Tyrer Ecological Consultants Ltd
Specialist in Protected Species

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[redacted]

For: Drees & Sommer

Site: Old Moat Sure Start Centre, Old Moat Lane, Old Moat, Manchester, M20 1DE

National Grid Reference: SJ84289337

Project No: PR-0370-24

Date of Issue: 6th November 2024

Re: Biodiversity Statement

Document Context

As part of a proposed planning application involving Old Moat Sure Start Centre in Manchester, Tyrer Ecological Consultants Ltd were commissioned by Drees & Sommer to undertake a site visit with the purpose of ascertaining the baseline value of the habitats onsite, to allow for the completion of a 'Biodiversity Statement'.

Proposals entail the decarbonisation of the site through the incorporation of an Air Source Heat Pump (ASHP), which is understood to be placed within an existing flowerbed.

Assessment Methodology

The site was attended on 22nd October 2024 by the following surveyor:

Table 1 – Surveyor Credentials

Name	Description of most relevant credentials
Mr. H. Mulligan Qualifying CIEEM	• Consultant Ecologist with 2 years training and experience, • MBiolSci in Biological Sciences (Zoology), • Accredited agent on the Natural England Great Crested Newt: CL08 Class 1 licence (2022-10604-CL08-GCN) of Mr. D. Burrows Qualifying CIEEM, • Accredited agent on the Natural England Class 2 bat license of Mrs K Wilding CEnv MIEMA ACIEEM (CLS-14227), • Holder of a FISC Level 3 (2023) (Botanical competency), • Meets the requirements of CIEEM's Competency Framework Section S (Surveying) to Capable level.

The survey followed the UK Habitat Classification Version 2.0 (UKHabs, 2023) methodology, which was introduced as the successor to the Joint Nature Conservation Committee (JNCC) Phase 1 Habitat Methodology standards (JNCC, 2010) in conjunction with the nationwide roll out of Biodiversity Net Gain. Survey techniques were also carried out with reference to the Chartered Institute of Ecology and Environmental Management (CIEEM) Technical Guidance Series "Guidelines for Preliminary Ecological Appraisal, 2nd Edition" (CIEEM, 2017).

Assessment of baseline Area Habitat / Hedgerow / Watercourse units have been carried out and assessed separately in accordance with the guidance, principles, and rules – where present on site.

Measurement of habitats was carried out using a combination of desktop software – QGIS, Google Earth and MAGiC Maps 2023/24, whilst physical habitat measurements were also taken in the field during ground truthing, where necessary.

The optimal time of the year to carry out a UK Habitats survey is April to October; the survey was therefore carried out within an optimal period.

The Greater Manchester Local Nature Recovery Strategy Pilot (Draft) provides information pertaining to the application of strategic significance to areas and habitats within Greater Manchester. Based upon this, the site does not appear to fall within any areas designated for nature recovery.

The Manchester City Council 'Interactive Proposals Map', which displays spatial data for policies and land use priorities in accordance with the Core Strategy and Unitary Development Plan, was also accessed and used to assess the strategic significance of habitats present within the site; based upon this data, the site lies within no areas specially designated for nature or biodiversity.

The Greater Manchester Biodiversity Action Plan (GMBAP) was also accessed to assist with determining the strategic significance of on-site habitats.

Based on the combination of the above, all habitats within the site have been considered to fall within the 'Area/compensation not in local strategy/no local strategy' category.

Desk Study

The site of the proposed works is situated north of Old Moat Lane in south Manchester, approximately 5.0 kilometres south of the city centre. The site broadly comprises a large nursery building, with associated driveway and car park, playgrounds and landscaping, with numerous trees lining the boundaries.

The immediate environment is entirely sub-urban in nature, with land use in all directions dominated by terraced and semi-detached dwellings with associated landscaped gardens featuring individual trees. Semi-natural habitats in proximity to the site are limited to these garden habitats alongside scattered areas of urban green space.

Given the habitats surrounding the site, faunal species in the immediate environment are likely limited to those adapted to urbanisation and common garden species, including bird species such as house sparrow (*Passer domesticus*), house martin (*Delichon urbicum*) and swallow (*Hirundo rustica*), bat species such as common pipistrelle (*Pipistrellus pipistrellus*), and hedgehog (*Erinaceus europaeus*).

Habitat Survey & BNG Baseline Summary

See **Table 2** (overleaf) for baseline information and habitat descriptions; refer to **Appendix I** for any supporting imagery. Refer to **Appendix III** – UK Habitats Map for the location of described habitats. **Appendix II** features full Condition Assessment Sheets.

Table 2 – UK Habitat types within the survey area

Area habitat	Sec. Codes	Description
g4 Modified grassland **Habitat Ref.: 1**	-	A small patch of modified grassland is present to the north, mown and species-poor; species composition includes annual meadow-grass, Yorkshire-fog, perennial rye-grass, white clover, wood avens and bramble, with approximately four species per m^2.
		Condition: Poor **Habitat Area:** 0.0132 ha **Strategic Significance:** Area / compensation not in local strategy / no local strategy
h3d Bramble scrub **Habitat Ref.: 2**	-	A small area of bramble scrub is present to the north-east of the site, beyond a fence, with other species limited.
		Condition: N/A **Habitat Area:** 0.0082 ha **Strategic Significance:** Area / compensation not in local strategy / no local strategy
u1 Built up areas and gardens **Habitat Ref.: 3**	**846** Flower bed	The edges of the site are covered by flower beds, with some areas featuring minimal vegetation and other areas being covered in dense stands of introduced, non-native shrubbery, such as bamboo, cherry laurel, cypress sp., honeysuckle sp. and fig. These areas have been entered into the metric as 'Introduced shrub'. The invasive non-native species (INNS) Virginia-creeper, montbretia and rhododendron were observed within these areas.
		Condition: N/A **Habitat Area:** 0.0498 ha **Strategic Significance:** Area / compensation not in local strategy / no local strategy
u1b5 Buildings **Habitat Ref.: 4**	**-**	The nursery building present within the site boundary.
		Condition: N/A **Habitat Area:** 0.1084 ha **Strategic Significance:** Area / compensation not in local strategy / no local strategy
u1b6 Other developed land **Habitat Ref.: 5**	**-**	Paved hardstanding is present surrounding the building, alongside tarmacked parking and a driveway to the south. This surface is typically non-vegetated with minimal biodiversity value.
		Condition: N/A **Habitat Area:** 0.1151 ha **Strategic Significance:** Area / compensation not in local strategy / no local strategy

Area habitat	Sec. Codes	Description
u1c Artificial unvegetated, unsealed surface **Habitat Ref.: 6**	-	Several areas to the north-east of the site are covered by compressed soil beds, absent of any vegetation.
		Condition: N/A **Habitat Area:** 0.0330 ha **Strategic Significance:** Area / compensation not in local strategy / no local strategy
Individual trees Deciduous, small **Habitat Ref.: 7 & 8**	-	Eleven trees are present onsite with a DBH of between 7.5cm and 30cm, and thus classified as small within the metric, including two sycamores (**T3 & T22**) a number of river birches (**T5, T6, T9, T11, T16, T17, T18**), a hawthorn (**T20**) and a willow (**T23**).
		Condition: Moderate (**T5, T6, T16, T17, T20, T23**), Poor (**T3, T9, T11, T18, T22**) **Habitat Area:** 0.0244 ha (Moderate) (Ref 7) 0.0204 ha (Poor) (Ref 8) **Strategic Significance:** Area / compensation not in local strategy / no local strategy
Individual trees Deciduous, medium **Habitat Ref.: 9**	-	Eleven medium individual trees are present onsite, with a DBH of between 30cm and 60cm, including a number of river birches (**T1, T2, T6 & T10**), a sycamore (**T8**), two wild cherries (**T12 & T25**), a spruce sp. (**T13**), an unidentifiable species due to absence of foliage and dense cover of ivy (**T14**), a hazel (**T21**) and a willow (**T24**).
		Condition: Moderate **Habitat Area:** 0.1791 ha **Strategic Significance:** Area / compensation not in local strategy / no local strategy
Individual trees Deciduous, large **Habitat Ref.: 10**	-	Three large individual trees are present onsite, with a DBH of between 60cm and 90cm, a willow (**T4**) and two wild cherries (**T15 & T19**).
		Condition: Good **Habitat Area:** 0.1099 ha **Strategic Significance:** Area / compensation not in local strategy / no local strategy

Biodiversity Statement

Based on the information gathered during the diurnal assessment, the site is host to the following biodiversity value:

- Habitat: **3.19**
- Hedgerow: **0.00**
- Watercourse: **0.00**

However, based upon the information provided at the time of writing, it is understood that the ASHP to be installed at the site, which will be placed within an area of flower bed, is smaller than 25m^2 in size.

As such, Old Moat Sure Start Centre is likely **exempt** from the Biodiversity Gain Planning Condition under the de minimis exemption; the proposals do not impact on any priority habitats, and less than 25m^2 of area habitat onsite will be affected (no watercourse or hedgerow units are present).

This should be read in conjunction with the hard copy of the Statutory Biodiversity Metric tool – see external Appendix.

Incidental Observations

During the survey, three invasive non-native species (INNS), each listed under Schedule 9 of the Wildlife and Countryside Act (WCA) (1981) were incidentally observed within the site boundary; Virginia-creeper (*Parthenocissus quinquefolia*), montbretia (*Crocosmia x crocosmiiflora*) and rhododendron (*Rhododendron ponticum*). See **Appendix III** for locations of INNS.

Whilst it is not illegal to host any species designated as such within a site, it is an offence, under current legislature, to knowingly permit the spread of an INNS beyond the confines of your site, either via allowing it to grow unchecked or through the irresponsible removal and dumping of waste / plant matter.

To prevent further spread of these species from within the site, it is recommended that they are eradicated from the site prior to development. A Method Statement should be collated by a suitably qualified ecologist or invasive species specialist outlining how these species will be removed pre-works, including details regarding site biosecurity protocols.

In Conclusion

Relative to the above, the protocol has been determined using the collective and long standing experience of Tyrer Ecological Consultants Ltd and the specific nature of the site. Tyrer Ecological Consultants Ltd can confirm that the contents of this document have been reviewed and approved by Mrs. K. Wilding, Director of the company and experienced Ecologist of 15 years, and her assessment is consistent with that of Mr. Mulligan.

The contents of this document can be relied upon and have been presented in accordance with best practice guidance, and all available survey data at the site to date.

Kind regards,

[redacted]

Mr. H. Mulligan (Consultant Ecologist) (06/11/2024)

Appendix I: Site Photographs



Plate 1 – *Example of flower beds onsite*



Plate 2 – *Building, hardstanding and bordering shrubbery*



Plate 3 – ***T1 & T2*** *to west of site*



Plate 4 – *Virginia-creeper INNS at south of site*



Plate 5 – *Montbretia INNS at west of site*



Plate 6 – ***T4*** *with bordering g4*



Plate 7 – *Northern boundary of site, with **T5 – T8** bordering g4 and shrubbery*



Plate 8 – *Further example of shrubbery within flower beds*



Plate 9 – *North-east of site, with hardstanding, unvegetated beds and trees throughout (**T12** in centre)*



Plate 10 – *Bramble scrub at north-eastern corner, with **T15** to rear*



Plate 11 – *Further scattered trees to north of site*



Plate 12 – *Rhododendron INNS within shrubbery to south*

*Condition Assessment Score – Grassland (Low) (**Habitat ref.: 1**)*

Condition Assessment Criteria		Ref: 1
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs. **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	**N**
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	**N**
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	**Y**
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	**N**
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	**Y**
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	**Y**
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	**Y**
	Total Score	**4**

Condition Assessment Result	Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A	Good
Passes 4 or 5 criteria including passing essential criterion A	Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor

*Condition Assessment Score – Individual Trees (Small) (**Habitat refs.: 7 & 8**)*

Condition Assessment Criteria		T3	T5	T6	T9	T11	T16	T17	T18	T20	T22	T23
A	The tree is a native species (or at least 70% within the block are native species).	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**Y**	**N**	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**	**Y**	**Y**	**N**	**N**	**Y**	**Y**	**N**	**N**	**N**	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**N**	**N**	**N**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**N**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**N**	**Y**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**	**Y**	**Y**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**
Total Score		**2**	**4**	**3**	**2**	**2**	**3**	**3**	**2**	**3**	**2**	**4**

Condition Assessment Result	Condition Assessment Score
Passes 5 or 6 criteria	Good
Passes 3 or 4 criteria	Moderate – T5, T6, T16, T17, T20, T23
Passes 2 or fewer criteria	Poor – T3, T9, T11, T18, T22

*Condition Assessment Score – Individual Trees (Medium) (**Habitat ref.: 9**)*

Condition Assessment Criteria		T1	T2	T6	T8	T10	T12	T13	T14	T21	T24	T25
A	The tree is a native species (or at least 70% within the block are native species).	**N**	**N**	**N**	**N**	**N**	**Y**	**N**	**Y**	**Y**	**Y**	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**	**Y**	**N**	**Y**	**Y**	**N**	**Y**	**N**	**Y**	**N**	**N**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**Y**	**N**	**Y**	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**N**	**N**	**Y**	**Y**	**N**	**N**	**N**	**N**	**N**	**N**	**N**
Total Score		**3**	**3**	**3**	**4**	**3**	**3**	**3**	**4**	**4**	**4**	**4**

Condition Assessment Result	Condition Assessment Score
Passes 5 or 6 criteria	Good
Passes 3 or 4 criteria	Moderate
Passes 2 or fewer criteria	Poor

*Condition Assessment Score – Individual Trees (Large) (**Habitat ref.: 10**)*

Condition Assessment Criteria		T2	T15	T19
A	The tree is a native species (or at least 70% within the block are native species).	**Y**	**Y**	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**	**Y**	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**	**Y**	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**	**Y**	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**	**Y**	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**	**N**	**Y**
	Total Score	**6**	**5**	**6**

Condition Assessment Result	Condition Assessment Score
Passes 5 or 6 criteria	Good
Passes 3 or 4 criteria	Moderate
Passes 2 or fewer criteria	Poor

Appendix III: UK Habitats Map

