

BRITISH STANDARD 5837

TREE INVENTORIES AND RISK ASSESSMENTS

TREE SURVEYS ARBORICULTURAL IMPLICATION STUDIES

WOODLAND MANAGEMENT PLANS

TPO/PLANNING ADVICE/ PROJECT MANAGEMENT

TREE PLANTING SCHEMES

TPO RE-SURVEY



12 Standish Road,
Fallowfield

Ecology Scoping Survey

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1 Introduction

1.1 Background

Kingdom Ecology have undertaken an Ecology Scoping Survey of an area of land to the rear of 12 Standish Road, Fallowfield, Manchester, M14 6NW (National Grid Reference SJ 8593 6088). The proposed works will require the removal of approximately 177m² of existing derelict stable buildings to allow the construction of two new single storey, 1 bedroom apartments.

The assessment has been carried out to identify any ecological constraints which should be considered during proposed works and to allow an assessment as to whether the development will deliver a biodiversity net gain.

Field surveys were undertaken by Richard Roe (BSc, MSc, MIEEM, CEnv). Richard has extensive experience of undertaking habitat and protected species surveys as a professional ecological consultant with over twenty years' experience. Richard holds a Level 4 Bat Class Licence and a Level 4 FISC.

1.2 Purpose of Report

This report provides the findings of field surveys undertaken at the site. The field surveys comprised of an ecological walkover survey with a search for habitats that could support any protected or notable species.

Following a description of the survey findings and an evaluation of habitats at the site, the report goes on to make recommendations for further works, mitigation and ecological enhancement measures where relevant.

2 Field Survey Methods

2.1 Survey Aims and Objectives

The survey aim was to assess the site as to its ecological importance by assessing the value of habitats and their suitability to support any protected or notable species. The purpose of this was to highlight any ecological constraints associated with future development proposals.

Survey comprised of an ecological walkover survey of the site, this included an assessment of habitats in terms of their suitability to support any protected species including breeding birds and roosting bats.

Species that are considered unlikely to be significantly affected by the proposed development, even if known to be present in the general vicinity, were 'scoped out' of the assessment.

2.2 Survey Methods

2.2.1 Ecological Walkover Survey

An Ecological Walkover of the site was undertaken on the on the 7th October 2024 .

The aims of the walkover survey were to:

- identify areas or habitats that are of particular ecological interest for nature conservation and which require more detailed investigation;
- provide a broad botanical description of habitats present;
- provide additional information regarding incidental observations of protected species or non-native, invasive species;
- to assess the site as to its ecological importance by assessing the value of habitats and their suitability to support any protected or notable species (including badgers, bats and breeding birds).

A map of the study site is shown in Figure 1. Typical habitats recorded at the site are also shown in photographs in the Appendix.

3 Survey Results

3.1 Site Description

The site comprises of a derelict outbuilding/workshop located to the rear of 12 Standish Road, Fallowfield.

The site is located within a highly urbanised setting within the Fallowfield area of Manchester. Surrounding land use comprises of further Victorian terraced housing with small unvegetated rear yards.

At the site itself, the study area footprint comprises of developed land only. The floor of the former workshop is constructed of sealed-surface, concrete hardstanding. The outer brick walls of the former building remain around the perimeter of the site. The walls are partially constructed of brick and partially of cinderblock. The remains of the building do not have a roof. It is understood that the roof was in poor condition and was removed in Summer 2024 to avoid full collapse.

There are some scattered patches of buddleia located around the yard. Some other patches of buddleia scrub have been cleared from the perimeter of the yard.

3.1.1 Habitats and Biodiversity Net Gain

With regards to the UKHab classification, the site comprises of sealed surface hardstanding and the remains of the building (therefore developed land only). There is no unsealed surface present at the site.

There are some scattered patches of buddleia scrub located around the yard. Some other patches of buddleia scrub have been cleared from the perimeter of the yard where they had managed to colonise gaps between the remaining walls and hardstanding.

Given that the site footprint comprises of developed land only, the site is considered to fall below the 25 m² *de minimis* threshold for biodiversity net gain. Therefore, a further biodiversity net gain assessment has not been undertaken.

Existing habitats are shown in photographs and are mapped in Figure 1 in the Appendix.

3.2 Protected Species

3.2.1 Bats

The building was considered with regards to its suitability to support roosting bats.

As previously described, the remains of the building do not have a roof, and there are some shallow post holes located at the top of the outer walls, where the roof trusses would have extended into the outer walls.

12 Standish Road, Fallowfield
Ecology Scoping Survey

It is understood that the roof was in poor condition and was removed in Summer 2024 to avoid full collapse.

The post holes are considered to be the only features offering any potential bat roosting habitat present at the site; however, the features are very exposed and the building is located within a highly urbanised area with limited surrounding green space. The remainder of the building is considered to be completely unsuitable with no other potential bat roosting features identified. The building is assessed as offering '**negligible**' bat roosting potential.

No other protected species are considered likely to be present at the site.

4 Summary & Recommendations

4.1 Habitats

4.1.1 Summary and Recommendations

An Ecology Walkover Survey has been undertaken of a patch of land with derelict outbuilding to the rear of 12 Standish Road, Fallowfield, Manchester.

Habitats at the site are highly modified comprising of sealed surface hardstanding and the remains of the building. There is no unsealed surface or significant areas of 'habitat' present at the site. There are some small scattered patches of buddleia scrub only

Proposed development works include the construction of two new single bedroom apartments with some minor additional landscaping.

Given that the site footprint comprises of developed land only, the site is considered to fall below the 25 m² *de minimis* threshold for biodiversity net gain. Therefore, a further biodiversity net gain assessment has not been undertaken.

4.2 Recommendations

4.2.1 Plants for Pollinators and Birds

Some minor areas of landscape planting are proposed between the new buildings and the existing buildings at 12 Standish Road. The development proposals should also aim to maximise the biodiversity of landscaping proposals at the site.

Areas of new shrubbery should include suitable nectar sources for insects. The Royal Horticultural Society provides a list of suitable plants for invertebrates (see rhs.org.uk/plantsforpollinators).

It is recommended that this list is consulted when producing detailed landscaping designs for the site.

Given the site location within a highly urbanised area with limited surrounding areas of greenspace, it is not considered appropriate to install bat and bird boxes within the proposed new building.

5 Appendix

PHOTOGRAPHS

Photograph 1- Derelict building at the site



Photograph 2- South side of the site

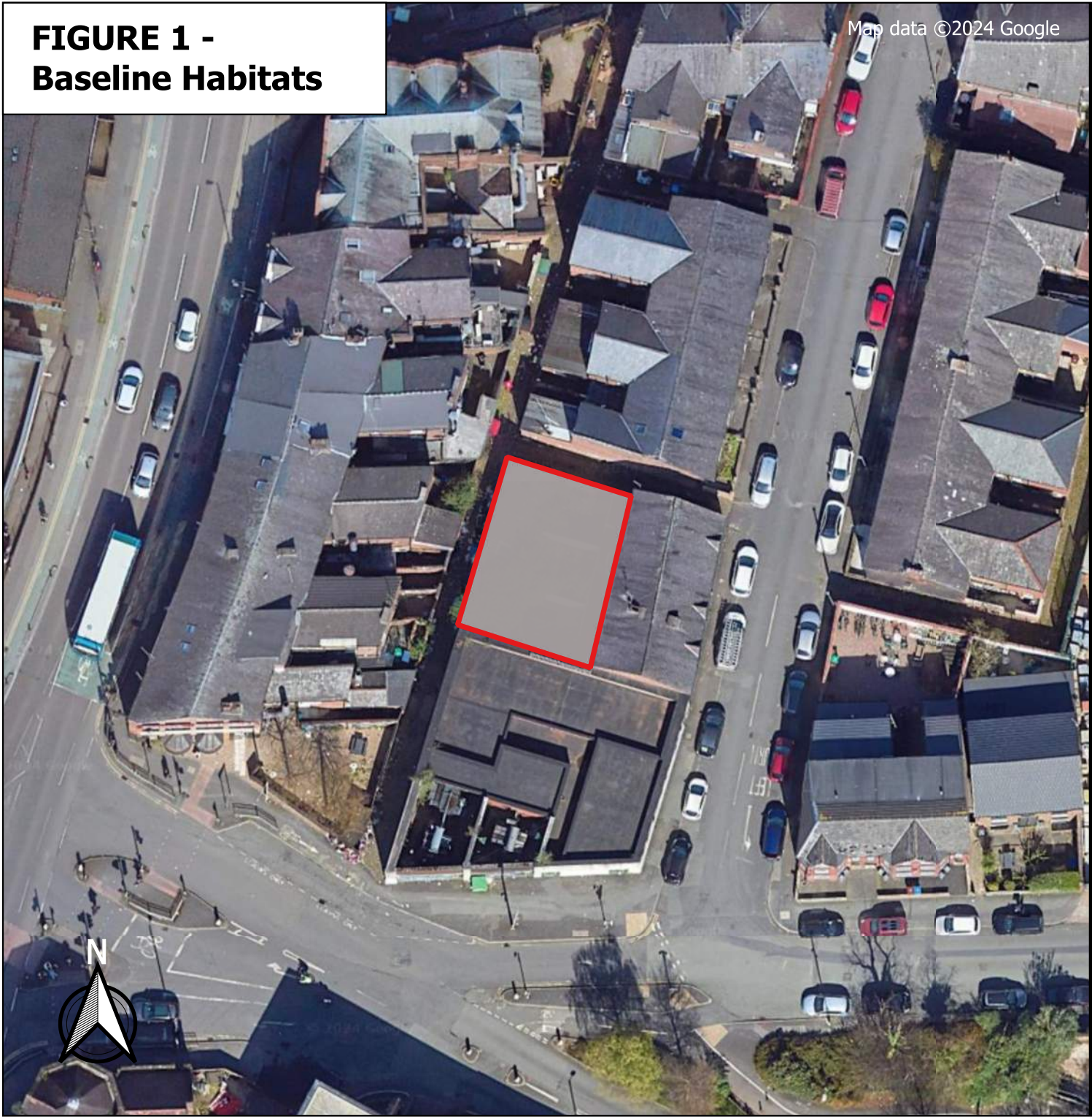


***12 Standish Road, Fallowfield
Ecology Scoping Survey***

Photograph 3- North side of the site



**FIGURE 1 -
Baseline Habitats**



KEY

-  Red Line Boundary
-  Developed/Sealed Surface

0 10 20 m

