

Ecological Impact Assessment



**Chorlton Precinct
Redevelopment
25th November 2024**

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Contents:

Summary	
Section 1: Introduction and Context	3
Section 2: Ecological Features and Evaluation	5
Section 3: Ecological Impacts, Mitigation, and Enhancement	5
Section 4: Conclusions	9

Appendices:

Appendix 1: Legislation and Planning Policy	
Appendix 2: Methodology and Results	
Appendix 3: Bat Legislation Methodology Results	

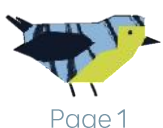
Plans:

Plan 1: Habitat Features Plan 16173/P01	
Plan 2: Bat Survey Results Plan 16173/P03	



Summary

- S.1. This report has been prepared by Tyler Grange Group Ltd on behalf of PJ Livesey Homes (6) Limited and sets out the findings of an Ecological Impact Assessment (EclIA) at Chorlton Precinct, M21 9AQ (OS Grid Reference SJ 81599 94054), hereafter referred to as 'the site'.
- S.2. This report is to be submitted to Manchester City Council (MCC) as part of an Application for Prior Notification of Proposed Demolition in relation to the existing Chorlton shopping precinct which is vacant and hoarded off for safety/security purposes. A separate full planning application for the residential-led mixed-use redevelopment of the precinct site is currently being prepared.
- S.3. An 'extended' Phase 1/UK Habitat Classification (UK Habs) survey, Preliminary Roost Assessment (PRA), and Ground Level Tree Assessment (GLTA) was undertaken initially on 10th August 2023, and updated on the 25th July 2024. A summary of the results are as follows:
- The site is approximately 1.28 ha in size and is dominated built form and hardstanding, with areas of modified grassland and introduced shrub (both **negligible ecological importance**), and scattered trees (**local ecological importance**).
 - Building 1 was assessed to have **low potential** for roosting bat species during the PRA surveys in 2023 and 2024. Therefore, a single nocturnal survey to determine the likely presence/absence of bats was completed in 2023 and 2024.
 - Trees 1, 15, and 22 were assessed to have **PRF-I** potential for roosting bats.
- S.4. **Designated Sites:** Given the locational context of the site and the proposed scheme, lack of connecting habitat and the distances involved (the closest being 0.77km south-west) between the site and all statutory and non-statutory sites, no adverse direct or indirect effects are anticipated, providing that pollution prevention measures are incorporated and secured through a Construction and Environmental Management Plan (CEMP) (CEMPs to be submitted separately for the respective demolition and construction phases).
- S.5. **Habitats:** Scattered tree habitats on site are considered to be of local ecological importance, and as such, development proposals have retained trees where possible, and where not possible, trees loss will be mitigated through additional tree planting (as per the landscape plans to be submitted with the full planning application). An Arboricultural Method Statement (AMS) will also be adhered to during demolition and construction to protect retained trees on site. All other on site habitats are of negligible ecological importance.
- S.6. As a precautionary approach, it is recommended that the species of cotoneaster present within the introduced shrub (shown as Target Notes on the Habitat Features Plan **16173/P01**) is removed by a specialist invasive species contractor prior to the start of works on site following the most recent advice from the Environment Agency.
- S.7. **Bats:** See below summary of potential impacts and mitigation for bat species:



- Trees 1, 15, and 22 were determined to have PRF-I potential for roosting bats. However, these are not expected to be impacted by site proposals, and thus require no specific mitigation. An AMS will also be adhered to during demolition and construction to protect retained trees on site. Should proposals change and these trees require removal, they would need to be soft-felled under the supervision of a suitably qualified ecologist (SQE). A sensitive lighting strategy will be implemented in order to direct lighting levels away from trees with roost potential and other retained trees on site where possible, to be incorporated in a CEMP, secured via a suitably worded planning condition.
- No bats were identified roosting within the on site building during the 2023 or 2024 surveys, and therefore roosting bats are likely absent from the building and no further mitigation is required for bats prior to the demolition of the building. See **Appendix 3** for a full summary of results. To enhance the site for roosting bats, three bat boxes (Schwegler 1ff or equivalent) are recommended to be incorporated within the final scheme (as per the full planning application).
- Indirect impacts associated with dust and noise during the construction and demolition phase will be minimised by the implementation of a CEMP (separate CEMPs to be submitted for the demolition and construction phase).

- S.8. **Birds:** Trees, building and introduced shrub on site offer some potential for nesting bird species. As such, any removal of these habitats should be avoided during the nesting season (March to September inclusive) where possible. Should any of these habitats be cleared during the nesting bird season, 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. Habitat creation such as shrub and tree planting is expected to increase nesting opportunities on site. Additionally, three bird boxes (Schwegler 1SP or equivalent) targeting common garden/hedgerow species i.e. house sparrows are recommended to be incorporated within scheme (expected to be secured via a suitably worded planning condition).
- S.9. **Hedgehogs:** Precautionary working methodologies, as outlined within **Section 3** of this report shall be implemented in order to avoid impacts on this species.
- S.10. In conclusion, in anticipation of the implementation of any necessary mitigation, the proposed development will be compliant with relevant planning policies EN8, EN9, EN15, of the Local Plan, as well as legislation with regard to ecology. Please note that Biodiversity Net Gain (BNG) requirements, as per adopted Places for Everyone (PFE) policy JP-G8, are addressed under separate cover and will form part of the final full planning application submission (not submitted with the prior notice for demolition as only built form impacted during demolition).



Section 1: Introduction and Context

Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of PJ Livesey Homes (6) Limited. It sets out the findings of an Ecological Impact Assessment (EclA) at Chorlton Precinct, M21 9AQ (OS Grid Reference SJ 81599 94054), hereafter referred to as 'the site'. See **Figure 1.1** for the red line boundary.



Figure 1.1: Red line boundary (© Google Aerial Imagery)

- 1.2. This report is to be submitted to Manchester City Council (MCC) as part of an Application for Prior Notification of Proposed Demolition in relation to the existing Chorlton shopping precinct which is vacant and hoarded off for safety/security purposes. A separate full planning application for the residential-led mixed-use redevelopment of the precinct site is currently being prepared.

Site Context

- 1.3. The site is approximately 1.28 ha in size and comprises predominantly of urban habitats (including hardstanding and buildings comprising a vacant shopping precinct), with areas of amenity grassland, introduced shrub, scattered trees, and bare ground. The surrounding landscape is highly urban, with largely residential development present to the north, east, and west, and a busy high street, Wilbraham Road, adjacent to the south.

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 (Zol) 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 1**; 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 2**.

Methodology

- 1.6. Full methods for the data search, 'extended' phase 1/ UK Habs survey, Preliminary Bat Roost Assessment (PBRA), Ground Level Tree Assessment (GLTA), and nocturnal bat surveys can be found in **Appendix 2** and **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.

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 Ecology Unit (GMEU), as well as data from the Multi-Agency Geographic Information for the Countryside (MAGIC). See **Appendix 2** for full methodology.
- 2.2. The data search returned no Natura 2000 sites within 10 km of the site, and six statutory and non-statutory designated sites within 2 km of the site. These are detailed in **Table 2.1** below.



Table 2.1: Designated Sites

Designated site	Distance and direction from site	Citation	Ecological Importance
Chorlton Ees & Ivy Green Local Nature Reserve (LNR) / Site of Biological Interest (SBI)	0.77km southwest	The site is designated for meadows, wildflowers and woodland ⁵ . The site is 34.51 ha and extends along side the River Mersey.	County
Broad Ees Dole LNR/SBI	1.44km southwest	The site is designated as it has been developed into a wetland area ⁶ .The site is used by a range of bird species including snipe and little ringed plover which use the mud flats, as well as migratory species using the site as a feeding place.	County
Chorlton Water Park LNR	1.9km south	The site is designated for nationally important wildfowl ⁷ , it has a specially planted bullfinch area including fruit trees and gorse. There is developing woodland areas and rough grassland. Common spotted and marsh orchids in the grassland. There is a population of crayfish in a lake located on site.	County
Hardy Farm SBI	0.95km southwest	Area of previously arable land developed into sports pitches, with grassland and woodland habitat fringes.	County
Meadows at Sale Water Park SBI	1.31km southwest	Area of land adjacent to Sale Water Park, comprising areas of wet grassland and broad-leaved woodland.	County
Bridgewater Canal SBI	1.76km northwest	Length of canal running south to north through Manchester.	County

⁵ <https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1421547>

⁶ <https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1082884>

⁷ <https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1009518>



Habitats and Flora

- 2.3. The habitats present on site 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 **16173/P01**.



Table 2.2: Habitats and Flora

Habitat	Description and Species	Ecological Importance	Photograph
Modified Grassland g4	Multiple strips and patches of amenity grassland are present around the site area. Species present include perennial ryegrass <i>Lolium perenne</i> (D), white clover <i>Trifolium sp.</i> (F), dandelion <i>Taraxacum agg.</i> (O), daisy <i>Bellis perennis</i> (O), creeping buttercup <i>Ranunculus repens</i> (O), thistle <i>Cirsium</i> (O), ragwort <i>Jacobaea vulgaris</i> (O), and dock <i>Rumex</i> (O).	Overall this habitat was species-poor and small in area, which limited its value for flora and fauna. The habitat is therefore assessed as having negligible ecological importance .	
Introduced Shrub 1160	Multiple strips of introduced ornamental shrub are present around the site. Species present include Cotoneaster species <i>Cotoneaster sp.</i> (A), laurel species <i>Laurus nobilis</i> (A), holly <i>Ilex</i> (A), sedge species <i>Carex</i> (F), burnet rose <i>Rosa pimpinellifolia</i> (O), barberry <i>Berberis</i> (O), Mexican orange blossom <i>Choisya ternata</i> (O), Japanese aucuba <i>Aucuba japonica</i> (O), Oregon-grape <i>Mahonia aquifolium</i> (O), and daisy bush <i>Olearia</i> (O).	This habitat is made up of ornamental species and as such has limited its value for flora and fauna. The habitat is therefore assessed as having negligible ecological importance .	
Scattered Trees 11	There are a number of scattered trees of juvenile to mature ages situated within the site consisting of specimens of sycamore <i>Acer pseudoplatanus</i> (D), lime <i>Tilia sp.</i> (F), Norway maple <i>Acer platanoides</i> (F), horse chestnut <i>Aesculus hippocastanum</i> (F), hornbeam <i>Carpinus sp.</i> (O), English elm <i>Ulmus minor</i> (O), silver birch <i>Betula pendula</i> (O), ash <i>Fraxinus excelsior</i> (O), rowan <i>Sorbus sp.</i> (O), and holly <i>Ilex sp.</i> (O).	Given the importance placed on trees and woodland in local planning policy, and the diversity in age and species presented, this habitat type is considered to be of local ecological importance .	
Bare Ground 510	An area of bare ground is present in the eastern area of the site.	This habitat type has no inherent interest for biodiversity and therefore is considered to be of negligible ecological importance .	

Habitat	Description and Species	Ecological Importance	Photograph
Developed land; sealed surface u1b	A large portion of the site is made up of hardstanding and built form, consisting largely of a car park and the disused former precinct buildings.	This habitat type has no inherent interest for biodiversity and therefore is considered to be of negligible ecological importance .	

Protected and Notable Species

- 2.4. 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 the consideration of habitats within the site, signs of species presence at the time of survey and data search records, are not discussed.

Amphibians

- 2.5. GMEU returned no records of GCN *Triturus cristatus* within 2km of the site in the last 20 years. Common toad *Bufo bufo* were identified within 2km from the site boundary.
- 2.6. There is no standing water or suitable habitat on-site or immediately adjacent to site which could be suitable for breeding amphibians, and no ponds are present within 250m of the site boundary (250m is the standard terrestrial range of GCN).
- 2.7. Habitats on site provide no suitable terrestrial habitat for GCN, and given the lack of ponds within 250m of the site, and the significant physical barriers between the site and the wider landscape (roads/development), it can therefore be reasonably discounted that this species group is using the site at present and the site is assessed as holding **negligible importance** for this species group. As such, this species group is not discussed any further within this report.

Bats

- 2.8. The data search returned records for multiple bat species within 2 km of the site. Species included common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctule*, Daubenton's bat *Myotis daubentonii*, brown long-eared bat *Plecotus auritus*, whiskered bat *Myotis mystacinus*, and unidentified myotis species *Myotis* sp. The nearest record was a common pipistrelle 200 m east of the site in 2020. In addition, one granted EPS licences for bats were returned within a 2 km radius of the site, this being located 350 m south of the site (case reference: 2015-15443-EPS-MIT-1) and was granted for the destruction of a resting place of common pipistrelle bats.

Bat Activity

- 2.9. The site lies within an urban context, with light pollution within and adjacent to site, and limited habitats for commuting and foraging bats in the wider landscape. It is assumed that habitats such as scattered trees on site could be of limited value to light tolerant species, such as common and soprano pipistrelle.
- 2.10. Overall, the assemblage of bats utilising the site for foraging and commuting is considered to be of **negligible ecological importance**.



Roosting Bats

- 2.11. 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 buildings and trees on and directly adjacent to site, which may be impacted by the development. See **Appendix 3** for full methodology and results, and the Bat Survey Results Plan **16173/P03** for locations.
- 2.12. In 2023, the building on site (B1) was initially determined to have '**low potential**' for roosting bats. A bat emergence survey was therefore undertaken in 2023 on the on site building, during which no bats were recorded to be roosting with the building, with a very low level of bat activity identified.
- 2.13. During the updated site visit in 2024, a small number of additional entry points to existing potential roosting features in the building were recorded. As these entry points were associated with existing potential roosting features, and given the highly urban context of the site, and the low numbers of commuting/foraging bats recorded during the emergence survey in 2023, the building was again assessed as providing '**low potential**' for roosting bat species. Nevertheless, an updated emergence survey of the building was completed in 2024 due to the additional access points identified.
- 2.14. Similarly to the 2023 survey, during the 2024 emergence survey, no bats were recorded roosting within the building, with a very low level of bat activity recorded. As such, it is concluded that roosting bats are likely absence of from the on site building. See **Appendix 3** for full methodology and results, and the Bat Survey Results Plan **16173/P03** for locations.
- 2.15. Additionally, three trees (T1, T15, and T22) were determined to have **PRF-I** potential for roosting bats. All other on site trees had no roosting suitability for bats.

Birds

- 2.16. GMEU returned a number of records of protected and notable birds species within 2 km of the site. Of these, none offered any significant relevance to the site. However habitats on site, such as the building, scattered trees and introduced shrub, have the potential to support a small number of common and widespread nesting birds.
- 2.17. The site itself presents some value for foraging and nesting birds in shrub and scattered tree habitats. However, the overall area of habitat presented on-site of these habitats is small in comparison to the wider habitats locally, therefore the removal of these habitats within the red line boundary would not be likely to significantly affect the bird populations locally. The overall small areas of habitat mean the site would support no more than a small assemblage of common bird species.
- 2.18. 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.



Hedgehogs

- 2.19. Numerous records of European hedgehog *Erinaceus europaeus* were returned during the desktop search in close proximity to the site. The site does provide some limited habitat for this species in the form of ornamental shrub and modified grassland, however these are of a small enough size that the removal of these is unlikely to have a significant impact on any hedgehogs that may be in the local area.
- 2.20. The site is therefore considered to be of **negligible importance** for hedgehogs, however safe working methods are discussed in later sections of this report to protect the species during the construction phase, if they are found to be present.

Invasive species

- 2.21. A species of cotoneaster was recorded within the areas of introduced shrub on site, shown as Target Notes on the Habitat Features Plan **16173/P01**. A number of species of cotoneaster are listed within Schedule 9 of the Wildlife and Countryside Act 1981 as invasive non-native species. As such, as a precautionary approach, recommendations are made in **Section 3** of this report for its removal.



Section 3: Ecological Impacts, Mitigation, and Enhancement

Proposed Development

- 3.1. This report is to be submitted to MCC as part of an Application for Prior Notification of Proposed Demolition in relation to the existing Chorlton shopping precinct which is vacant and hoarded off for safety/security purposes. A separate full planning application for the residential-led mixed-use redevelopment of the precinct site is currently being prepared. 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 1**.

Design Evolution

- 3.2. The design of the development has been iterative, and in accordance with policy and best practice guidance, follow the 'mitigation hierarchy'. As such, the development has been designed to avoid and retain the most important ecological features to ensure they can be managed in the long-term to enhance their importance for biodiversity. Where this is not possible, new habitats have been proposed to compensate for habitat losses with the aim of maximising the overall ecological value of the habitats proposed on site. A summary of how the design follows the mitigation hierarchy is set out below:
- Habitats of local ecological importance (scattered trees) have been retained with site proposals where possible. An Arboricultural Method Statement (AMS) will also be adhered to during demolition and construction to protect retained trees on site. All other on site habitats are of negligible ecological importance.
 - Site proposals include the creation of additional tree/grassland habitat in order to compensate for any habitat losses due to development.

Designated Sites

- 3.3. The site falls within a 2km radius of the following LNRs:
- Chorlton Ees & Ivy Green LNR (situated 0.77km southwest)
 - Broad Ees Dole LNR (situated 1.44km southwest)
 - Chorlton Water Park LNR (situated 1.9km south)
- 3.4. The site falls within a 2km radius of the following SBIs:
- Chorlton Ees & Ivy Green SBI (situated 0.77km south-west)
 - Hardy Farm SBI (situated 0.95km south-west)



- Meadows at Sale Water Park SBI (situated 1.31km south-west)
- Broad Ees Dole SBI (situate 1.44km south-west)
- Bridgewater Canal SBI (situated 1.76km north-west)

- 3.5. Given the nature of the site proposals, lack of connecting habitat from the site to the designated sites and the distances involved between the two, no adverse direct or indirect effects are anticipated during construction or operation, and no specific mitigation is required.
- 3.6. However, as a precautionary approach, standard best practice pollution prevention measures should be adhered to and included within a Construction and Environmental Management Plan (CEMP), which is to be prepared for the separate demolition and construction phases, to be secured via suitably worded planning condition.

Habitats and Flora

- 3.7. Of the habitats present on site, the scattered tree habitat is considered to be of local ecological importance, and as such, development proposals have retained as many of the existing trees on site where possible. A number of the scattered trees will however be lost to facilitate the proposed development. The planting of 59 native species trees is however expected to more than mitigate for the loss of these trees. An AMS will also be adhered to during demolition and construction to protect retained trees on site.
- 3.8. The remainder of the habitats on site to be impacted by the proposals are of negligible ecological importance, namely modified grassland, introduced shrub and hardstanding/buildings, and as such no specific mitigation is required for these.
- 3.9. Overall, the native planting of trees, shrubs and grassland, as part of the landscaping scheme to be submitted with the full planning application, is expected to improve the site overall for biodiversity.

Invasive Non-native Species

- 3.10. As a precautionary approach, it is recommended that the species of cotoneaster present within the introduced shrub (shown as Target Notes on the Habitat Features Plan **16173/P01**) is removed by a specialist invasive species contractor prior to the start of works on site following the most recent advice from the Environment Agency.



Protected and Notable Species

Bats

- 3.11. During the GLTA, Trees 1, 15, and 22 were determined to have PRF-I potential for roosting bats. However, these are not expected to be impacted by site proposals, and thus require no specific mitigation. An AMS will also be adhered to during demolition and construction to protect retained trees on site. Should proposals change at any time and these trees require removal, the tree should be soft felled under the supervision of a suitably qualified ecologist (SQE).
- 3.12. During the 2023 and 2024 emergence surveys, no bats were identified emerging from the on-site building, and therefore it can be concluded that roosting bats are likely absent from the building. See **Appendix 3** for a full summary of results. As such, no further mitigation for roosting bats is required prior to the demolition of the building.
- 3.13. Indirect impacts associated with dust and noise during the demolition and subsequent construction phase will be minimised by the implementation of a CEMP (separate CEMPs to be submitted for the respective phases). It is anticipated that lighting levels post-construction will not be greater than current levels. However, any outside lighting should avoid spilling onto retained habitats of value to bat species (limited to retained trees on site boundaries, especially T1, T15, and T26 assessed as PRF I), to be incorporated in a CEMP, secured via a suitably worded planning condition.
- 3.14. To enhance the site for roosting bats, three bat boxes (Schwegler 1FF⁸ or equivalent) are recommended to be incorporated within final proposed scheme by either using integrated bat boxes or externally erected bat boxes (expected to be secured via a suitably worded planning condition).
- 3.15. Through the retention of the majority of trees and new landscape planting, foraging and commuting bats may continue to use the site post-development.

Birds

- 3.16. 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.

⁸ <https://www.wildcare.co.uk/bat-box-65.html>



- 3.17. To avoid triggering the legislation protecting nesting birds, clearance of suitable habitat (the buildings, trees, and introduced shrub) should be timed outside the nesting bird season (generally taken as March to September 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.
- 3.18. Habitat creation such as shrub and tree planting is expected to increase nesting opportunities on site. Additionally, three bird boxes (Schwegler 1SP⁹ or equivalent) targeting common garden/hedgerow species i.e. house sparrows are recommended to be incorporated within the final proposed scheme (expected to be secured via a suitably worded planning condition).

Hedgehogs

- 3.19. Hedgehogs are a priority species and therefore afforded consideration in planning policy and conservation strategy¹⁰. Hedgehogs are in population decline, efforts should be made to conserve this species and enhance sites for hedgehog wherever possible, including implementing safe working methods, such as:
- Storing construction materials in skips or off the ground in pallets where possible;
 - Ensuring any excavations are sealed overnight, or left ramped or with an exit should any hedgehogs or other small mammals become trapped;
 - Capping any pipework overnight; and
 - Vegetation which could provide over-wintering hibernation potential for hedgehog should be checked by an ecologist prior to vegetation clearance.
- 3.20. Provided the measure above can be implemented, it is considered that the effect of the proposed development on the hedgehog population would be negligible.
- 3.21. Hedgehog houses or hedgehog highways in exterior fences could be provided within the final landscape scheme, to increase shelter within, and permeability of, the site for the species.

⁹ <https://www.wildcare.co.uk/sparrow-terrace.html>

¹⁰ IUCN/CPSG (2023). Britain's National Hedgehog Conservation Strategy.



Section 4: Conclusions

- 4.1. **Designated Sites:** Given the locational context of the site and the proposed scheme, lack of connecting habitat and the distances involved (the closest being 0.77km south-west) between the site and all statutory and non-statutory sites, no adverse direct or indirect effects are anticipated, providing that pollution prevention measures are incorporated and secured through a CEMP (separate CEMPs to be submitted for the demolition and construction phases).
- 4.2. **Habitats:** Scattered tree habitat on site is considered to be of local ecological importance, and as such, development proposals have retained trees where possible, and where not possible, trees loss has been mitigated through additional tree planting on site (as per the landscape plans to be submitted with the full planning application). An AMS will also be adhered to during demolition and construction to protect retained trees on site. All other on site habitats are of negligible ecological importance.
- 4.3. As a precautionary approach, it is recommended that the species of cotoneaster present within the introduced shrub (shown as Target Notes on the Habitat Features Plan **16173/P01**) is removed by a specialist invasive species contractor prior to the start of works on site following the most recent advice from the Environment Agency.
- 4.4. **Bats:** See below summary of potential impacts and mitigation for bat species:
- Trees 1, 15, and 22 were determined to have PRF-I potential for roosting bats. However, these are not expected to be impacted by site proposals, and thus require no specific mitigation. An AMS will also be adhered to during demolition and construction to protect retained trees on site. Should proposals change and these trees require removal, they would need to be soft-felled under the supervision of a suitably qualified ecologist (SQE). A sensitive lighting strategy will be implemented in order to direct lighting levels away from trees with roost potential and other retained trees on site where possible, to be incorporated in a CEMP, secured via a suitably worded planning condition.
 - No bats were identified roosting within the on site building during the 2023 or 2024 surveys, and therefore roosting bats are likely absent from the building and no further mitigation is required for bats prior to the demolition of the building. See **Appendix 3** for a full summary of results. To enhance the site for roosting bats, three bat boxes (Schwegler 1ff or equivalent) are recommended to be incorporated within scheme (as per the full planning application).
 - Indirect impacts associated with dust and noise during the construction and demolition phase will be minimised by the implementation of a CEMP (separate CEMPs to be submitted for the demolition and construction phase).



- 4.5. **Birds:** Trees, buildings and introduced shrub on site offer some potential for common nesting bird species. As such, any removal of these habitats should be avoided during the nesting season (March to September inclusive) where possible. Should any of these habitats be cleared during the nesting bird season, 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. Three bird boxes are recommended to be incorporated within scheme (expected to be secured via a suitably worded planning condition).
- 4.6. **Hedgehogs:** Precautionary working methodologies, as outlined within **Section 3** of this report shall be implemented in order to avoid impacts on this species.
- 4.7. In conclusion, in anticipation of the implementation of any necessary mitigation, the proposed development will be compliant with relevant planning policies EN8, EN9, EN15, of the Local Plan, as well as legislation with regard to ecology. Please note that Biodiversity Net Gain (BNG) requirements, as per adopted Places for Everyone (PfE) policy JP-G8, are addressed under separate cover and will form part of the final full planning application submission (not submitted with the prior notice for demolition as only built form impacted during demolition).



Appendix 1: Legislation and Planning Policy

Legislation

- A1.1. 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.
- A1.2. 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).
- A1.3. 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.
- A1.4. 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: Town and Country Planning Act

- A1.5. 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

A1.6. 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.

A1.7. 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"*

A1.8. Section 15 of the NPPF (paragraphs 174 to 188) considers the conservation and enhancement of the natural environment.

A1.9. 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"*

A1.10. 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 biodiversity¹¹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation¹²; 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.”*

A1.11. 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 reasons¹³ 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.”*

A1.12. As stated in paragraph 187 the following should be given the same protection as habitats sites¹⁴:

- a) “potential Special Protection Areas and possible Special Areas of Conservation;*
- b) listed or proposed Ramsar sites¹⁵; and*

¹¹ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

¹² 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.

¹³ 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.

¹⁴ 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.

¹⁵ 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.



- 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.”*

A1.13. 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 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 Local Development Framework Core Strategy (Adopted 2012)

A1.14. The Manchester City Council Local Plan and Core Strategy is a key document in the Local Development Framework, which describes what Manchester City Council want to look like in the future, and the planning policies used to make that happen.

A1.15. Policy EN 8 - Adaptation to Climate Change

All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.

Developments will seek to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

A1.16. 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, 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.

A1.17. Policy EN 15 - Biodiversity and Geological Conservation

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.*
- *Other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs)*
- *Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan*
- *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.*



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, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

A1.18. The Core Strategy is accompanied by:

A Sustainability Appraisal (SA), which is an assessment of economic, social and environmental impacts of policies and has been used to inform policy development. It also includes equality and health impact assessments and considers the findings of the Habitats Regulations Assessment (HRA).

Places For Everyone (adopted March 2024)

The Places for Everyone Plan reinforces our ambition to bring forward brownfield land, it reduces the net loss of Green Belt land by reducing the number of sites being allocated and provides stronger protection for our important environmental assets.

Objectives:

Objective 8) Improve the quality of our natural environment by: Enhancing special landscapes, green infrastructure, biodiversity and geodiversity; Improving access to the natural environment and green spaces including parks; and promoting the role of green space in climate resilience and reducing flood risk.

Efficient Land Use - A key role of this Plan is to manage the conflicting demands on our finite land resources. The need for new housing, employment, facilities and infrastructure must be accommodated, whilst protecting the natural environment.

Strategic Green Infrastructure - Protecting and enhancing the green infrastructure network throughout Greater Manchester is central to the overall vision for the city region.

The following strategic green infrastructure assets will be protected and enhanced as key features:

- 1. River valleys and waterways (see Policy JP-G 3 'River Valleys and Waterways')*
- 2. Lowland wetlands and mosslands (see Policy JP-G 4 'Lowland Wetlands and Mosslands')*
- 3. Uplands (see Policy JP-G 5 'Uplands')*
- 4. Trees and woodland (see Policy JP-G 7 'Trees and Woodland').*

POLICY JP-S1: development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.



POLICY JP-S4: Development will be managed to increase considerably the capacity of its citizens to adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. Key measures will include:

- Designing indoor and outdoor environments to provide a reduction and respite from more extreme temperatures and winds associated with climate change and greater urbanisation.*
- Increasing the size, spread, quality and interconnectedness of the green infrastructure network, enabling the city region, its citizens and wildlife to adapt to changing conditions*

POLICY JP-G8: Across the plan, a net enhancement of biodiversity resources will be sought 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*
- Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species*
- Facilitating greater access to nature*
- Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network*
- Safeguarding, restoring and sustainably managing our most valuable soil resources*

Greater Manchester Biodiversity Action Plan

A1.19. Habitat Action Plans:

- Grasslands
- Hedgerows
- Lowland mosslands
- Reedbeds and bittern
- Ponds and lodges
- Canals
- Native woodlands
- Uplands
- Urban managed greenspace

A1.20. Species Action Plans:

- Bats
- Black redstart
- Farmland Birds
- Great crested newts



- Hares
- Native Black Poplar
- Twite
- Water Vole
- Willow tit



Appendix 2: Methodology and Results

Data Search

- A2.1. 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.
- A2.2. The following resources were consulted/contacted:
- Multi-Agency Geographic Information for the countryside (MAGIC) website¹⁶;
 - Greater Manchester Ecology Unit (GMEU)¹⁷; (Data received in September 2023);
 - Manchester City Council website¹⁸;
 - Joint Nature Conservation Committee (JNCC) website¹⁹;
 - Natural England (NE) designated sites website²⁰;
 - Ordnance Survey mapping; and
 - Google Maps, including aerial photography.
- A2.3. 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

- A2.4. An 'extended' Phase 1 survey was carried out on the was initially undertaken on 10th August 2023, and updated on 25th July 2024. Both surveys were undertaken by David Paton (Consultant Ecologist, Tyler Grange, and appropriately experienced field surveyor and qualifying member of CIEEM). The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey²¹ and entailed recording the main plant species and classifying

¹⁶ <https://magic.defra.gov.uk/> [Accessed October 2024]

¹⁷ <https://gmlrc.org/> [Accessed: January 2024]

¹⁸ <https://www.manchester.gov.uk/> [Accessed October 2024]

¹⁹ <http://jncc.defra.gov.uk/ProtectedSites/> [Accessed October 2024]

²⁰ <https://designatedsites.naturalengland.org.uk/> [Accessed October 2024]

²¹ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.



and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group²².

- A2.5. 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.
- A2.6. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under the "Statutory Biodiversity Metric", which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary.

Evaluation

- A2.7. The evaluation of habitats and species is defined in accordance with published guidance²³. 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.
- A2.8. 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.
- A2.9. 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

- A2.10. 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

- A2.11. 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

²² UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

²³ 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.



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**);
- 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.



Appendix 3: Bat Legislation Methodology Results

Legislation and Conservation Status

- A3.1. All U.K bat species are listed on Appendix II of the Bern Convention and on Annexes II and IV of the EU Natural Habitats Directive. In England and Wales bats are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 and under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence, with certain exceptions, to:
- Intentionally or deliberately capture, kill, or injure a bat;
 - Intentionally or recklessly damage, destroy, and disturb bats in a place used for shelter or protection, or obstruct access to such areas;
 - Damage or destroy a bat breeding site or resting place;
 - Possess a bat, or any part of it, unless acquired lawfully; and
 - Sell, barter, exchange, transport, or offer for sale a bat or parts of them.
- A3.2. Actions that are prohibited can be made lawful by a licence issued by the appropriate Statutory Nature Conservation Organisation.
- A3.3. Several species of bats *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule *Nyctalus noctula* and soprano pipistrelle *Pipistrellus pygmaeus* are listed as Priority Species under the 'UK Post-2010 Biodiversity Framework' which provides a statutory list of priority species in England, Scotland, Wales and Northern Ireland, as required under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (England), Section 7 of the Environment (Wales) Act 2016, Section 2(4) of the Nature Conservation (Scotland) Act 2004, and Section 3(1) of the Wildlife and Natural Environment Act (Northern Ireland) 2011. Decision-makers such as Local Planning Authorities must have regard for Priority species in all their activities, including when making decisions on planning applications.

Survey Methodologies

- A3.4. The surveys followed standard methodologies set out in the Bat Mitigation Guidelines²⁴, the Bat Workers Manual²⁵ and Bat Surveys for Professional Ecologists- Good Practice Guidelines 4th Edition²⁶ and comprised:
- Preliminary Roost Assessment (PRA) – External and internal 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;

²⁴ 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.

²⁵ Mitchell-Jones, A.J., & McLeish, A.P. (eds). (2004) 3rd Edition Bat Workers' Manual., JNCC, Peterborough, ISBN 1 86107 558 8

²⁶ 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



- Day-time Bat Walkover (DBW) – Walkover of the site to assess potential bat activity including foraging areas and potential commuting routes;
- Emergence presence / absence surveys - to determine presence or likely absence or roosting bats within buildings;

Building Preliminary Roost Assessment (PRA)

- A3.5. A PRA was undertaken on all buildings within the site boundary. The assessment was initially undertaken on 10th August 2023, and updated on 25th July 2024. Both surveys were undertaken by David Paton (Consultant Ecologist, Tyler Grange, and appropriately experienced field surveyor and qualifying member of CIEEM). All surveys were daytime inspections and the conditions for all surveys were considered optimal. The location of the buildings at the site are shown on plan **16173/P03**.
- A3.6. All buildings were inspected from the ground using binoculars, and digital camera for accessible features. 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). The internal inspection of the buildings comprised a thorough search for evidence of roosting bats in accessible internal areas (i.e. droppings, urine stains) and an assessment of the presence of potential roosting features internally.
- A3.7. The potential of the buildings to support roosting bats was assessed using the criteria shown in **Table A3.1** below.

Table A3.1: Building / Structure Assessment Criteria

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions 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 or hibernation).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only).
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.

- A3.8. Consideration of the structures suitability to be utilised as a hibernation roost was also considered in line with published guidance ^{27 28}.

²⁷ Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. The Bat Conservation Trust, London.

²⁸ Middleton, N. (2019) Assessing Sites for Hibernation Potential. A Practical Approach, including a Proposed Method & Supporting Notes. Author: Neil Middleton (BatAbility Courses & Tuition) Version: Draft/V2.2019 Dated: 08.10.2019 [Assessing-Sites-for-Hibernation-Potential-BatAbility-10.2019.pdf](#)



Limitations

A3.9. The internal inspection of the building was limited to an inspection of the interiors of the shop units associated with the precinct, as access to the larger multi-storey section of the building was not possible at the time of survey. This is not however expected to have impacted the overall results of the assessment due to the construction of the building.

Ground Level Tree Assessment (GLTA)

A3.10. A ground-level tree assessment was undertaken on 10th August 2023, and updated on 25th July 2024. Both surveys were undertaken by David Paton (Consultant Ecologist, Tyler Grange, and appropriately experienced field surveyor and qualifying member of CIEEM). All trees within and adjacent to the site were surveyed to determine the level of potential of these features to support roosting bats, including hibernation roosts. During this survey, Potential Roost Features (PRFs) that may be used by bats, as identified within published guidance^{29 30}, were looked for. These PRFs include:

- Woodpecker holes;
- Rot holes;
- Hazard beams;
- Other vertical or horizontal cracks and splits (such as frost-cracks) in stems or branches;
- Partially detached platey bark;
- Knot holes arising from naturally shed branches, or branches previously pruned back to the branch collar;
- Man-made holes (e.g. cavities that have developed from flush cuts) or cavities created by branches tearing out from the parent stems;
- Cankers (caused by localised bark death) in which cavities have developed;
- Other hollows or cavities, including butt-rots;
- Double-leaders forming compression forks with included bark and potential cavities;
- Gaps between overlapping stems or branches;
- Partially detached ivy with stem diameters in excess of 50mm; and
- Bird, bat or dormouse boxes.

A3.11. Signs of a bat roost, as identified by the BCT, besides the actual presence of bats themselves, were also looked for. These signs include:

- Bat droppings in, around or below a PRF;
- Odour emanating from a PRF;
- Audible squeaking at dusk or in warm weather; and
- Staining below the PRF.

A3.12. The potential of the trees to support roosting bats was assessed using the criteria shown in **Table A3.2** below.

²⁹ Collins, J. (ed) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 4th edition. Bat Conservation Trust, London.

³⁰ Bat Tree Habitat Key (2018) *Bat Roosts in Trees: a guide for identification and assessment for tree-care and ecology professionals*. Pelagic Publishing, Exeter.



Table A3.2: 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-I	A tree with at least one PRF present
PRF-M	A tree that is suitable for multiple bats and may therefore be used by a maternity colony.

Limitations

A3.13. There were no specific limitations associated with this survey.

Emergence Surveys

A3.14. All bat surveys undertaken by Tyler Grange were completed with reference to published guidance^{31 32 33 34}.

A3.15. The emergence survey were undertaken in accordance with best practice survey guidance, starting 15 minutes before sunset and finishing an hour and a half after sunset.

A3.16. Following the PRA conducted in 2023, it was concluded that six surveyors were required to cover the PRFs present on the building. As the updated 2024 PRA identified additional bat access points associated with the building, an additional two surveyor positions were required, providing eight surveyor positions overall for the 2024 emergence survey. The surveyors were positioned so as to best observe any bats emerging from preliminary roost features identified during the PRA or flying in close proximity to the building.

A3.17. Survey equipment used comprised Bat loggers, anabat scouts, an echometer touch Pro and an anabat walkabout, which were used to identify bats during the surveys. BatExplorer software was used to analyse bat calls for species identification. Analysts of the sound files had all completed BatAbility's Certificate of Bat Acoustic Analysis (COBAA)³⁵ assessment course.

A3.18. Infra-red camera footage recorded was thoroughly reviewed following surveys to confirm whether any bats emerged from the buildings.

A3.19. The survey was completed during optimum weather conditions and these are detailed in below **Table A3.3** along with the date and sunrise time.

³¹ Collins, J. (ed) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 4th edition. Bat Conservation Trust, London.

³² Natural England (2022) Bats: advice for making planning decisions, Available at: <https://www.gov.uk/guidance/bats-advice-for-making-planning-decisions> [Accessed October 2024]

³³ Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.

³⁴ Mitchell-Jones, A.J. & McLeish, A.P. (2012) *The Bat Workers' Manual*. Pelagic Publishing, Exeter.

³⁵ <https://batability.co.uk/cobaa/>



Table A3.3: Dusk Emergence Survey Meta Data

Visit Number	Building	Date	Weather Conditions		Survey Timings	Surveyors	
				Start	End		
V1 (2023)	B1	31/08/2024	Temp (°C): 15 Wind (BFS): 3 Cloud cover (1-8): 8 Precipitation: None	Temp (°C): 14 Wind (BFS): 2 Cloud cover (1-8): 8 Precipitation: None	Start: 20:23 Sunset: 20:38 End: 22:08	William Robson Richard Laws Scott Reid Richard Castell Bek Stobbart Zoe Barrett	
V2 (2024)	B1	15/08/2024	Temp (°C): 15 Wind (BFS): 1 Cloud cover (1-8): 5 Precipitation: None	Temp (°C): 14 Wind (BFS): 1 Cloud cover (1-8): 0 Precipitation: None	Start: 20:23 Sunset: 20:38 End: 22:08	Bethany Phythian Elliot Grundy Laura Jones Georgia Stant Kay Haggan Bek Stobbart Becky Freeman Nathan Rimmer	

Limitations

A3.20. There were no limitations associated with these surveys.

Results

Building Preliminary Roost Assessment (PRA)

A3.21. A total of 1 building was assessed for bat roost potential during the survey. **Table A3.4** below summarises the results of these surveys, highlighting if the building required further survey effort, with the location of the building with roost potential shown on plan **16173/P03**.



Table A3.4: Building Bat Roosting Potential and Survey Results

Building	Description and Potential Roosting Features	Roosting Suitability and Survey Results (BCT 2016) N,L,M,H,C	Photograph(s)
B1	Large precinct building consisting of two distinct but conjoined parts: • Two-storey complex of shop buildings and frontage. • Large multi-storey complex previously used for office space located behind shop frontage area. The structure of the building was a mixture of brick and concrete, with predominantly flat, felted roofing. In the shop frontage area, a wooden canopy was present above ground level. In terms of preliminary roost features, the following were identified during the 2023 survey: • Gaps under fascia board; • Gaps in wooden canopy; • Holes in brickwork; • Hole in wooden boarding; and • Broken windows. Features in themselves offered low potential to host individual bats opportunistically. The PRA was then updated in 2024, during which additional access points to existing PRFs were located, including additional gaps in the wooden canopy making up shop frontage.	Low Bat Roost Potential	    

Building	Description and Potential Roosting Features	Roosting Suitability and Survey Results (BCT 2016) N,L,M,H,C	Photograph(s)
	As the additional access points led to existing PRFs, and given the highly urban context of the site, and low bat activity on the 2023 emergence survey, the building was again assessed as providing low roosting potential in 2024.		

Ground level Tree Assessment

A3.22. A total of 26 trees or groups of trees were assessed for bat roost potential during the survey. **Table A3.5** below summarises the results of these surveys, highlighting which trees require further survey effort, and locations of trees with roost potential are seen on plan **16173/P03**.



Table A3.5: Ground Level Tree Assessment Results

Tree No.	Grid Reference	Species (Common name)	Overall Tree Potential (BCT, 2023)	Tree PRF Features as per BTHK 2018				
			Neg, PRF-I, PRF-M, FAR	Prf type as per BTHK	Aspect	Hibernation Potential	Inspected ground level or ladder/aerial	Photo
T1	SJ 81505 94079	Sycamore	PRF-I	Snapped limb	South 5m height	None	Ground level	



Tree No.	Grid Reference	Species (Common name)	Overall Tree Potential (BCT, 2023)	Tree PRF Features as per BTHK 2018				
			Neg, PRF-I, PRF-M, FAR	Prf type as per BTHK	Aspect	Hibernation Potential	Inspected ground level or ladder/aerial	Photo
T15	SJ 81514 94073	Horse Chestnut	PRF-I	Knot hole x2	West 4m height South 6m height	None	Ground level	



Tree No.	Grid Reference	Species (Common name)	Overall Tree Potential (BCT, 2023)	Tree PRF Features as per BTHK 2018				
			Neg, PRF-I, PRF-M, FAR	Prf type as per BTHK	Aspect	Hibernation Potential	Inspected ground level or ladder/aerial	Photo
T22	SJ 81566 94157	Sycamore	PRF-I	Knot hole	East 7m height	None	Ground level	



Nocturnal Emergence Surveys

- A3.23. Building 1 was surveyed for roosting bats via nocturnal emergence surveys as it was assessed to be of ‘**low potential**’ during the PRA surveys conducted in 2023 and 2024. The building was therefore subject to a single emergence survey in both 2023 and 2024.
- A3.24. Bats were observed and recorded during each of the nocturnal surveys that were conducted, but in very low numbers (maximum 2), and detected only from a maximum of two surveyor positions on each survey. All surveyor positions are shown on plan **16173/P03**. Common pipistrelle was the most commonly detected species, and other species detected include soprano pipistrelle.
- 4.8. During both emergence surveys, no bats were observed emerging from the building from any of the surveyor positions, and therefore roosting bats are considered likely absent from the building. See **Table A3.6** below for a summary of results.

Table A3.6 - Nocturnal emergence survey details.

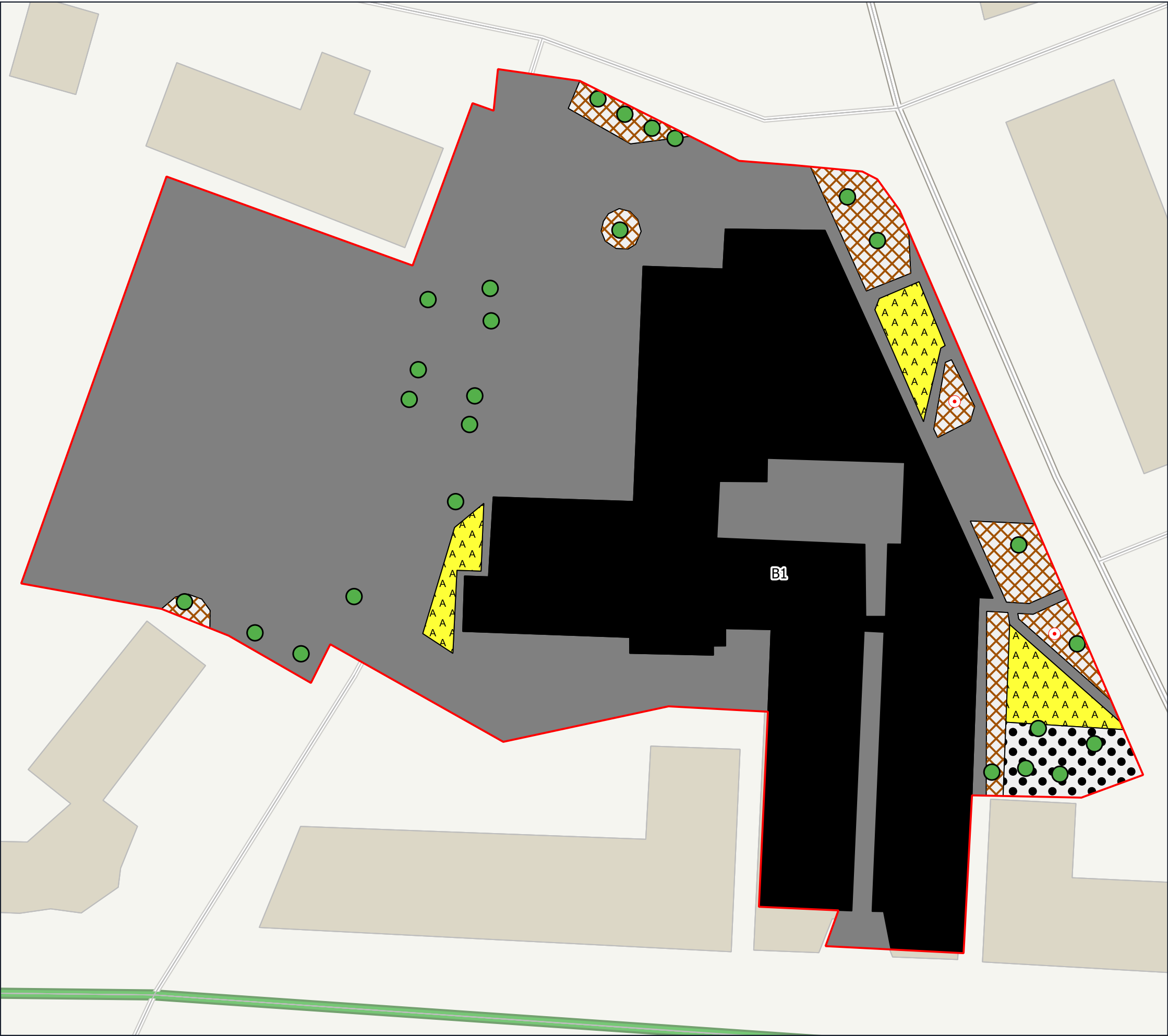
Building	PBRABatRoostPotential	Bats Seen Emerging		Roost Characterization	Stills Captured using NVA
		V1(2023)	V2(2024)		
B01	Low	None	None	No Roost	

Plans:

Plan 1: Habitat Features Plan **16173/P01**

Plan 2: Bat Survey Results Plan **16173/P03**





Legend

Boundaries

 Redline Boundary

Baseline Habitats

 Scattered Broad-leaved Trees

 Target Note - Cotoneaster Species

Baseline - Polygon Habitats

 Bare ground

 Buildings

 Introduced shrub

 Cultivated/disturbed land - amenity grassland

 Hardstanding



0 10 20 m

Project	Chorlton Precinct
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	16173/P01
Date	October 2024
Checked	DP/OM



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Legend

Boundaries

 Redline Boundary

Bat Survey Results

 Buildings

GLTA Results

 PRF-I Potential Trees

PBRA Results

 Hole in Brickwork

 Gap in Canopy

 Hole in Wooden Boarding

 Broken Window

 Gap Under Facia

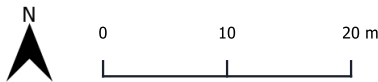
Emergence Survey Results

 Surveyor Location

 Sight Lines

Summary:

No bats were identified emerging from any of the PRFs identified on the building - thus surveys conclude a likely absence of bats.



Project	Chorlton Precinct
Drawing Title	Bat Survey Results Plan
Scale	As Shown (Approximate)
Drawing No.	16173/P03
Date	October 2024
Checked	DP/OM

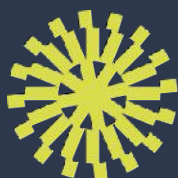


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