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Preliminary Ecological Appraisal

Survey site:

Ladybarn House, 301 Wilmslow Rd, Fallowfield, Manchester M14 6ND

Client:

Bluesky Student Ladybarn House Limited

Survey date:

6th August 2024

Project:

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

The construction of a new student housing block.

Survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**

The site survey was undertaken by Gareth Hey BSc (Hons), MSc, ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2021-51195-CLS-CLS) [Great Crested Newts] (2017-30374-CLS-CLS)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
06/08/2024	22	67	20	4	None

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plans in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings **(***UKHab codes used)*	The survey site is centred on National Grid Reference SJ 85633 93965 and has an area of approximately 0.31ha. The site consists of an existing building forming student accommodation, with areas of carparking and soft landscaping. It is located within the area of Fallowfield, on the southern fringe of Manchester. The site is entirely surrounded by areas of built form, with roads present on all boundaries. <u>Buildings (u1b5)</u> There is one large building present within the site. It forms a four-storied brick-built structure with a pitched roof. <u>Other developed land (u1b6)</u>

	Within the central areas of the site are significant areas of hardstanding, which are utilised for carparking and access throughout the site. There is no associated vegetation present within these areas. Modified grassland (g4) Within the eastern and south-western section of the site lies a small area of modified grassland, that has been intensively managed to maintain its ornamental value for the site. Within this area, a number of benches are present, for use by the occupants of Ladybarn House. Species composition of the grassland is poor, being dominated by perennial ryegrass, with an extremely limited herbaceous layer. Line of trees (33) Surrounding the pockets of grassland in the eastern and south-western sections of the site are lines of mature trees. Species composition is limited, with ash, lime, sycamore and rowan all present. All specimens, bar the rowan, are mature, being approximately 30m tall, with a DBH of around 40-50cm. Ornamental and non-native hedgerow (h2b) Within small sections of the central areas of the site are stretches of ornamental hedgerows. The ornamental hedgerows are dominated by oriental beech, with some Himalayan cotoneaster and field maple present, occasionally. Local habitats There are no notable habitats present on or adjacent to the site. The closest area of priority habitat is located 180m east of the site and is designated as deciduous woodland. Deciduous woodland is

	designated as priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. There are limited other areas of priority habitat within a 2km radius of the site, given the heavily urbanised development that dominates the landscape.
Foreseen Impacts	**On-site habitats** The proposed development will result in the loss of the majority of the ornamental hedgerows at the site. This could result in a net loss in biodiversity at the site. **Notable habitats** None foreseen.
Recommendations	**On-site habitats** A biodiversity net gain (BNG) report is likely to be required for the proposal, as more than 5m of hedgerow is presumed to be affected by the proposal. To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated: • Additional native tree and shrub planting; and • Creation of species rich grass verges surrounding the site. **Notable habitats** None.

Locality and Designated Sites	
Summary of Survey Findings	The site is not subject to any designation, and there are no known statutory sites nearby. No national network sites (SAC, SPA, Ramsar) are located within 2km.
Foreseen Impacts	No impacts foreseen.
Recommendations	None required
Invasive / Non-native species	
Summary of Survey Findings	Himalayan cotoneaster was identified on the site which is listed as an invasive, non-native species under Schedule 9 of the Wildlife and Countryside Act 1981.
Foreseen Impacts	Construction could result in the spread of Himalayan cotoneaster
Recommendations	Himalayan cotoneaster should be dug up, including roots, and disposed of in line with appropriate controlled waste measures.
Invertebrates	
Summary of Survey Findings	No habitat for protected or notable invertebrates is found on site.
Foreseen Impacts	None foreseen.
Recommendations	No further surveys.
Bats	
Summary of Survey Findings	The buildings and trees at the site are to remain unimpacted by the proposals and as such, were not subject to a bat roosting assessment. Bats could use the lines of trees at the site for foraging and commuting. These could also be used by bats dispersing from nearby roosts outside of the site and commuting around the area.

	There are two bat European Protected Species License (EPSL) within 2km. The closest of which (2016-21779-EPS-MIT) is located 1.9km north of the site and relates to the destruction of a resting place for common pipistrelle.
Foreseen Impacts	The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
Recommendations	No further surveys are required. A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting
Birds	
Summary of Survey Findings	No evidence of nesting birds was found on site during the surveys; however, birds could use the trees and hedgerows for nesting. No habitat for schedule 1 birds was observed.
Foreseen Impacts	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
Recommendations	Any vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

Reptiles	
Summary of Survey Findings	There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site.
Foreseen Impacts	No impacts are anticipated on reptiles as a result of the proposed development.
Recommendations	None required.
Amphibians	
Summary of Survey Findings	**EPSL and survey data** A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site. **Habitat suitability** No ponds are present on site or within 500m of the site. The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and amenity grass offer sub-optimal habitat for terrestrial amphibians. The hedgerows may offer refuge for these species, however given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.

Foreseen Impacts	None foreseen
Recommendations	No further surveys are required.
Badger	
Summary of Survey Findings	No evidence of badgers was found on or within 30m of the site.
Foreseen Impacts	None foreseen
Recommendations	None required.
Riparian animals	
Summary of Survey Findings	There are no watercourses on or connected to the site.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	N/A
Hazel dormouse	
Summary of Survey Findings	The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	None.
Other e.g. hedgehog	
Summary of Survey Findings	In urban environments, hedgehogs are known to utilise gardens and areas of amenity grassland as part of their territory. As such, they could utilise the habitats present at the site as part of their range. However, the site is entirely bounded by roads, which is likely to act as a dispersal barrier.
Foreseen Impacts	It is likely that ornamental hedgerows will be removed during construction. The loss of such habitat is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of

	more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
Recommendations	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

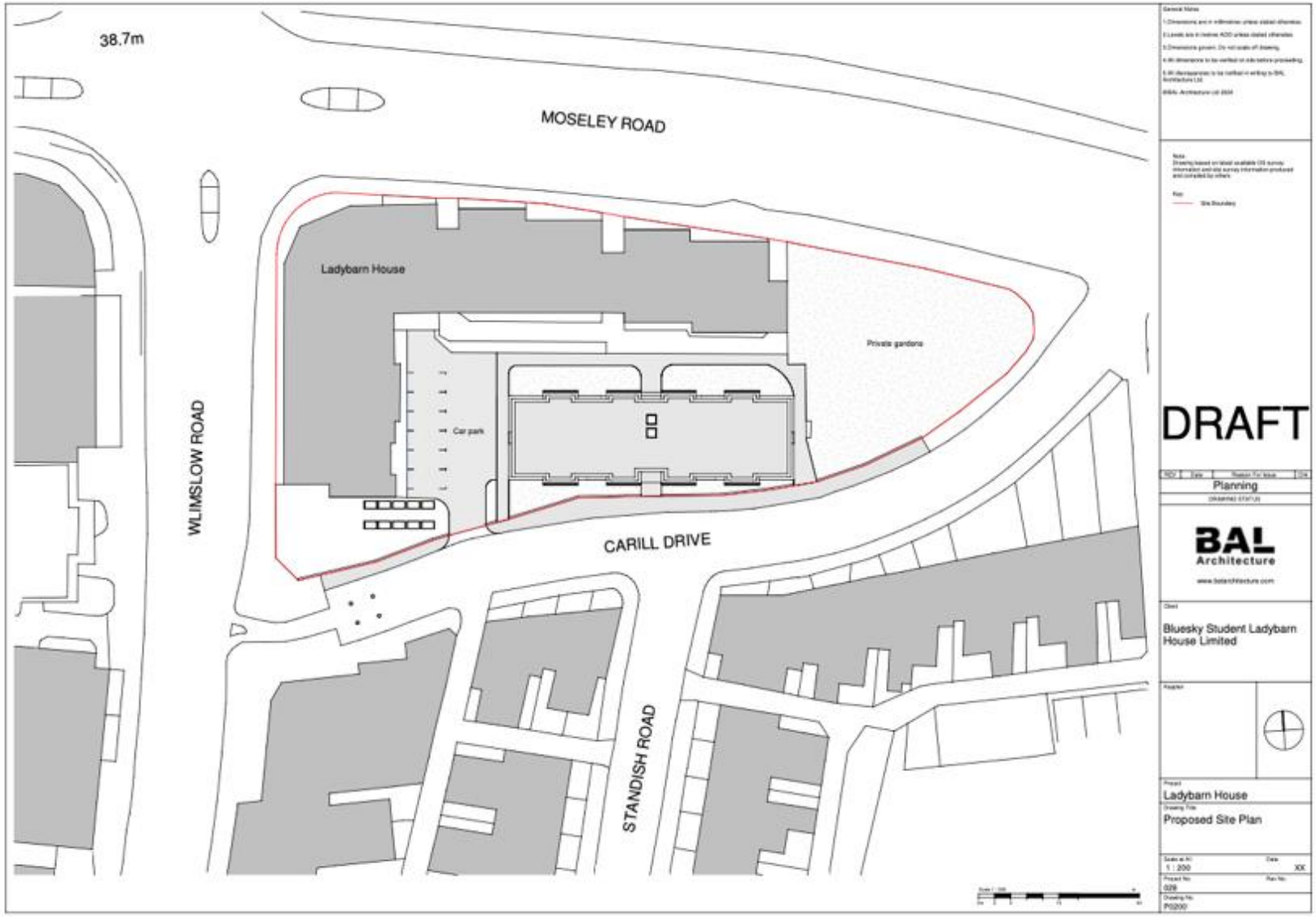
Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Photos



Photo 1: Building present at the site, along with hardstanding and ornamental hedgerows.



Photo 2: Modified grassland and line of trees present in the western boundary of the site.

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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Gareth Hey BSc (Hons) MSc ACIEEM, Ecological Consultant	06/08/2024
Proof	1	Craig Williams BSc (Hons), MSc, DIC, MRSB – Principal Ecologist	22/08/2024