for a new build development to relocate the existing UoM Limes Building. Consisting primarily of a two storey steel frame structure, housing the UoM Fallowfield Campus catering and estates management departments, with associated parking, service yard and landscaping. The building currently on-site will be retained. The potential impacts at this site as a result of the proposed development are set out below, with reference to relevant legislation and planning policy, which is summarised in **Appendix 2**.

Habitats and Flora

- 3.2. The current proposals indicate that hardstanding, modified grassland, and immature trees will be lost as part of the proposed development, all of which provide negligible ecological importance and as such no specific mitigation is required for their loss.
- 3.3. Any semi-mature trees with local ecological importance to be lost to development should be replaced with additional native tree planting, which is expected to mitigate for the loss of these trees. Planting of mixed scrub could also enhance the habitats provided on-site.
- 3.4. Overall, the loss of habitats of negligible ecological importance, the anticipated retention of the majority of semi-mature trees of local importance, and the proposed planting of native trees and mixed scrub is expected to improve the site overall for biodiversity.
- 3.5. To protect habitats surrounding the site, it is recommended that standard best practice pollution measures are incorporated into a Construction Environmental Management Plan (CEMP) to control impacts via air and run-off during construction.

Protected and Notable Species

Bats

- 3.6. All trees and buildings on-site provide negligible bat roosting potential. Therefore in line with Best Practice Guidelines, no further nocturnal surveys are required, and there will be no requirement of a Natural England Licence for the removal/demolition to proceed lawfully.
- 3.7. Indirect impacts associated with dust and noise during the construction phase will be minimised by the implementation of a CEMP. In addition, any outside lighting should avoid spilling onto retained/proposed habitats such as the scattered trees and treelines.
- 3.8. To enhance the site for roosting bats, two bat boxes are recommended to be incorporated within scheme by either using externally erected bat boxes on the proposed building or mounting on retained trees (expected to be secured via a suitably worded planning condition).
- 3.9. Through the retention of the majority of boundary trees and proposed native landscape planting, the low numbers of foraging and commuting bats anticipated to utilise may continue to use the site post-development.



Birds

- 3.10. All birds, their nests and eggs, are protected by law and as such it is an offence to intentionally kill, injure, or take any wild bird; intentionally take, damage, or destroy the nest of any wild bird while it is in use or being built; and intentionally take or destroy the egg of any wild bird.
- 3.11. To avoid triggering the legislation protecting nesting birds, clearance of suitable habitat (the trees and introduced shrub) should be timed outside the nesting bird season (generally taken as March to August inclusive, though this is not defined in law and birds may nest outside of this time). If any clearance works to nesting habitats are required during the nesting season, then pre-removal checks for nesting birds must be carried out by a suitably experienced Ecological Clerk of Works (ECOW), no more than 48 hours prior to the works commencing. If any nesting birds are found to be present, an appropriate buffer zone will be implemented, within which works are excluded for the duration of the breeding attempt. Any active nests will need to be left in situ until a suitably experienced ecologist confirms that the chicks have fledged and the nest is no longer active.
- 3.12. Proposed habitat creation such as scrub and tree planting is expected to increase nesting opportunities onsite. Additionally, two bird boxes are recommended to be incorporated within scheme, targeting species of conservation concern known to be present (expected to be secured via a suitably worded planning condition).

Badger

- 3.13. No setts or badger field signs were identified on-site or within 30 m of the site (where access was possible) during the survey. However, as badger are a highly mobile species, and can create a sett in a short period of time, it is recommended that a pre-commencement check for badger is completed prior to the start of works to ensure no new setts have been created, specifically within the treeline immediately to the north of the site. In addition, badger may use the site to commute and as such, the following precautionary working methods should be adhered to and detailed within a CEMP for the site, including, but not be restricted to:
- Provision of a toolbox talk to all contractors prior to works commencing within the site to explain the legislation afforded to badgers, and what to do in the event a badger or suspected sett is encountered;
 - All materials to be stored off the ground in skips or on pallets;
 - Capping of all pipework >200 mm in diameter left overnight;
 - Sealing of trenches/excavations or providing a mammal ladder/escape ramp to allow badgers and small mammals to escape; and
 - No night-time works or illumination of off-site habitats or retained habitats.

Hedgehog

- 3.14. Hedgehog are a priority species and therefore afforded consideration in planning policy. The proposed scrub planting will benefit the species by providing increased cover and the implementation of precautionary working methods detailed above for badger are also deemed sufficient to protect hedgehog during construction.



Section 4: Biodiversity Net Gain

- 4.1. As of the 12th February 2024 it is mandatory for development (with a small number of exceptions) to achieve at least a 10% gain in biodiversity units under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 4.2. A development achieves biodiversity net gain when the total biodiversity units present post-development is higher than that of the biodiversity units present on site prior to development. The Statutory Biodiversity Metric has been used to calculate the biodiversity value of the site before development in terms of “biodiversity units”. Once the final Landscape Plans are provided, the post development biodiversity units can also be calculated to conclude the loss or gain of habitat units as a result of development.

Existing Habitats

- 4.3. The baseline habitats present within the red line boundary of the site and are shown on Habitat Features Plan **16638/P01**, with the habitat units detailed below in **Table 4.1**. No linear or watercourse units were present onsite.
- 4.4. Development proposals would result in a net gain of 0.27 habitat units (39.08% net gain). The existing site baseline is predominantly developed land; sealed surface, with small areas of introduced shrub, bare ground and urban scattered trees, providing 0.69 habitat units. There are no linear habitat units on-site. The areas of modified grassland, mixed scrub and introduced shrub planting, along with the planting of scattered trees, results in 0.96 habitat units being created. **Table 4.1** below detail the Biodiversity Net Gain statutory metric calculation for the development.
- 4.5. A Habitat Management and Monitoring Plan (HMMP) to ensure the long-term management of the proposed habitat enhancements is expected to be secured via a suitable worded planning condition.



Baseline				
Habitat	Area (ha)	Condition	Unit Value	Area Retained/ Enhanced
Grassland - Modified grassland	0.001	Poor	0.00	All Lost
Urban - Developed land; sealed surface	0.46	N/A - Other	0.00	All Lost
Urban - Introduced shrub	0.007	Condition Assessment N/A	0.01	0.005 ha Retained
Urban - Developed land; sealed surface	0.02	N/A - Other	0.00	All Lost
Urban - Bare ground	0.04	Poor	0.08	0.004 ha Retained
Individual trees - Urban Tree	0.1489	Poor	0.60	0.1448 Retained
Post-Intervention				
Habitat	Area (ha)	Condition	Unit Value	
Urban – Developed Land; sealed surface	0.32	N/A - Other	0.00	
Urban – Developed Land; sealed surface	0.15	N/A - Other	0.00	
Grassland – Modified Grassland	0.004	Poor	0.01	
Heathland and shrub – Mixed scrub	0.04	Poor	0.15	
Urban – Introduced shrub	0.002	Condition Assessment N/A	0.00	
Individual trees – Urban tree	0.065	Moderate	0.20	
Unit Change		+0.27		
Net Change (%)		+39.08		

Table 4.1: Biodiversity Net Gain Calculations for on-site Habitat Area



Section 5: Conclusions

- 5.1. One statutory designated site, Rochdale Canal SAC, was located approximately 7.3 km northeast of the site. No impacts are anticipated on the SAC due to the nature of the proposals, habitats present onsite and the distance between the site and the SAC.
- 5.2. The development will primarily affect habitats of negligible ecological importance, such as hardstanding, modified grassland and immature trees. Any semi-mature boundary trees with local ecological importance to be lost to development should be replaced with additional native tree planting, which is expected to mitigate for the loss of these trees. Planting of mixed scrub could also enhance the habitats provided on-site. These measures are expected to improve the site overall for biodiversity.
- 5.3. To protect habitats surrounding the site, it is recommended that standard best practice pollution measures are incorporated into a CEMP to control impacts via air and run-off during construction.
- 5.4. All trees and buildings on-site provide negligible bat roosting potential. Therefore in line with Best Practice Guidelines, no further nocturnal surveys are required.
- 5.5. Should vegetation on the site be removed during the core nesting bird season (March-August, inclusive), a pre-works check by an ECoW would be required to determine whether active birds' nests are present.
- 5.6. No setts or badger field signs were identified on-site or within 30 m of the site. However, as badger are a highly mobile species, and can create a sett in a short period of time, it is recommended that a pre-commencement check for badger is completed prior to the start of works to ensure no new setts have been created, specifically within the treeline immediately to the north of the site. Precautionary Working Methods to protect badger and hedgehog during construction are also recommended.
- 5.7. The baseline comprises 0.64 habitat units and 0.56 hedgerow units. As such, to provide the required 10% gain in habitat and hedgerow units, 0.704 habitat units and 0.616 hedgerow units must be provided post development. This could be created through the inclusion of native mixed scrub, scattered native trees, and through the extension of the boundary treelines.
- 5.8. Once the final Landscape Plans are provided, the full BNG calculation can be completed. A HMMP to ensure the long-term management of the proposed habitat enhancements is expected to be secured via a suitable worded planning condition.
- 5.9. A series of bat and bird boxes are recommended to enhance the site for the species groups post-development.
- 5.10. In conclusion, in anticipation of the implementation of any necessary mitigation, the proposed development will be compliant with relevant planning policies: EN9 and EN15 of the Local Plan, as well as legislation with regard to ecology.



Appendix 1: Proposed Site Plan





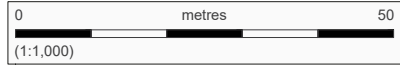
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KEY

- Application boundary
- Woodland shrub mix
- Low ground cover mix
- Ornamental shrub mix
- CAT B tree
- CAT C tree
- Root protection area
- Proposed tree



CLIENT
Rider Levett Bucknall

PROJECT
The Limes
Fallowfield Campus
University of Manchester

DRAWING
Soft Landscape Plan

PROJECT NUMBER
RIDM3004

DRAWING NUMBER
01

CHECKED BY
TJ / RM

REVISION
00

STATUS
Draft

DATE
October 2024

SCALE
1:500 @ A2

Appendix 2: Legislation and Planning Policy

Legislation

A2.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:

- The Environment Act 2021;
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Countryside and Rights of Way (CROW) Act 2000;
- The Natural Environment and Rural Communities Act (NERC) 2006;
- The Hedgerows Regulations 1997; and
- The Protection of Badgers Act 1992.

A2.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017 (as amended).

A2.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.

A2.4. The CROW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Environment Act 2021: Upcoming Town and Country Planning Act

A2.5. As of the 12th February 2024 it is mandatory for development (with a small number of exceptions) to achieve at least a 10% gain in biodiversity units under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).



National Planning Policy

National Planning Policy Framework (NPPF), December 2023

A2.6. The updated National Planning Policy Framework (NPPF) was published in December 2023 and sets out the Government's planning policies for England and how these should be applied. It replaces the first National Planning Policy Framework published in March 2012.

A2.7. Paragraph 11 states that:

"Plans and decisions should apply a presumption in favour of sustainable development."

Section 11 of the NPPF, paragraph 120, sub-section b states that planning policies and decisions should:

- b) *"encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains such as developments that would enable new habitat creation or improve public access to the countryside;*
- c) *recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production"*

A2.8. Section 15 of the NPPF (paragraphs 174 to 188) considers the conservation and enhancement of the natural environment.

A2.9. Paragraph 180 states that planning and decisions should contribute to and enhance the natural and local environment by:

- a) *"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);*
- b) *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;*
- c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate; and*
- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"*

A2.10. Paragraph 181 states that 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.

Paragraph 185 states that in order 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 biodiversity⁶;*

⁶ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.



wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁷; 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.”*

A2.11. When determining planning applications, Paragraph 186 states that 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 reasons⁸ 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.”*

A2.12. As stated in paragraph 187 the following should be given the same protection as habitats sites⁹:

- a) “potential Special Protection Areas and possible Special Areas of Conservation;*
- b) listed or proposed Ramsar sites¹⁰; 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.”*

A2.13. Paragraph 182 states that 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

⁷ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

⁸ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

⁹ The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.

¹⁰ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.



projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Local Planning Policy

Manchester City Council | Manchester Core Strategy 2012 to 2027

Policy EN9: Green Infrastructure

- A2.14. 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, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.
- A2.15. Key features of Manchester's green infrastructure will include:
- The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.
 - The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, for example the River Irk, River Medlock, Chorlton Platt Gore, Gatley Brook, Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity.
 - The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme.
 - The encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas.
- A2.16. New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management.

Policy EN15: Biodiversity and Geological Conservation

- A2.17. The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:
- sites with international or national designations for their biodiversity value. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham);
 - other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals) and 7



LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);

- protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- sites that are recognised for their geological importance;
- the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

A2.18. 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, with reference to:

- the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks;
- the Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook Corridor and Nutsford Vale;
- the Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages;
- Manchester's Climate Change Action Plan;
- the Strategic Flood Risk Assessment (SFRA) for Manchester;
- the Habitats Regulations Assessment (HRA) for Manchester, which gives detailed consideration to Special Areas of Conservation (SACs), including the Rochdale Canal SAC just outside the district boundary;
- the River Basin Management Plan for the North West;
- the Manchester Tree Strategy

A2.19. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

A2.20. Development should wherever possible seek to maintain, enhance or restore existing geology.

Places for Everyone

Policy JP-G7: Trees and Woodland

A2.21. We will 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.



A2.22. This will be done through local planning and associated activities such as:

- Protecting and expanding the mosaic of woodland habitats, linking fragmented areas of woodland, in particular wooded cloughs and pockets of ancient and riverside (riparian) woodland;
- Encouraging habitat diversity through conserving and managing existing woodland and trees that are of heritage, cultural and/or aesthetic value, including ancient woodland and veteran trees;
- Aiming to plant a tree for every resident in the plan area over the next 25 years as part of the City of Trees initiative;
- Targeting tree-planting at the areas of greatest need where the green infrastructure benefits can be maximised, whilst avoiding the loss of, or harm to, other priority habitats, including encouraging woodland planting scheme on areas of low-grade agricultural land and land in need of remediation;
- Establishing a new City Forest Park in Salford, Bolton and Bury, which will provide a vast urban forest close to the City Centre;
- Considerably increasing the provision of street trees within urban areas;
- Promoting the provision of community orchards to increase fruit consumption
- Promoting the opportunity for woodland conservation to raise awareness for the sustainable use of timber;
- Securing a diversification of broadleaved species, in order to increase biodiversity and disease resilience;
- Improving public access to woodland and trees particularly by sustainable travel models to capture the health and wellbeing benefits whilst managing the associated pressures;
- Encouraging the positive management of woodland to bring it into a more productive state, improve habitat diversity, and more effectively contribute to important green infrastructure functions such as flood risk management, urban cooling and carbon storage/sequestration;

And through development as follows:

- Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and
- Protecting trees and woodland during the construction phase of development.

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity

A2.23. Through local planning and associated activities a net enhancement of biodiversity resources will be sought, including, where relevant, by:

- Increasing the quality, quantity, extent and diversity of habitats, particularly priority habitats identified in national or local biodiversity action plans and those that support priority species;



- Improving connections between habitats, to protect and enhance the provision of corridors, ecological networks (including Nature Recovery Networks) and steppingstones that enable the movement of species, especially as the climate changes;
- Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species;
- Protecting sites designated for their nature conservation and/or geological importance, with the highest level of protection given to international and then national designations;
- Facilitating greater access to nature, particularly within urban areas;
- Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network; and
- Safeguarding, restoring and sustainably managing our most valuable soil resources, tackling soil degradation/erosion and recovering soil fertility, particularly to ensure protection of peat-based soils and safeguard 'best and most versatile' agricultural land

A2.24. Development will be expected to:

a. Follow the mitigation hierarchy of:

- Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
- Adequately mitigating any harm to biodiversity, then
- Adequately compensating for any remaining harm to biodiversity

b. Avoid fragmenting or severing connectivity between habitats;

c. Achieve a measurable net gain in biodiversity of no less than 10%

d. Make appropriate provision for long-term management of habitats and geological features connected to the development;

e. Where appropriate, development should: mitigate air pollution impacts on Manchester Mosses SAC; mitigate urban edge, functionally linked land and recreation disturbance impacts on the South Pennine Moors SAC/SPAs; and assess and potentially mitigate boat movement, water pollution, and light spillage and shading impacts on the Rochdale Canal SAC; and

f. Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.



Appendix 3: Methodology and Results

Data Search

- A3.1. A desk-based study was conducted whereby records of designated sites and records of protected and priority species were purchased and interrogated for the site and the surrounding landscape. The aim of the data search is to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.
- A3.2. The following resources were consulted/contacted:
- Multi-Agency Geographic Information for the countryside (MAGIC) website¹¹;
 - Greater Manchester Local Records Centre (GMLRC)¹²; (Data ordered on 26/02/2024 and received on 06/03/2024);
 - Manchester City Council website¹³;
 - Joint Nature Conservation Committee (JNCC) website¹⁴;
 - Natural England (NE) designated sites website¹⁵;
 - Ordnance Survey mapping; and
 - Google Maps, including aerial photography.
- A3.3. The following areas of search around the boundary of the site boundary were applied:
- 2 km for protected and priority species, national statutory designated and non-statutory sites; and
 - 10 km for European statutory sites.

'Extended' Phase I Habitat Survey and UKHabs

- A3.4. An 'extended' Phase 1 survey was carried out by Elliot Grundy (MSc), a qualifying member of CIEEM, on 26th March 2024. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey¹⁶ and entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group¹⁷.

¹¹ <https://magic.defra.gov.uk/> [Accessed 04/03/2024]

¹² <https://gmlrc.org/> [Accessed: 06/03/2024]

¹³ <https://www.manchester.gov.uk/> [Accessed 06/03/2024]

¹⁴ <http://jncc.defra.gov.uk/ProtectedSites/> [Accessed 06/03/2024]

¹⁵ <https://designatedsites.naturalengland.org.uk/> [Accessed 06/03/2024]

¹⁶ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.

¹⁷ UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)



- A3.5. Additionally, the habitats identified were evaluated for their potential to support legally protected and notable fauna species. Where access allowed, adjacent habitats were also considered in order to assess the site within the wider landscape and to provide information with which to assess possible impacts within the context of the site boundary.
- A3.6. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under DEFRA Statutory Metric, which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary.

Preliminary Bat Surveys

- A3.7. The surveys followed standard methodologies set out in the Bat Mitigation Guidelines¹⁸, the Bat Workers Manual¹⁹ and Bat Surveys for Professional Ecologists- Good Practice Guidelines 4th Edition²⁰ and comprised:
- Preliminary Roost Assessment (PRA) – External building inspection survey to assess potential of buildings on site to support roosting bats;
 - Ground Level Tree Assessment (GLTA) – Ground level inspection of trees to assess potential of trees on site to support roosting bats; and
 - Day-time Bat Walkover (DBW) – Walkover of the sites to assess potential bat activity including foraging areas and potential commuting routes.

Preliminary Roost Assessment (PRA)

- A3.8. A PRA was undertaken on all buildings within and directly adjacent the Site boundary. The assessment was undertaken on 26th March 2024 by Elliot Grundy (MSc). The survey was a daytime inspection and the conditions for the survey were considered optimal. The location of the building is shown on **Plan 16638/P01**. The building was inspected from the ground using binoculars and high powered torch. In relation to buildings, such signs may include bat droppings, urine splashes, staining and features suitable for allowing bats access to roost (e.g. gaps behind soffits / hanging tiles / ridge tiles, lifted slates / flashing).
- A3.9. The potential of the building to support roosting bats was assessed using the criteria shown in **Table A3.1** below.

Table A3.1: Building / Structure Assessment Criteria - adapted from Collins, 2023.

Suitability	Description of Roosting Habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.

¹⁸ Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

¹⁹ Mitchell-Jones, A.J. & McLeish, A.P. (eds). (2004) 3rd Edition Bat Workers' Manual., JNCC, Peterborough, ISBN 1 86107 558 8

²⁰ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6



Suitability	Description of Roosting Habitats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed)
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
^a Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). ^b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. ^c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments. Common pipistrelle swarming has been observed in the UK and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland. This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.	

Ground Level Tree Assessment (GLTA)

- A3.10. A GLTA was undertaken on all trees within the site boundary. The assessment was undertaken on 26th March by Elliot Grundy (MSc). The survey was a daytime inspection and the conditions for the survey were considered optimal. All trees were inspected from the ground using binoculars and a high powered torch. Potential Roosting Features (PRFs) of interest are detailed in **Table A3.2** below.

Table A3.2: PRF Types that can be Exploited by Bats and How they Form - adapted from Collins, 2023.

PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
woodpecker holes squirrel holes knot holes pruning cuts tear outs wounds cankers compression forks	lightning strikes hazard beams subsidence cracks shearing cracks transverse snaps welds lifting bark desiccation fissures	fluting ivy



butt rots	frost cracks	
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A3.11. The potential of trees to support roosting bats was assessed using the criteria shown in **Table A3.3** below.

Table A3.3: Assessment of Tree Suitability Criteria - adapted from Collins, 2023.

Roost Suitability	Description of Roosting Habitat
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Day-time Bat Walkover (DBW)

A3.12. A DBW was undertaken on all habitats within the Site boundary. The assessment was undertaken on 26th March by Elliot Grundy (MSc). The survey was a daytime inspection and the conditions for the survey were considered optimal. The DBW assessed habitats on-site for the likelihood to be used by foraging and commuting bats as detailed in **Table A3.4** below. This combined with desk study records of local bats and bat roosts, and potential for roosting bats on-site is used to determine suitability of the site for bat activity.

Table A3.4: Flight Path and Foraging Habits Assessment Criteria - adapted from Collins, 2023.

Suitability	Description of Roosting Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and



Suitability	Description of Roosting Habitats
	woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Evaluation

- A3.13. The evaluation of habitats and species is defined in accordance with published guidance²¹. The scale of importance of each ecological feature is assigned within a defined geographical context, namely international and European, national, regional, county, and local. Below these are features considered to be of negligible importance.
- A3.14. Consideration will also be given to legally protected or controlled species which are ‘important features’ in the context of this assessment, for which mitigation measures are required to ensure legal compliance, regardless of their geographic scale of importance. Thus, it is possible for a feature of negligible ecological importance to be legally protected and hence require mitigation.
- A3.15. Evaluation is based on various characteristics that can be used to identify ecological features likely to be important in terms of biodiversity. These include site designations (such as Sites of Species Scientific Interest (SSSIs), or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological feature. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

Impact Assessment

- A3.16. The assessment of impacts identifies impacts and their effects as a result of the proposed development on important ecological features. This includes consideration of impacts at all relevant stages of the development, including construction and operation/occupation. The assessment includes reference to legislation and policy, and supplementary planning guidance where relevant.

Application of Mitigation Hierarchy

- A3.17. Application of the mitigation hierarchy is fundamental to the ecological impact assessment process. This requires consideration of the following measures, in order of priority, for all potential impacts, to determine the most appropriate mitigation, compensation and enhancement strategy for the project. This is taken into account within **Section 3** of this report and set out below:

- Avoidance – measures to avoid harm to ecological features (set out in ‘Design Evolution’, **Section 3**);

²¹ CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.



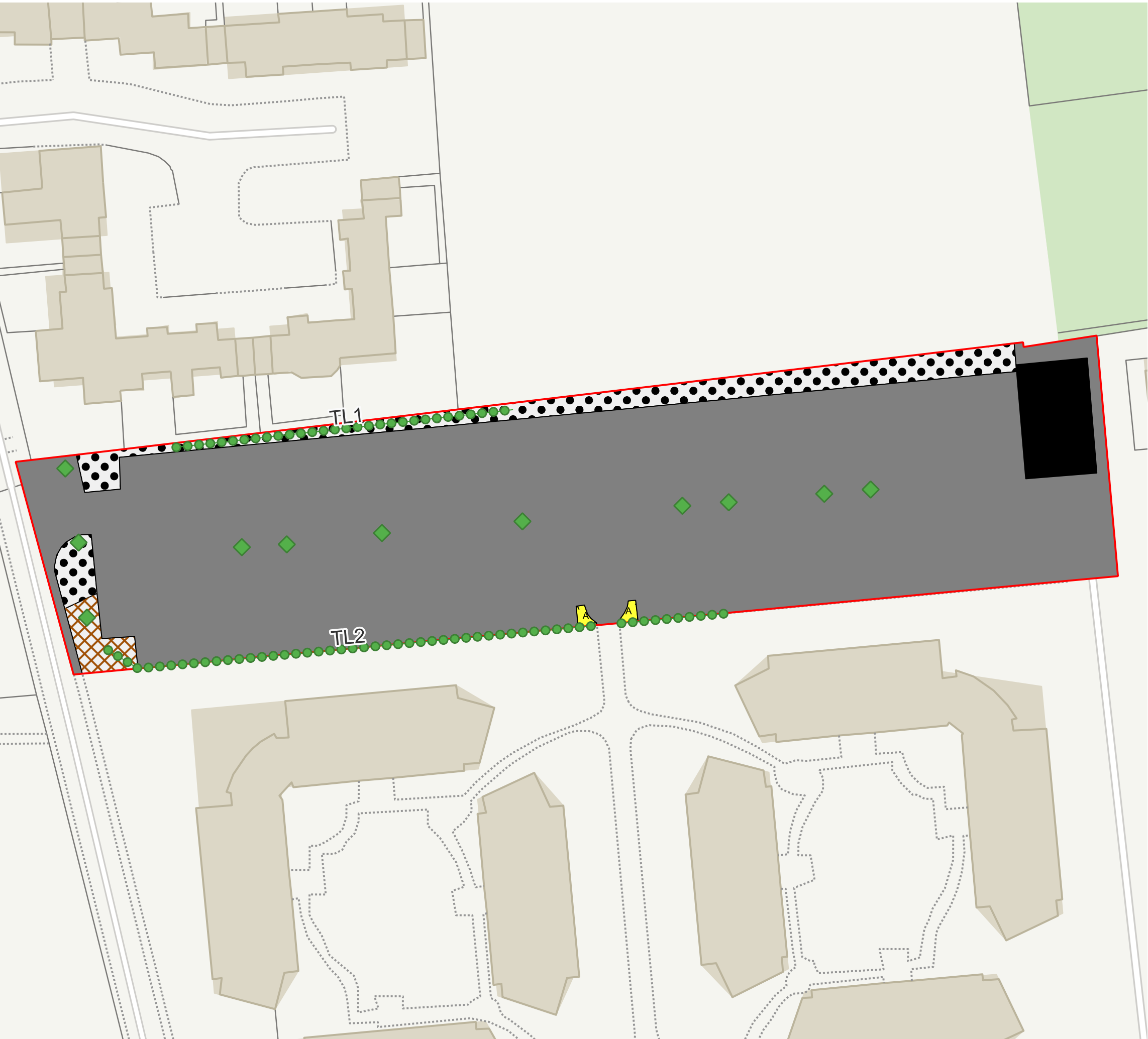
- Mitigation – measures to avoid or minimise potential impacts as part of the design or guaranteed by planning controls;
- Compensation – measures required to offset significant residual negative effects following avoidance and mitigation; and
- Enhancement – measures over and above requirements for avoidance, mitigation and compensation to provide biodiversity net gain.



Plans:

Plan 1: Habitat Features Plan **16638/P01**





-  Redline Boundary
-  Bare ground
-  Buildings
-  Introduced shrub
-  Modified Grassland
-  Hardstanding
-  Individual Urban Trees
-  Line of Trees



Project	The Limes, Fallowfield
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	16638/P01
Date	18/04/2024
Checked	ECG/OM



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An abstract collage of various geometric shapes and icons in shades of blue, purple, and yellow. The shapes include triangles, squares, and circles, some with patterns like polka dots or stripes. Icons include a hand, a leaf, a star, and a fan-like shape. The central text is overlaid on a large yellow hexagon.

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