

Preliminary Ecological Appraisal and Preliminary Roost Assessment

Survey site:

Premier inn Manchester (West Didsbury) Christie Fields Business Park, Derwent Avenue, Manchester M21 7QS

Client:

Whitbread Group PLC

Survey date:

19/05/2024

Project:

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

The demolition of existing public house and construction of new structure to provide additional hotel rooms, along with internal renovations to existing hotel to provide breakfast room.

Survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA 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
19/05/2024	23	71	0	5	None

Ecological Survey Factor	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.
Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, photos in appendix 3 and proposal plan 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 rectangular survey site is centred on National Grid Reference SJ 82963 92139 and has an area of approximately 0.7ha. The site comprises two buildings including a hotel and a public house, with significant areas of hardstanding, along with sections of ornamental planting and modified grassland, that border the site. The site is surrounded by residential development to the east, south and west, and a cemetery to the north. Major commuter roads are also adjacent to the site on the northern and eastern boundaries.

	<u>Modified grassland [g4]</u> On the northern boundary of the site is a strip of modified grassland that has been intensively managed to maintain its amenity value for the hotel. Species composition is poor, being dominated by perennial ryegrass, with an extremely limited herbaceous layer. <u>Non-native and ornamental hedgerows [h2b]</u> Throughout the site are several stretches of ornamental hedgerows that comprise a range of species, usually non-native. These hedgerows are extensively managed to maintain their amenity value and as a result are approximately 1m high throughout. Species largely comprise laurel, with some privet also present in sections. <u>Ornamental shrubs [847]</u> Throughout the site on the northern and southern boundaries along with in some central sections of the site are small patches of ornamental shrubs. No species is dominant with a number of non-native introduced species present such as climbing euonymus, weigelia and cabbage palm present. Some native species are also present including privet and willow. These shrubs are regularly managed to maintain their ornamental value. <u>Other developed land [u1b6]</u> The site is dominated by areas of tarmacked roads and carparking spots, along with paved areas and decking for amenity use for the users of the hotel and public house.
--	---

	<u>Buildings [u1b5]</u> B1 – Building B1 is a four-storey brick-built structure with a black tile pitched roof structure. There are timber eaves present throughout the structure along with aluminium/uPVC windows. The upper levels of structure contain uPVC panelling, along with a central section. Concrete cladding is also present externally. Overall, the building is in excellent condition throughout. Internally, the roof structure comprises a modern timber frame, with plastic roof lining that is in excellent condition. B2 – Building B2 is a single pitch, two-storey brick-built structure. It is identical in its structural composition to that of B1, with a black slate roof present. As with B1, B2 is in excellent condition and well maintained, in line with its keeping as a regularly used public house and hotel complex.
<i>Foreseen Impacts</i>	The habitats on site are widespread and not notable. The development is largely confined to existing areas of buildings and hardstanding and as such, it is unlikely that the proposed development will result in a loss to biodiversity.
<i>Recommendations</i>	To allow for an enhancement at the site, the following habitat creation measures should be incorporated: • Native tree and shrub planting; and • Creation of species rich grassland within areas of the site. It may be necessary for a biodiversity net gain assessment to be undertaken at the site, to determine the measurable biodiversity value of the site, pre and post development.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	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 2.5km.

<i>Foreseen Impacts</i>	No impacts foreseen.
<i>Recommendations</i>	None required
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	No habitat for protected or notable invertebrates is found on site.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.
Bats	
<i>Summary of Survey Findings</i>	The habitats within the site are unlikely to provide an important resource for foraging and commuting bats. In addition to the above, the site is extremely well lit 24/7 and as such, is likely to deter significant levels of foraging and commuting bats from utilising the site. There are seven bat European Protected Species License (EPSL) within 2km of the site. The closest of these (EPSF2011-2990) is located 1.2km east of the site and relates to the destruction of a breeding site and resting place for common and soprano pipistrelle. As detailed in the habitat section above, both B1 and B2 are in extremely good condition both internally and externally, with no gaps or holes present within the structure that provide suitability for roosting bats. Internally, the

	loft spaces are subject to high levels of lighting as they are regularly accessed by staff from the businesses. Given the above, the buildings at the site are considered to be of negligible value for roosting bats.
<i>Foreseen Impacts</i>	Bats are very unlikely to be roosting within buildings B2 where the works are entirely confined and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. The proposed development could result in disturbance to any bats present in the building at the time of the works due to noise, vibration or lighting.
<i>Recommendations</i>	No further surveys are required.
Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found on site during the surveys; however, birds could use the shrubs and hedgerows at the site for nesting. No habitat for schedule 1 birds was observed.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	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	
<i>Summary of Survey Findings</i>	The site largely contains unsuitable habitat for reptiles and due to high levels of hardstanding, significant levels of disturbance and high levels of development and infrastructure that surround the site. Given the above, reptiles are considered to be absent from the site.

<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.
Amphibians	
<i>Summary of Survey Findings</i>	No ponds are known to exist within a 500m radius of the site. The site contains high levels of hardstanding and buildings, with other habitats comprising modified grassland and ornamental planting. All of the above are considered to represent poor-quality habitat for great crested newt. Given the above, amphibians are determined to be likely absent from the site. There are no great crested newt European Protected Species License (EPSL) within 2km.
<i>Foreseen Impacts</i>	None foreseen
<i>Recommendations</i>	No further surveys are required.
Badger	
<i>Summary of Survey Findings</i>	No evidence of badgers was found on or within 30m of the site.
<i>Foreseen Impacts</i>	None foreseen
<i>Recommendations</i>	Basic precautionary mitigation during works is recommended: - 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 habitats which badgers could use. South and west boundaries. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

	In the unlikely event that a badger sett is identified within 30m, works must cease and advice must be sought from a suitably qualified ecologist.
Riparian animals	
<i>Summary of Survey Findings</i>	There are no watercourses on or connected to the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	N/A
Hazel dormouse	
<i>Summary of Survey Findings</i>	The site is located outside the known range for hazel dormice and in addition to the above, the habitats present at the site do not provide the structural diversity suitable for nesting and therefore this species is considered to be likely absent from the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	Hedgehogs are known to use gardens and areas of amenity grassland within urban environments. They may also utilise the hedgerows and shrubs present at the site for commuting, foraging and sheltering purposes. However, the site is entirely surrounded by roads and other development, and high levels of lighting, resulting in high levels of disturbance at the site. It is possible that hedgehog may utilise the site occasionally.
<i>Foreseen Impacts</i>	The proposed development will not impact any habitats of increased value for hedgehog, however, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	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: Southern elevation of B1.



Photo 2: Eastern elevation of B1.



Photo 3: Western elevation of B2.



Photo 4: Southern elevation of B2.



Photo 5: Eastern elevation of B2. One of the areas of modified grassland can also be observed here.



Photo 6: Northern elevation of B2.



Photo 7: Extensive areas of hardstanding within the site where the introduced shrubs and ornamental shrubs can be observed to the right of the photograph.

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version control			
Status	Issue	Name	Date
Draft	0.1	Gareth Hey BSc (Hons) MSc ACIEEM	27/05/2024
Proof	0.2	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	30/05/2024
Final	1.0	Ann Balshaw BA (Hons)	31/05/2024
Updated	1.1	Ann Balshaw BA (Hons)	30/08/2024