

Ecological Impact Assessment

Church Lane, Moston, Manchester

Built Development Ltd

Revision A – August 2024



ecology

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Church Lane, Moston, Manchester			
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PRINCIPAL AUTHOR	Louisa Molloy	Consultant Ecologist; BSc (Hons)	04/08/2024
REVIEWED BY	Elizabeth McBride	Consultant Ecologist; BSc (Hons); MCIEEM	05/08/2024
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LM Ecology

387 Walkley Bank Road
Sheffield
S6 5AQ

Tel: 07923 334190

louisa@lm-ecology.co.uk

<https://lm-ecology.co.uk>

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APPENDIX B

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A SUMMARY

- 1 The purpose of this report is to identify and describe the presence of any protected or notable habitats or species within and in the immediate vicinity of the site and to set out the avoidance, mitigation and compensation measures to ensure compliance with nature conservation legislation, where appropriate.
- 2 This assessment has been undertaken in accordance with Guidelines for Ecological Impact Assessment in the UK and Ireland, published in September 2018 by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018).
- 3 The proposed scheme will result in the loss of habitats considered to be of importance to nature conservation of no greater than site level. The site is not considered to be of importance to any species or species group at greater than site level. The residual effects relating to habitat loss can be adequately compensated for via site landscaping as discussed in Section F.4.
- 4 In order to reduce the potential negative impacts and to ensure that the proposed development maximises the potential benefits to nature conservation, it is recommended that the mitigation and enhancement measures detailed in Sections F.3 and F.5 are adopted.
- 5 The results and measures contained in this report are valid for up to two years from the date of publication: August 2024.

B INTRODUCTION

6 LM Ecology was commissioned on 7 June 2024 by Built Development Ltd to carry out a Preliminary Ecological Appraisal at Church Lane, Moston, Manchester. A plan showing the broad location of the site is included in APPENDIX A as A.1.

7 The survey was commissioned to support plans to develop the land for housing with associated hard and soft landscaping, and pockets of public open space.

8 The purpose of this report is:

- To identify and describe all potentially significant ecological effects associated with the proposals.
- To set out avoidance and/or mitigation measures required to ensure compliance with nature conservation legislation and to address any potentially significant ecological effects, where appropriate.
- To provide an assessment of the significance of any residual effects; and
- To identify appropriate compensation and enhancement measures, where appropriate.

9 Legislation relating to designated sites, protected species and habitats is detailed in APPENDIX B. Any legislation relevant to the site is detailed within the body of the report where necessary.

C SITE DESCRIPTION

10 The site covers an area of approximately 1ha consisting of grassland, derelict land and buildings, woodland, scrub and individual trees. It is located in the suburb of Moston approximately 4km north east of Manchester City Centre. The site is bounded to the south by Moss Brook Road, a dog shelter and terraced housing, to the west by a newer housing development, to the north by Church Lane and further terraced housing and gardens, and to the east by woodland.

D METHODOLOGY

D.1 Desk Study

11 Species and site information was requested from the organisations listed in Table 1 below.

Table 1 Consulted Records Organisations

DATE CONSULTED	ORGANISATION	RECORDS REQUESTED
01/08/2024	Greater Manchester Local Records Centre (GMLRC)	All species and Sites of Biological Importance within a 2km radius of the site.
04/08/2024	Multi-agency Geographic Information for the Countryside (MAGIC)	Local Nature Reserves, National Nature Reserves, Ancient Woodland, Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty, Special Areas of Conservation, Special Protection Areas, Important Bird Areas, National Parks and Ramsar sites, from within a 2km radius of the site.
		Granted EPSM licences for bats and GCN from within a 2km radius of the site.
		Great Crested Newt Class Survey Licence Returns from within a 2km radius of the site
		Great Crested Newt Pond Surveys results 2017 – 2019 from within a 2km radius of the site.

D.2 Field Survey

12 Table 2 lists the surveys carried out by LM Ecology. Summary methodologies are also provided below.

Table 2 Survey Dates, Types, Personnel, and Environmental Conditions

DATE(S)	SURVEY TYPE	PERSONNEL	TIMINGS AND ENVIRONMENTAL CONDITIONS
09/07/2024	UK Habitat Classification Survey	Louisa Molloy (Consultant Ecologist, BSc (Hons), NE Bat Licence 2016-22694-CLS-CLS); Elizabeth McBride (Consultant Ecologist, MCIEEM, BSc (Hons), NE Bat Licence 2017-29301-CLS-CLS)	Start: 11:00; End: 16:00; Temp: 16°C; Wind: 8mph NE; Precipitation: light rain from 11am to 1pm - then dry until end of survey at 4pm; Cloud Cover: 100%
	Preliminary Roost Assessment (PRA) - structures		
	Ground Level Tree Assessment (GLTA)		
	Other Protected and Notable Species Risk Assessment		

D.2.1 UK Habitat Classification (UKHab) Survey

13 The survey was carried out in accordance with the UK Habitat Classification (UKHab) methodology (UKHab Ltd, 2023). The habitats within the boundary of the survey site were broadly mapped, with the principal habitat types and the dominant plant species identified

within each habitat type. A digital habitat map and botanical species lists were produced for the site.

D.2.2 Bats

D.2.3 Preliminary Roost Appraisal (PRA) - Structures

- 14 A PRA of a structure involves, where accessible, a detailed and systematic external and internal inspection of the structure to compile information on potential and actual bat entry/exit points, potential and actual bat roosting locations, any evidence of bats, and the number of ecologists that will be required for subsequent surveys (Collins, J (ed.), 2023).
- 15 Evidence that potential access points are used by bats or that bats are roosting within a structure includes fur oil staining, bat droppings, urine staining, live or dead bats, moth wings (feeding remains), and squeaking noises.
- 16 Assessed structures are then categorised as having High, Moderate or Low suitability to support roosting bats based upon the number and quality of the features present, and the position of the building in relation to the surrounding environs. These categories are allocated irrespective of the presence of a roost. If a roost is confirmed to be present during the PRA then the categorisation still stands (because other roosts may be present but undiscovered) but 'confirmed roost' will be added , e.g. Low - confirmed roost, Medium - confirmed roost, High - confirmed roost. Where no potential roost features for bats are present, structures will be categorised as having Negligible suitability to support roosting bats.

D.2.4 Ground Level Tree Assessment (GLTA)

- 17 A GLTA involves a detailed inspection of the tree from the ground to compile information about the tree, potential roost features (PRFs) (or lack of), and any evidence of bats (Collins, J (ed.), 2023).
- 18 The only conclusive sign of a bat roost in a tree is actual bats or their droppings. Other signs that could indicate a bat roost in a tree are odour (an ammonia like smell), staining below the entrance or inside, and audible squeaking at dusk or in warm weather. However, many bat roosts in trees exhibit no external signs.
- 19 During a GLTA, the suitability of the identified PRFs are categorised as PRF-I (i.e. PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats) or PRF-M (i.e. PRF is suitable for multiple bats and may therefore be used by a maternity colony). Trees with no PRFs are assigned category NONE.

D.2.5 Other Protected and Notable Species Risk Assessment

- 20 The site and immediate adjacent habitats were assessed for their suitability to support and/or searched for field signs indicating the presence of other protected and notable species.

D.2.6 Limitations

21 No limitations to a successful preliminary ecological appraisal were present.

E RESULTS

E.1 Designated Sites

- 22 There are no non-statutory locally designated Sites of Biological Importance (SBIs) within or immediately adjacent to the site. There are six SBIs within the 2km radius search area – Bailey’s Wood, Boggart Hole Clough, Broadhurst Clough, Reservoirs at Harpurhey and Rochdale Canal; however, the closest of these are the Reservoirs at Harpurhey, which are located approximately 900m west. The other five SBIs are over 1km from the site.
- 23 There are two non-statutory Ancient and Semi-natural Woodlands (ASNW) within a 2km radius of the site. The closest of these is Boggart Hole Clough, which is also designated a Local Nature Reserve (LNR) and an SBI. It is located approximately 1km to the north of the site and is the largest woodland clough in Manchester. The other woodland is Bailey’s Wood, located approximately 1.6km north of the site, which is also an SBI.
- 24 There are no other statutory or non-statutory designated sites within a 2km radius of the site.
- 25 The site falls within the Impact Risk Zone (IRZ) of at least one nationally important Site of Special Scientific Interest (SSSI). However, the proposals do not match any of the descriptions given in the online list and as a result Natural England does not need to be consulted on the proposed development.

E.2 Habitats

- 26 A UKHab Survey plan and site images are included in APPENDIX A as A.2 and A.3.

E.2.1 w1g – Other woodland; broadleaved

E.2.1.1 Parcel Reference w1g(1)

- 27 Self-set young broadleaved woodland to the south of the site. The woodland is composed of frequent sycamore *Acer pseudoplatanus*, elder *Sambucus nigra*, hawthorn *Crataegus monogyna* and silver birch *Betula pendula*, with occasional grey willow *Salix cinerea* and goat willow *S. caprea*. Bramble *Rubus fruticosus* agg., dogwood *Cornus sanguinea* and common nettle *Urtica dioica* are present in the understorey, and ivy *Hedera helix* is growing up the trunks of some of the sycamores.

E.2.1.2 Parcel Reference w1g(2)

- 28 Broadleaved woodland to the east of the site, forming the edge of larger tract of woodland that is part of Moston Vale greenspace to the south. This part of the woodland sits on the rim of a steep ravine and is composed of abundant sycamore, with frequent elder in the understorey. The ground flora is composed of locally abundant Himalayan balsam *Impatiens glandulifera*, with nettle, cleavers *Galium aparine* and ivy also present.

E.2.2 g3c – Other Neutral Grassland

E.2.2.1 Parcel Reference g3c(1)

- 29 A small parcel of other neutral grassland that has developed on the sandy substrate of a former horse manege. The grassland is unmanaged, and the sward is sparse with a combination of tall grasses, low-growing forbs, and a high percentage of bryophytes. Species present include frequent fescue *Festuca sp.*, Yorkshire fog *Holcus lanatus*, cat's-ear *Hypochaeris radicata*, and ragwort *Jacobaea vulgaris*, with occasional sweet vernal-grass *Anthoxanthum odoratum*, crested dog's-tail *Cynosurus cristatus* and Michaelmas daisy *Symphyotricum sp.*, and more rarely red clover *Trifolium pratense* and self-heal *Prunella vulgaris*. Bramble and buddleia *Buddleja davidii*, along with silver birch saplings, are beginning to encroach into the grassland.

E.2.2.2 Parcel Reference g3c(2)

- 30 Other neutral grassland that was formerly used for grazing horses, but which is now unmanaged, resulting in a tall, grass dominant, and in some areas, tussocky sward. Species present include abundant Yorkshire fog, frequent creeping bent *Agrostis stolonifera*, ragwort and creeping buttercup *Ranunculus repens*, with occasional meadow buttercup *R. acris*, ribwort plantain *Plantago lanceolata* and red fescue *F. rubra*, and more rarely common bent *A. capillaris*, crested dog's-tail, hairy sedge *Carex hirta*, bush vetch *Vicia sepium* and sweet vernal grass. There is some minor bramble encroachment, and Japanese knotweed *Reynoutria japonica* is locally frequent across the parcel.

E.2.3 u - Urban

- 31 A large parcel of vacant or derelict land (secondary code 82) to the north of the site, composed of some areas of hardstanding and mounds of presumably tipped materials that have been abandoned and subsequently self-vegetated. Japanese knotweed is frequent to locally dominant across this parcel. Other species present are mainly tall ruderals and include locally abundant great willowherb *Epilobium hirsutum* and field horse-tail *Equisetum arvense*, frequent broad-leaved dock *Rumex obtusifolius*, common nettle and cleavers, occasional broad-leaved willowherb *Epilobium montanum*, and more rarely spear thistle *Cirsium vulgare* and great mullein *Verbascum thapsus*. There is bramble encroachment across the parcel.

E.2.4 h3d – Bramble Scrub

- 32 Parcels of bramble-dominant scrub mainly encroaching from the edges of the site. Japanese knotweed is present in the parcels to the southwest and north of the site.

E.2.5 h3f – Hawthorn Scrub

E.2.5.1 Parcel Reference h3f(1)

- 33 A thicket of dense hawthorn-dominant scrub to the west of the site.

E.2.5.2 Parcel Reference h3f(2)

- 34 A parcel of hawthorn-dominant scrub to the north of the site. Other species present in the parcel include cherry *Prunus sp.*, rowan *Sorbus aucuparia*, elder, garden privet *Ligustrum ovalifolium* and ash *Fraxinus excelsior*. Sycamore saplings, wood avens *Geum urbanum* and hedge bindweed *Calystegia sepium* are present in the understorey. Japanese knotweed is also present within this parcel.

E.2.6 Scattered Trees

- 35 24 scattered trees (secondary code 32) are present across the site. Species are mostly ash and sycamore, but with specimens of horse chestnut *Aesculus hippocastanum*, Norway maple *Acer platanoides*, hawthorn, goat willow and elder.

E.2.7 u1b5 – Buildings

- 36 There are two buildings within the site, a stable and a shed.

E.3 Species

E.3.1 Amphibians

- 37 There are no waterbodies within the site. There are a number of waterbodies associated with the reservoirs at Harpurhey, approximately 900m to the west of the site. However, these are separated from the site by roads and housing estates, which are likely to pose a significant barrier to amphibian dispersal. There are no other waterbodies within a 1km radius of the site.
- 38 No records of great crested newt (GCN) *Triturus cristatus* were provided by Greater Manchester Local Records Centre (GMLRC). Conversely, GMLRC provide records dated from 2011 detailing the absence of GCN from the reservoirs at Harpurhey. Additionally, the MAGIC database does not hold any records of granted mitigation licences, class licence returns, or 2017 to 2019 pond survey results for GCN, from within a 2km radius of the site.
- 39 The only other amphibian record provided is of common toad *Bufo bufo* dated 2015 from the fish pond at Boggart Hole Clough located approximately 1.3km north east of the site.
- 40 Taking into account the absence of waterbodies on-site, the barriers to amphibian dispersal between the site and waterbodies within a 1km radius of the site, and the absence of GCN records in the locality, it is considered highly unlikely that GCN will be impacted by the proposals.
- 41 Other amphibian species can be found in a range of terrestrial habitats, and it is possible that common toad and common frog *Rana temporaria* could be present within the site. However, for the same reasons given above, it is unlikely that significant populations of either species will be supported on-site.

E.3.2 Badger

- 42 Four records of badger *Meles meles* setts were provided by GMLRC. None of the records are for the site, with the closest, dated 2014, being over 1.2km away. The closest and only record of a badger sighting, is from 2021, located over 1.4km from the site.
- 43 No evidence of badger activity was observed within the site. However, badgers are a highly mobile species able to cover large distances and occupy a range of habitats in both urban and rural environments. As a result, it is considered possible that badgers may make incidental use of the site as part of their wider foraging and commuting habitats; however, it is considered unlikely that they will be impacted negatively by the proposed scheme.

E.3.3 Bats

E.3.3.1 Preliminary Roost Assessment (PRA) - Structures

E.3.3.1.1 Building 1

- 44 Building 1 is a dilapidated former stable block constructed from breezeblock and concrete panels with a corrugated metal shallow-pitched roof supported by a simple timber frame. No evidence of roosting bats was observed during the inspection of Building 1 and no potential roost features (PRFs) are present. As a result, the structure is assessed as having negligible suitability to support roosting bats.

E.3.3.1.2 Building 2

- 45 Building 2 is a dilapidated timber tongue-and-groove shed with a pitched felt covered roof. No evidence of roosting bats was observed during the inspection of Building 2 and no potential roost features (PRFs) are present. As a result, the structure is assessed as having negligible suitability to support roosting bats.

E.3.3.2 Ground Level Tree Assessment (GLTA)

- 46 Tree T5, a mature horse chestnut, has fluting within the trunk; however, this fluting does not appear to lead to any suitable crevices within the tissue of the tree or to any clefts above or below the fluting. There is also some minor bark peeling on the trunk; however this does not appear to be at a sufficiently lifted to provide a suitable crevice for roosting bats. Nonetheless, due to the presence of these features T5 is assessed as PRF-I.
- 47 None of the other scattered trees within the site, or those within woodland parcel w1g(2), appear to have any suitable PRFs present for roosting bats. The trees within woodland parcel w1g(1) are in the main too young and densely packed to support PRFs. Although some of the sycamore trees in this woodland parcel have ivy growing up the trunks, the ivy does not appear to mature enough for stems to be present that would provide suitable PRFs between them and the trunks. As a result, all these trees are assigned the category NONE, and are assessed as having no suitability to support roosting bats.

E.3.3.3 Biological Records

- 48 A total of 110 bat records were returned by GMLRC from within a 2km radius of the site. Species positively identified in the records are common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, Daubenton's bat *Myotis daubentonii*, and noctule *Nyctalus noctula*. The greatest proportion of the records are attributable to common pipistrelle.
- 49 Eighteen of the records are of roosts. None of these are from the site, with the closest being a record of a potential common pipistrelle roost dated 2008, located approximately 150m east of the site. There are two confirmed maternity roost records, one of common pipistrelle and the other of a pipistrellus species, dated 2017, located approximately 1.3km north east and 1.4km north west respectively. There are a further three confirmed pipistrelle maternity roost records, all from the same location, dated 1994, 1995 and 1997, located approximately 1.8km north east.
- 50 The remaining records are of foraging and commuting bats, or bats in care. None of these are from the site, with the closest being records of foraging common pipistrelle, pipistrelle species, and noctule from approximately 25m north, recorded during ecological surveys to support a planning application for a housing development in this location.
- 51 The MAGIC database holds one record of a granted EPS mitigation licence from within a 2km radius of the site. This licence is from 2010 and is located approximately 1.5km southwest of the site. The licence permitted the destruction of resting places of common and soprano pipistrelle.

E.3.3.4 Habitat Assessment

- 52 The site is located in the suburb of Moston, Greater Manchester, in an area of relatively low-density housing, with moderate to high levels of light pollution. The area is characterised by a noticeable proportion of private gardens and pockets of amenity grassland with mature trees surrounding existing housing developments, which provide connectivity to larger areas of greenspace containing semi-natural habitats such as Moston Vale to the southwest, Harpurhey reservoirs, Manchester General Cemetery and Queens Park to the west/southwest, and Boggart Hole Clough to the north.
- 53 Although these larger areas are likely to provide at least moderate-quality bat foraging habitats supporting a moderate abundance and diversity of bats, the site habitats are considered sub-optimal in comparison and are expected to be suitable to support only low numbers of common and widespread species.

E.3.4 Birds

- 54 The buildings, trees and scrub within the site have the potential to support nesting birds during the main bird nesting season. The site habitats are also suitable for foraging birds. During the survey, blackbird *Turdus merula*, wren *Troglodytes troglodytes*, and magpie *Pica pica* were heard and seen within the site.

55 Although several records of notable bird species including barn owl *Tyto alba*, little ringed plover *Charadrius dubius*, heron *Ardea cinerea* and kingfisher *Alcedo atthis* have been provided by GMLRC from within a 2km radius of the site, no evidence of these species was observed within the site, and the site habitats are either sub-optimal or unsuitable to support these species.

56 GMLRC provided records of other notable bird species from within a 2km radius of the site spanning woodland, farmland, wetland and urban bird assemblages. However, it is considered unlikely, due to issues with the size and structure of the onsite habitats, that nests of any protected or notable bird species, will be supported either at all or in significant numbers.

E.3.5 Controlled Invasive Species

57 Significant stands of the invasive species Japanese knotweed and Himalayan balsam are present across the site. A plan showing the location of these stands is provided in APPENDIX A as A.4. Due to recent site clearance it is likely that the extent of each species within the site has been underestimated in some areas.

58 A small stand of snowberry *Symphoricarpos albus* is present to the north of the site. Although not listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), this plant can be invasive in certain situations.

E.3.6 Hedgehog

59 23 hedgehog *Erinaceus europaeus* records were provided by GMLRC from within a 2km radius of the site. None of the records are from the site, with the closest located approximately 700m north/northwest.

60 No evidence of hedgehog activity was observed within the site; however, the site habitats have the potential to support foraging hedgehogs. There are locations along most of the site boundaries that facilitate hedgehog movement between the site and adjacent habitats. Additionally, dense scrub and occasional less compacted spoil piles may provide suitable refugia for hedgehogs. Therefore, there is a minor risk that hedgehogs may be encountered within the site.

E.3.7 Invertebrates

61 GMLRC provided records of five notable invertebrate species from within a 2km radius of the site – one butterfly and four moths – across sixteen records.

62 Most of the records are over 1km from the site, but two of the records are of cinnabar moth *Tyria jacobaeae* approximately 700m from the site.

63 The caterpillars of this moth feed predominantly on the leaves and flowers of common ragwort, and the species is found in open grassland, waste ground, and gardens. However, they are most frequent on well-drained, rabbit-grazed grassland, mature sand dunes, and heathland.

- 64 Although common ragwort is a frequent component of the on-site grassland, the unmanaged, tussocky nature of much of the grassland is likely to be sub-optimal for this species. While it may be present, significant populations are unlikely to be supported within the site.
- 65 Similarly, due to the ubiquitous nature of the site habitats, it is unlikely that significant populations of the other notable invertebrate species or other important invertebrate assemblages will be present within the site.

E.3.8 Reptiles

- 66 Four reptile records were provided by GMLRC, all of slow worm *Anguis fragilis*, from the same location approximately 1.6 km southeast of the site. There are significant barriers to reptile dispersal between these records and the site.
- 67 Although dense scrub, grassland, woodland, and spoil piles are generally suitable habitat components for reptiles, within the site these features are considered to be of insufficient size and structure and in a sub-optimal location to support reptiles. Consequently, it is unlikely that reptiles will be impacted by the proposed scheme.

F IMPACT ASSESSMENT

F.1 Proposals

- 68 The proposals will involve the construction of a number of different dwelling types and sizes, with associated hard and soft landscaping, and pockets of open space.
- 69 Proposed soft landscaping includes the creation of vegetated gardens for the dwellings, which will include lawns, shrubs and a total of 30 individual trees. The pockets of public open space will comprise grassland, mixed scrub, a total of 38 individual trees, native hedgerow and introduced shrub.
- 70 This impact assessment is based on the plans below, which show that with the exception of trees T4, T5, G6 and T11, all of the existing site habitats will be lost.
- Proposed Site Plan CL-BTP-00-SP-DR-A-4450_105.13 dated 25/07/2024 by BTP Architects
 - Landscape Layout dated 29/07/2024 by TPM Landscape

F.2 Impact Assessment

F.2.1 Designated Sites

- 71 Due to the scale and nature of the proposals, there are unlikely to be any negative impacts on any of the identified designated sites. As a result, no further consideration is required at this stage.

F.2.2 Habitats

- 72 The proposals will result in the loss of all site habitats, with the exception of trees T4, T5, G6, and T11. Although woodland habitat is being lost, this primarily consists of a handful of larger sycamores across the two parcels, with the remainder in parcel w1g(2) being young self-set trees. Due to the extensive coverage of Japanese knotweed and, to a somewhat lesser extent, Himalayan balsam within the site, the habitats are assessed as having negative ecological value.
- 73 Without the proposed development, it is likely that these invasive species will further colonise the site and potentially spread into adjacent areas. As the development of the site will require the eradication of these invasive species, the proposals are considered to pose a minor positive impact at the site level in the short term, and a negligible insignificant impact at no greater than the site level in the medium and long term.

F.2.3 Amphibians

- 74 Survey and assessment have determined that GCN, or significant populations of other amphibian species, are highly unlikely to be impacted by the proposed scheme. As a result, no further consideration of amphibians is required at this stage.

F.2.4 Badger

- 75 Survey and assessment have determined that badgers may occasionally pass through the site whilst commuting to and from setts and foraging habitats in the locality. As a result, there is a minor risk to badgers posed by demolition and construction work..

F.2.5 Bats

- 76 Survey and assessment have determined that habitats in the immediate and wider vicinity of the site have suitability to support a number of bat species, with roosts, including maternity, of at least one species being present within a 2km radius of the site. However, Buildings 1 & 2 have negligible suitability to support roosting bats, and with the exception of tree T5, which has been assigned PRF-I, none of the other trees have PRFs for bats. As a result, and because T5 will be retained, no further survey is required at this stage.
- 77 Although the site habitats may have some minor suitability for foraging and commuting bats, it is unlikely that the site forms an important foraging site or commuting corridor for any roosts or bat species of moderate to high conservation significance in the locality. As, result, it is considered unlikely that roosting, foraging or commuting bats will be adversely impacted by the habitat loss resulting from the proposals, and no further consideration is required at this stage.
- 78 However, there is potential for post-development lighting impacts on bats (and other nocturnal wildlife), which should be mitigated through appropriate lighting design and management.

F.2.6 Birds

- 79 There is potential for nesting birds to be present in the existing structures, trees, and scrub within the site during the main bird nesting season.
- 80 The nests of all wild bird species are fully protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally take, damage, or destroy the eggs, young or nest whilst it is being built or in use.
- 81 Without mitigation, there is the potential for negative significant impacts at site level on nesting birds, and potentially a breach of the above legislation, if demolition and/or vegetation removal is carried out within this period (i.e. between March and August inclusive).
- 82 Habitat loss both for nesting and foraging birds is considered to represent a negative impact significant at no more than site level in the short-term, particularly when considering there are other similar habitats in the immediate and wider areas. Eventually, the gardens and public open spaces of the proposed scheme will provide potential habitats for nesting and foraging birds. Therefore, in the medium and long term, these losses are considered to be negligible insignificant at site level.

F.2.7 Controlled Invasive Species

- 83 Japanese knotweed and Himalayan Balsam, both of which are present extensively within the site, are subject to Section 14 and listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). This makes it illegal to cause or allow these plants to spread into the wild. Additionally, any waste or soil contaminated with this species is defined as 'controlled waste' under the Environmental Protection Act 1990. Offences relate to depositing, treating, keeping or disposing of controlled waste without a licence.
- 84 If the site remains undeveloped, these invasive species are likely to continue spreading unchecked, potentially into adjacent habitats, leading to further ecological degradation. In contrast, the proposed development of the site offers the opportunity to control and potentially eradicate these species from the site.
- 85 However, there is a significant risk during all phases of the proposed development, including the operational phase, for both plants to be spread across and off the site. Without mitigation this poses a moderate negative significant impact at site level and above.
- 86 Snowberry is not listed on Schedule 9. It is only invasive in certain situations and is therefore not currently causing a problem at the site. However, if it is to be removed as part of the proposals it should be disposed of responsibly at a suitably licensed site.

F.2.8 Hedgehog

- 87 Hedgehogs are present in the wider area, and they may incidentally use the site habitats as part of their nesting, foraging and commuting behaviour. Consequently, there is a risk to hedgehogs posed by site clearance and construction work. Without mitigation, this poses a minor negative significant impact at site level.
- 88 There is the potential for fragmentation impacts in the operational phase of the proposed development, posed by impermeable fences and walls preventing hedgehog access into and across the new site habitats. Without mitigation, this poses a moderate negative significant impact at site level.
- 89 Whilst the proposed scheme will result in the loss of habitat suitable for hedgehogs, there is an abundance of other suitable habitats in the locality. Additionally, the gardens and public open spaces of the proposed scheme are expected to provide alternative habitats for hedgehogs. As a result, it is not expected that there will be any long-term impacts on hedgehogs resulting from habitat loss.

F.2.9 Invertebrates

- 90 It is considered highly unlikely that the site habitats support significant populations of notable invertebrate species or important invertebrate assemblages. As a result, no further consideration of invertebrates is required at this stage.

F.2.10 Reptiles

91 Survey and assessment have determined that the proposed scheme is highly unlikely to impact reptiles. Consequently, no further consideration of reptiles is required at this stage.

F.3 Mitigation

92 The following measures are required to mitigate the impacts detailed in Section F.2 above.

F.3.1 Badger

93 The following reasonable avoidance measures will be put in place throughout the site clearance and construction phases of the development to prevent injury and disturbance to badgers:

- Any excavations to be left overnight will be covered and/or provided with a means of escape for badgers and other animals.
- If a badger (or other animal is encountered at any point during the works), a suitably qualified Ecologist will be contacted immediately for advice. Work will only proceed in line with the advice they provide.
- No attempt will be made to capture badgers as doing so may result in unnecessary risk of injury to the badger and of the contractor being bitten.

F.3.2 Bats

94 Any post-development site lighting (both street and building) must be designed in line with current bat friendly lighting guidance (ILP, 2023) in order to avoid impacts on bats and other nocturnal wildlife. This will include not directly lighting or allowing light to spill into the adjacent woodland habitat to the east, whilst minimising lighting on the retained and newly created on-site habitats.

F.3.3 Birds

95 The following reasonable avoidance measures (RAMs) will be put in place to ensure the protection of nesting birds throughout the site clearance and construction phases of the development:

- Building demolition and vegetation clearance works (including tree felling) will, where possible, commence outside of the main bird nesting season. The main bird nesting season runs from March to August inclusive.
- It may be possible to commence works within the main bird nesting season if a recent survey has been undertaken by an Ecologist and this has shown that nesting birds are not present.
- All staff will be made aware of the potential for nesting birds on-site. If active nests are suspected as being present within the work area at any point, work will be suspended immediately, and the advice of an Ecologist sought.

F.3.4 Controlled Invasive Species

96 An Invasive Species Management Plan should be produced for the site, which details how the species will be treated and controlled throughout all phases of the proposed development.

F.3.5 Hedgehog

97 The RAMs detailed for badgers in Section F.3.1 also apply to hedgehogs. Additionally:

- Clearance of loose spoil piles formed of logs, brash, rocks and bricks, will be undertaken carefully and by hand.
- Clearance of dense vegetation will be undertaken using a strimmer or brush cutter (where the Invasive Species Management Plan allows) with all cuttings raked and removed the same day. Cutting will be undertaken in a phased manner either by:
 - a. cutting vegetation to a height of no less than 30mm, clearing no more than one third of the site in any one day or;
 - b. Cutting vegetation over three consecutive days to a height of no less than 150mm at the first cut, 75mm at the second cut and 30mm at the third cut.
- Ground clearance of vegetation can be undertaken once the cutting works have been carried out.

98 Should hedgehogs be discovered during the site clearance or construction phases of the development, works will cease, and the site manager will seek the advice of a suitably qualified Ecologist. Work will only proceed in line with the advice they provide.

99 Each new boundary treatment will have a single gap created at the base suitable for a hedgehog to pass through, which will allow for hedgehogs to forage and pass through the site in future. A suitably sized gap for a hedgehog is 13cm x 13cm.

F.4 Compensation

100 There are negligible insignificant residual effects relating to habitat loss. The landscaping proposals show that a total of 68 new trees, native scrub beds, wildlife friendly shrubs beds, wildflower grassland, hedgerow, and vegetated gardens, will be created across the new development, which will provide compensatory habitats for nesting and foraging birds, foraging and commuting bats, and hedgehogs.

F.5 Enhancement

101 In accordance with the aims of the National Planning Policy Framework the following enhancements are deemed proportionate to the scale and location of the proposals.

F.5.1 Bat Boxes

102 The proposed scheme should include at least ten integrated bat boxes across the development. The boxes should be positioned on east, south and west elevations, at least 4m above the ground, and away from artificial light spill and not above doors or windows.

F.5.2 Bird Boxes

- 103 The proposed scheme should include at least ten integrated swift *Apus apus* boxes across the development. As swifts are colonial nesters the boxes can be grouped into 3-4 boxes per dwellings. They should be positioned on east facing elevations, and not above doors or windows.

F.5.3 Insect Bricks

- 104 The proposed scheme should include at least ten integrated insect bricks across the development. They should be positioned on south facing elevations at least 1m above the ground.

G CONCLUSIONS

- 105 The proposed scheme will result in the loss of habitats considered to be of importance to nature conservation of no greater than site level. The site is not considered to be of importance to any species or species group at greater than site level. The residual effects relating to habitat loss can be adequately compensated for via site landscaping as discussed in Section F.4.
- 106 In order to reduce the potential negative impacts and to ensure that the proposed development maximises the potential benefits to nature conservation, it is recommended that the mitigation and enhancement measures detailed in Sections F.3 and F.5 are adopted.
- 107 The results and measures contained in this report are valid for up to two years from the date of publication: August 2024.

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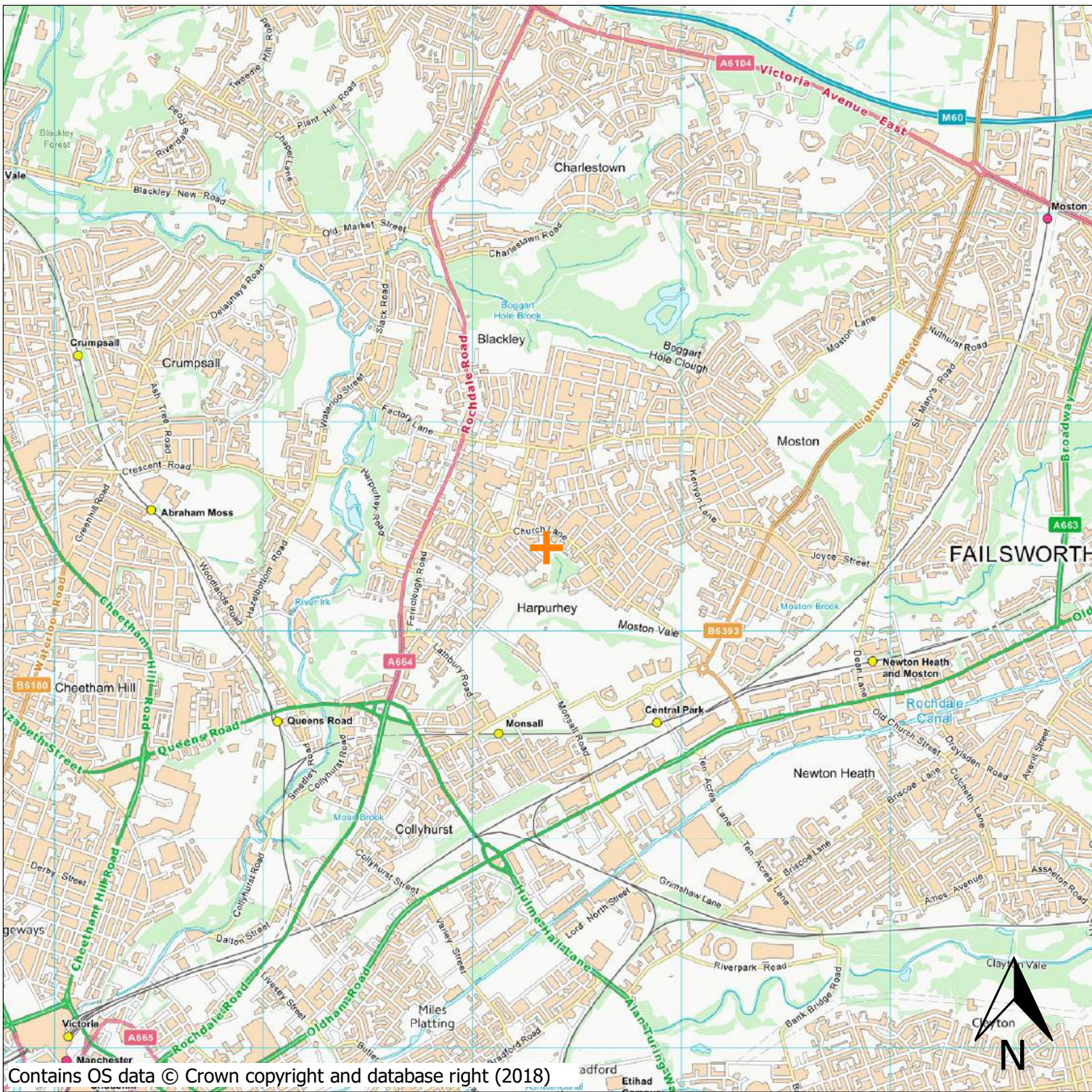
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APPENDIX A



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Indicative only
Do not scale from plan

0 1 2 3 km

Legend

+ Site location

Project Church Lane, Moston, Manchester

Title A.1 Location Plan

Client Built Development Ltd

Date August 2024

Ref [LM0194]A.1[REV A]LOC

0 0.5 1 km

Indicative only
Do not scale from plan



E: louisa@lm-ecology.co.uk
T: 07923 334190
W: <https://lm-ecology.co.uk>

APPENDIX A.2 – SITE IMAGES



Trees G1



Tree T2



Trees G3



Tree T4



Tree T5



Trees G6

APPENDIX A.2 – SITE IMAGES



Trees G6



Tree T7



Tree T8



Trees G9



Trees G10



Tree T11

APPENDIX A.2 – SITE IMAGES



Southern edge of woodland w1g(1) taken from Moss Brook Road



Northern edge of woodland w1g(1) – looking south east



Northern edge of woodland w1g(1) – looking south west



Woodland w1g(2) – looking south



Woodland w1g(2) – looking east



Woodland w1g(2) – looking north

APPENDIX A.2 – SITE IMAGES



Woodland w1g(2) – looking south



Grassland g3c(1) – looking west. Recently disturbed,



Grassland g3c(2) – looking east.



Grassland g3c(2) – looking south.



Grassland g3c(2) – looking east.



Grassland g3c (2) – looking north

APPENDIX A.2 – SITE IMAGES



Recently disturbed vacant/derelict land – looking north



Recently disturbed vacant/derelict land – looking south



Recently disturbed vacant/derelict land – looking north



Dense hawthorn scrub h3f(1)



Dense hawthorn scrub h3f(2)



Building 1 – south elevation

APPENDIX A.2 – SITE IMAGES



Building 1 – south and east elevations



Building 1 – north elevation



Building 2



Japanese knotweed (Area 12)



Japanese knotweed (Area 12)



Japanese knotweed (Area 8)

APPENDIX A.2 – SITE IMAGES



Japanese knotweed (Area 8))



Japanese knotweed (Area 8)



Japanese knotweed (Area 8)



Japanese knotweed (Area 8)



Japanese knotweed (Area 8)



Japanese knotweed (Area 8)



Legend

- Site boundary
- g3c - other neutral grassland
- w1g - other woodland-broadleaved
- h3d - bramble scrub
- u - urban
- u1b5 - buildings
- h3d - hawthorn scrub
- Individual tree

Secondary Codes*

- 524 invasive non-native species
 - 82 vacant or derelict land
 - 10 scattered scrub
 - 81 ruderal or ephemeral
- * apply to whole habitat parcel unless demarcated by black dashed line

Project	Church Lane, Moston, Manchester
Title	A.3 UK Habitat Survey Plan
Client	Built Development Ltd
Date	August 2024
Ref	[LM0194]A.3[REV A]UKHAB





E: louisa@lm-ecology.co.uk
T: 07923 334190
W: <https://lm-ecology.co.uk>



Map data ©2015 Google

Legend

-  Site boundary
-  Locations of controlled invasive species and area number (area description in table overleaf)

Project	Church Lane, Moston, Manchester
Title	A.4 Invasive Species Location Plan
Client	Built Development Ltd
Date	August 2024
Ref	[LM0194]A.4[REV A]IS

0 20 40 m Indicative only.
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E: louisa@lm-ecology.co.uk
T: 07923 334190
W: <https://lm-ecology.co.uk>

Area #	Description
1	Two small Japanese knotweed plants near corner of site. Vegetation surrounding the plants had been recently significantly disturbed, so this is likely regrowth of existing stands.
2	Stand of Japanese knotweed at either site of fenceline approximately 3m x 4m. Vegetation adjacent to the plants had been recently significantly disturbed, and this stand is possibly remnant of a larger stand.
3	Stand of Japanese knotweed by fence approximately 3m x 3m
4	Two small Japanese knotweed plants, likely either spreading from adjacent compartment or area has been disturbed and plant is regrowing.
5	Scattered Himalayan balsam plants
6	Small stand of snowberry
7	Small Japanese knotweed plants by side of road
8	whole area has dense stands of Japanese knotweed
9	Himalayan balsam by remains of building under tree
10	Stand of Japanese knotweed
11	Adjacent off-site stand of Himalayan balsam
12	Large stand of Japanese knotweed in bramble scrub and spreading into grassland where recently disturbed
13	Himalayan balsam plants in woodland understorey plus numerous seedlings in bare ground where vegetation recently significantly disturbed

APPENDIX B

The Conservation of Habitats and Species Regulations

The Conservation of Habitats and Species Regulations 2017 (as amended) transpose Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna, and Council Directive 79/409/EEC on the Conservation of Wild Birds, into UK law. The regulations allow for the designation of Statutory Nature Conservation Sites (SACs and SPAs) and European Protected Species ('EPS' including all UK bat species, great crested newts, hazel dormouse and otter) which are assigned a greater level of protection than under national legislation. It is an offence to deliberately capture, kill or disturb wild animals listed under Schedule 2 of the Regulations. It is also an offence to damage or destroy a breeding site or resting place of such an animal (even if the animal is absent at the time).

Wildlife & Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981, as amended forms the primary piece of UK legislation relating to the protection of habitats and species (including nesting birds, reptiles and water vole).

Under the legislation it is an offence to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 to the Act; intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act; intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection;
- Pick or uproot any wild plant listed under Schedule 8 of the Act.
- Plant or otherwise cause any species listed in part 2 of Schedule 9 (which includes Japanese Knotweed) to grow in the wild.

Additionally, badgers are protected under the **Protection of Badgers Act, 1992**.

Natural Environment and Rural Communities (NERC) Act 2006

Section 40(1) of the Natural Environment and Rural Communities (NERC) Act 2006 states that each public authority "must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". This legislation makes it clear that planning authorities should consider impacts to biodiversity when determining planning applications, with particular regard to the Section 41 list of 56 habitats and 943 species of principal importance, irrespective of whether they are covered by other legislation. The s41 list was taken forward for action under the UK BAP (first published in 1994). The UK BAP has now been superseded by the Biodiversity 2020 Strategy, which continues to prioritise the Section 41 list, setting national targets for the period to 2020, and the UK Post-2010 Biodiversity Framework, which shows how these contribute to targets at the European level. Whilst BAPs are therefore no longer formally recognised,

APPENDIX B – LEGISLATION

many of the tools and resources originally developed for the BAP remain in use, such as the background information which still forms the basis of the work at national level.

Environment Act 2021

The Environment Act 2021 operates as the UK's new framework of environmental protection. It allows the UK to enshrine some environmental protection into law and offers new powers to set new binding targets, including for air quality, water, biodiversity, and waste reduction. Parts 6 and 7 are of particular relevance as they relate to Nature and Biodiversity, which includes provisions to strengthen and improve the duty on public bodies to conserve and enhance biodiversity, including mandating a net gain for biodiversity through the planning system.

National Planning Policy

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2019) sets out the government planning policies for England and how they should be applied. Chapter 15: Conserving and Enhancing the Natural Environment is of particular relevance to this as it relates to ecology and biodiversity.

Local Planning Policy

A number of local planning policies relate to ecology, biodiversity and/or nature conservation. These policies have been addressed, where appropriate, in the production of this report.

Standing Advice

Natural England Standing Advice regarding protected species aims to support local authorities and forms a material consideration in determining planning applications in the same way as any individual response received from Natural England following consultation. Standing advice has therefore been given due consideration, alongside other detailed guidance documents, in the scoping of ecological surveys and production of this report.