
**Biodiversity Enhancement
Plan**

Rainford Avenue
Ref: P.1206.19

Date: June 2024
(See revision dates below)

Rev	Date	Details

Ascerta

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P.1206.19

Biodiversity Enhancement Plan

Of

Rainford Avenue

For

Denton Construction

6 June 2024

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QA Review & Approval	Ciaran Power - Operations Manager

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Appendix 2 *Drawing P.1206.19(D)03A Tree Survey*

Drawing P.1206.19(D)04A Tree protection Measures

Drawing RAI -TRI-Z1-00-DR-A-003 Rev P02, Proposed Site Plan, Triangle Architects

1.0 Introduction

Ascerta has been instructed by Denton Construction to produce a Biodiversity Enhancement Plan for Rainford Avenue (hereafter referred to as the site). The site OS grid reference is SJ 840 935 and the What3Words reference is pipe.rivers.opera. The extent of the site is displayed in photograph 1.1 below.



Photograph 1.1: Extent of site

The site lies within Withington, approximately 3.5 miles south of Manchester City Centre. The site lies within an urban area and is bound by residential dwellings on all site boundaries. The onsite habitats comprise amenity grassland, short perennial/ephemeral, hardstanding, species poor hedgerow and scattered trees.

Our client seeks to discharge condition 10 of planning application reference 136512/FO/2023;

10) Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter. Reason -To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

2.0 Summary of Surveys

The following scope of ecological and arboricultural surveys have been carried out:

Table 1.1: List of Supporting Ecological and Arboricultural Reports

Date	Survey Type	Notes/limitations
September 2020	Preliminary Ecological Appraisal	Ascerta Report P.1206.19(D) Preliminary Ecology Appraisal, Southway Infill Sites
January 2023	Preliminary Ecological Appraisal	Ascerta Report P.1206.19(D) Preliminary Ecology Appraisal, Rainford Avenue
February 2023	Tree Survey	Ascerta Report P.1206.19(D) Arboricultural Impact Assessment, Rev A
May 2024	Bird and Bat Box Plan	Ascerta drawing P.1206.19.E01.

3.0 Ecological Enhancements

The amenity grassland, short ephemeral vegetation, scattered trees and species poor hedge within the site provide some suitability for commuting and foraging bats, with connectivity to the surrounding land use. Hedges H1 and H4 (drawing P.1206.19(D)03A, Tree Survey, appendix 2) to the site boundaries will be retained within the proposals. Although the small areas of amenity grassland and short ephemeral vegetation will be lost, they provide limited terrestrial habitats for amphibians and small mammals. The existing grassland is well managed and subject to regular human disturbance due to its location. The short ephemeral vegetation has encroached the existing areas of hardstanding providing limited habitat for species.

The existing hedge lines and scattered trees provide suitability for nesting birds hedgehog, although there will the loss of some hedging within the site, hedges H1 and H4 (drawing P.1206.19(D)03A, Tree Survey, appendix 2) will be retained within the proposals.

The retention of the boundary features (hedgerows and scattered trees) will allow species to move around the site to the surrounding land use during and following the proposed works.

New amenity grassland is proposed to the eastern and western boundaries, with ornamental planting that will provide refuge and nectar for species, along with tree planting proposed to the southeastern corner of the site.

The provision of hedgehog gaps within in new fences will also allow the species to move throughout the site following the proposed works. During the works, Reasonable Avoidance measures (RAMs) are recommended to be implemented to prevent harm to small mammals.

Terrestrial habitats

The following section outlines a number of recommendations aimed at enhancing the ecological resources present on site. For locations of ecological enhancements within the development site please refer to drawing RAI -TRI-Z1-00-DR-A-003 Rev P02, Proposed Site Plan, appendix 2.

To maximise the opportunities for wildlife within the development, the ornamental/native planting proposed on site will include native species that provide a rich source of nectar and pollen for insects, and berries for birds (drawing RAI -TRI-Z1-00-DR-A-003 Rev P02, Proposed Site Plan, appendix 2).

During the construction phase, temporary protective demarcation fencing will be used to protect the tree and hedgerows to be retained (Ascerta drawing P.1206.19(D)04A Tree protection Measures, appendix 2). The fencing must extend outside the canopy of the retained trees and must remain in position until all areas have been developed to ensure protection is provided throughout the construction phase.

Species

The adoption of management practices on the site that are sensitive to biodiversity and aim to maximise and enhance the value of the site will be a priority. Such strategies will take into account the locations of nearby ecological receptors and seek to create linkages with the wider landscape.

Nesting birds

The following provides key recommendations for proposed enhancement works for the benefit of nesting birds both within the site and adjacent habitats:

Provision of one bird box (built in nest box, or similar), attached to or integrated within new buildings on site. The location, type and specification of bird nesting provision is shown on drawing P.1206.19.E01, Bird and Bat Box Plan, appendix 1

Bats

A bat feature will be incorporated into the structure of the new buildings that may be used by roosting bats, for example a bat access panel. This will be placed in a position sheltered from strong winds and exposed to the sun for part of the day. The following provides key recommendations for proposed enhancement works for the benefit of bats both within the site and adjacent habitats. The location, type and specification of bat roost provision is shown on drawing P.1206.19.E01, Bird and Bat Box Plan, appendix 1.

Consideration will be given to the design and implementation of a lighting strategy for the development. The following guidelines are provided by the Bat Conservation Trust Guidance Note 08/18, Bats and artificial lighting in the UK, bats and the built environment series:

- Lighting should be designed and positioned to minimise impacts on any bats and other light sensitive species that may using the site and adjacent habitats. Lights should avoid linear features that could be used by commuting bats such as hedgerows and site boundaries. Low pressure sodium lamps should be used as opposed to high pressure sodium or mercury lamps, and brightness should be as low as possible;
- Use sensor lighting or hooded lighting to minimise the risk of light spill;
- Lighting should be directional, aimed only where it is needed and lighting across the site should be positioned so as to allow some completely dark areas of habitat;
- Minimise the spread of light to at, or near horizontal and ensure that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required and away from the woodland and hedgerows;
- Lighting column height should be carefully considered to balance task and mitigation measures;
- Consider no lighting solutions where possible;
- Use temporary close-boarded fencing until vegetation matures, to shield sensitive areas from lighting;
- Limit the times that lights are on to provide some dark periods. A lighting designer can vary the lighting levels as the use of the area changes reducing lighting levels or perhaps even switching installations off after certain times. This use of adaptive lighting can tailor the installation to suit human health and safety as well as wildlife needs.

For further information regarding bats and the effects of lighting on wildlife can be found via the following websites - www.bats.org.uk and www.batsandlighting.co.uk.

Other species

No further action is required unless the scheme design changes. However, all building/development work should seek to have a 'no net loss' approach to biodiversity conservation in line with the National Planning Policy Framework (2021).

The Environment Act sets out how the UK will maintain environmental standards following leaving of the EU. The Bill builds on the vision of the 25 Year Environment Plan, with the ambition from the government to leave the environment in a better state than it was when inherited. The Defra Biodiversity Metric is being implemented to work alongside the Environment Act. This tool calculates potential biodiversity impacts as a result of development and identifies mitigation and compensation requirements to ensure no net loss of biodiversity. In addition, it identifies measures that can be implemented in order to meet Biodiversity gain as a result of development. Defra released a beta version of the biodiversity metric in July 2019, with the most recent revision in April 2022. This metric is likely to be the default metric used by councils, with the most recent version to be submitted to support a planning application.

Please note that changes to the existing scheme may result in a requirement for further surveys to evaluate potential ecological impacts. Ecological surveys are seasonally restricted, and indicative survey timing have been provided if necessary. If these surveys reveal the presence of a protected species, then mitigation, which may be required, is also seasonally restricted.

4.0 References

Ascerta report P.1206.19(D), Rev A Arboricultural Impact Assessment, Rainford Avenue, February 2023

Ascerta report P.1206.19(D) Preliminary Ecological Appraisal, Rainford Avenue, January 2023

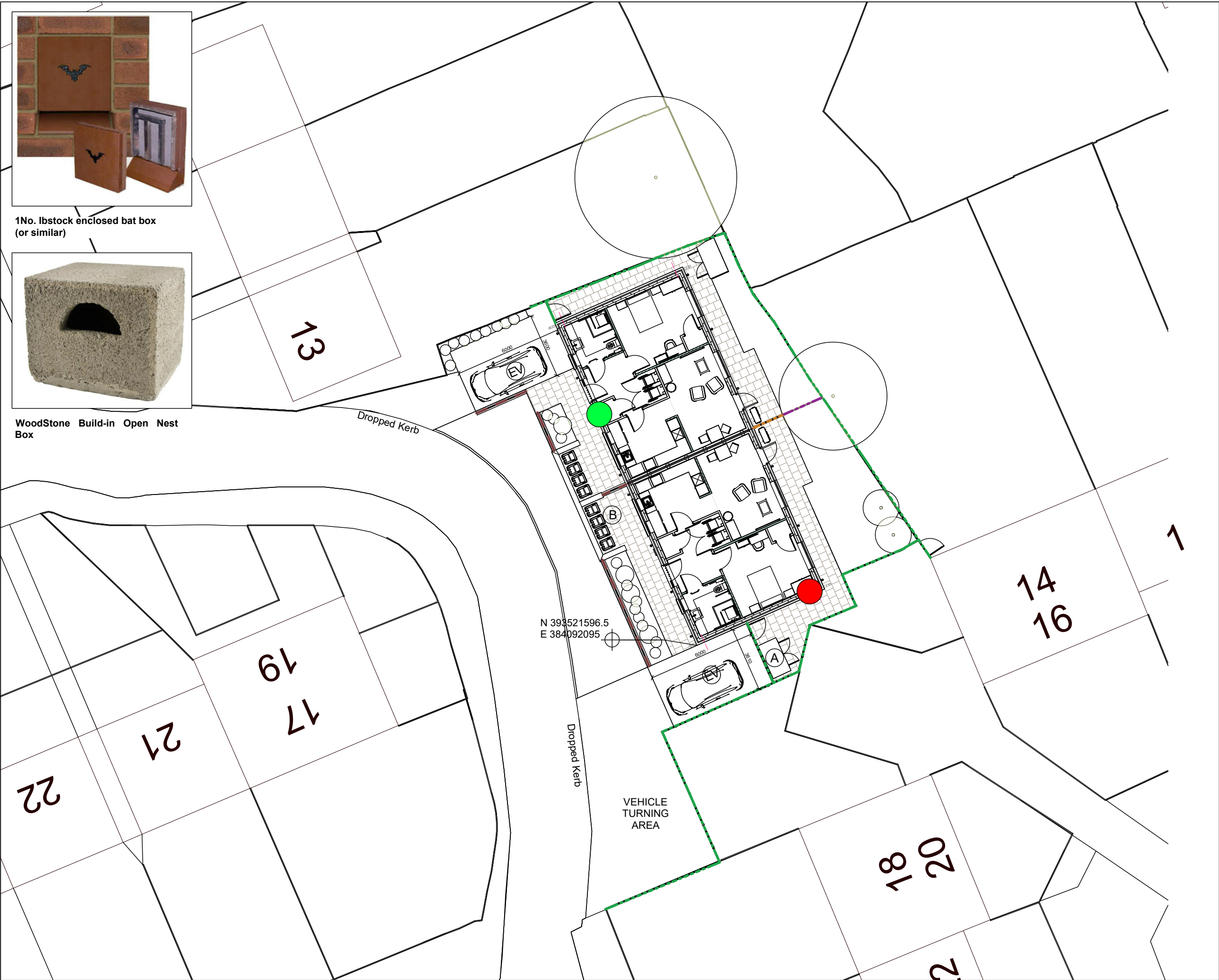
Bat Conservation Trust (2018) *Bats and lighting in the UK- bats and the built environment series 08/18*
Bat Conservation Trust, London.

ERAP, Outlined Ecological Mitigation and Enhancement Strategy, Elton Reservoir, March 2019

Lewis Ecology, Biodiversity Management, Ecological Enhancement Statement, Land at Sweechgate,
December 2016

Ministry of Housing, Communities and Local Governments (2021), *National Planning Policy Framework (NPPF)*

Appendix 1



1No. Ibstock enclosed bat box (or similar)



WoodStone Build-in Open Nest Box

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.
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KEY

- 1No. Ibstock enclosed bat box (or similar)

Specification

Small Box

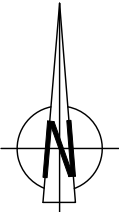
Height: 21.5cm
Width: 21.5cm
Depth: 10.5cm
Weight: 6.7kg

Large Box

Height: 29cm
Width: 21.5cm
Depth: 10.5cm
Weight: 9.2kg
- 1No. Woodstone build in open nest box (or similar)

Specification

Dimensions: 18cm x 22cm x 18cm (H x W x D)
Weight: 4.4kg
Material: FSC certified WoodStone



REV	DESCRIPTION	DATE
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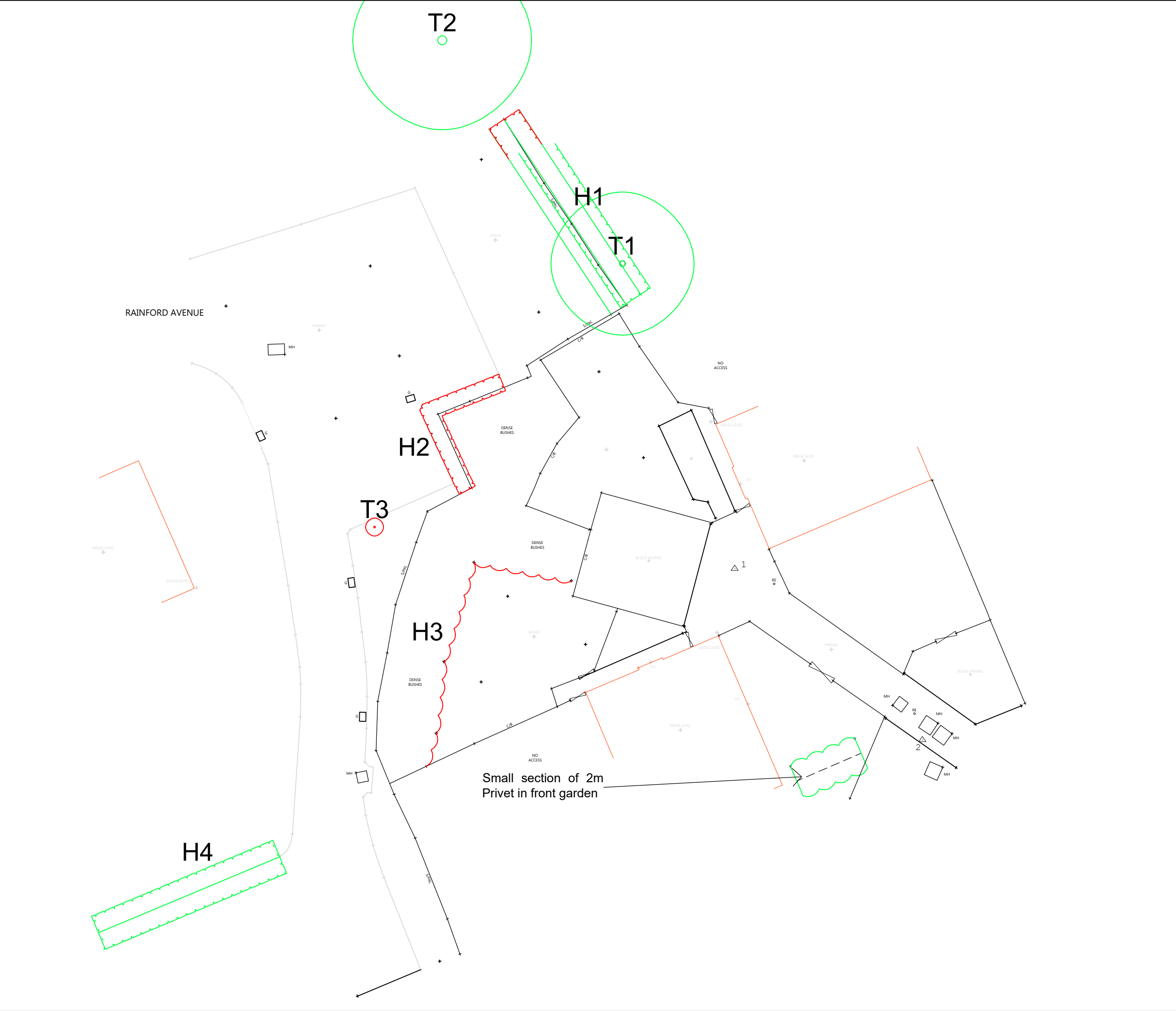
CLIENT:
Denton Construction

PROJECT:
Rainford Avenue, Manchester, M20 1BR

DRAWING TITLE:
Bird and Bat Box Plan

SCALE: 1:200 @A3	DRAWN BY: CP	DRAWING No:	REV:
DATE: 05/06/2024	CHKD BY: LK	P.1206.19.E01	-

Appendix 2



DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.

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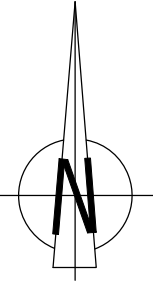
KEY



Existing tree to be retained



Existing tree to be removed



A	Updated to "RAI-TRI-Z1-00-DR-A-SK003_P02 - Proposed Site Plan (07-02-23)"	16/02/23
REV	DESCRIPTION	DATE

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CLIENT:
Southway Housing Trust

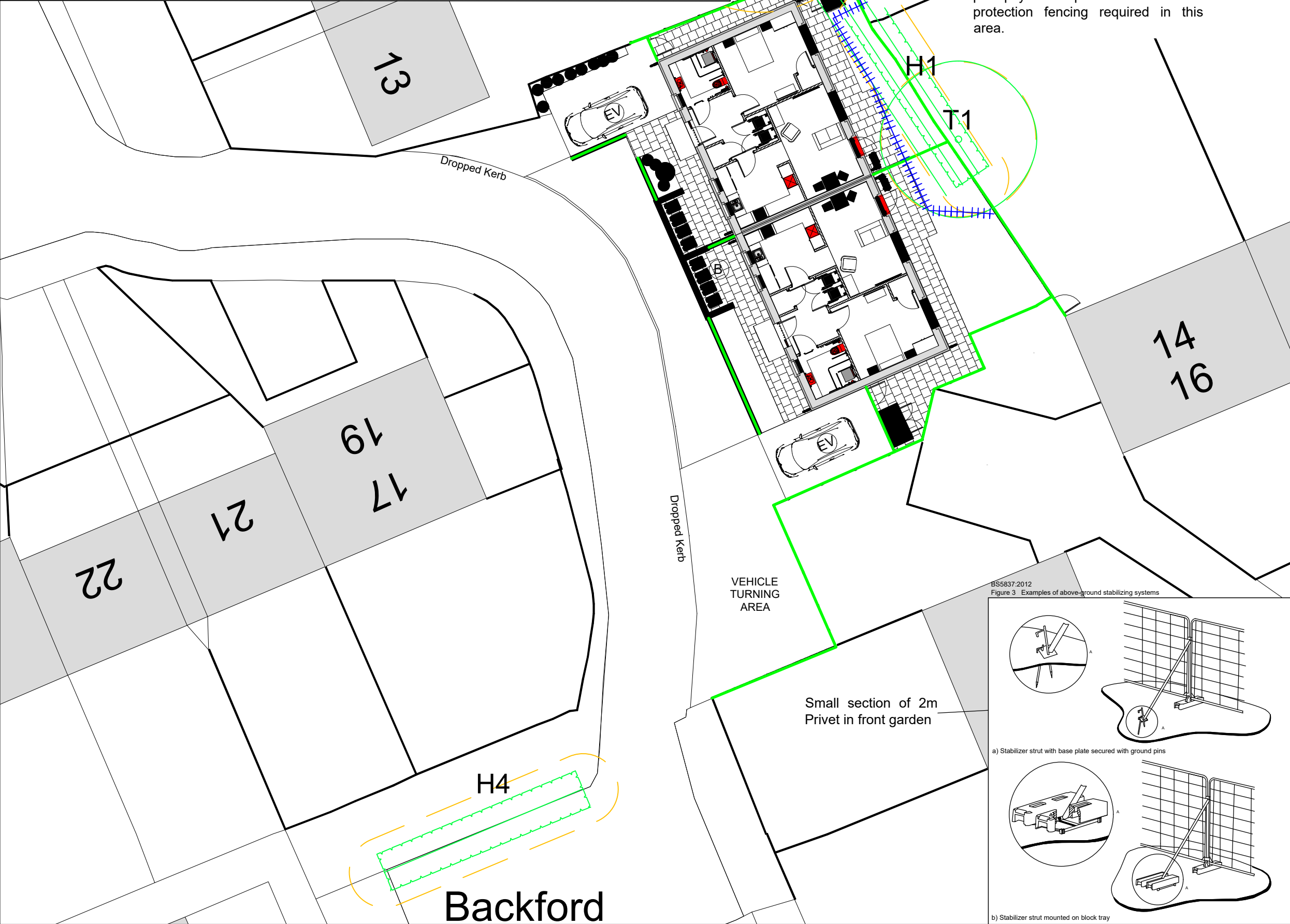
PROJECT:
Rainford Avenue, Manchester

DRAWING TITLE:
Tree Survey & Tree Removal Plan

SCALE: 1:200 @A3	DRAWN BY: CP	DRAWING No: P.1206.19(D).03	REV: A
DATE: 31/10/2019	CHKD BY: RA		

Table 3: Potential Impacts to Retained Trees & Proposed Mitigation/ Protection

	Potential Impact	Affecting	Protection Measure/ Mitigation	Description/ Specification and Procedure
1	Proposed Areas of Hard Standing	H1, T1 and T2	Erection of Tree Protection Fencing	Erect Tree Protection Fencing in the locations as shown to ensure the physical protection of the hedge throughout the construction phase.
			Root Pruning Procedures	Any exposed roots during excavations should be pruned cleanly back to the soil surface as promptly as possible. However, works are not considered likely to cause any significant damage to the retained hedge.

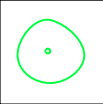


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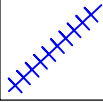
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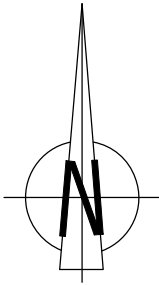
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KEY

**Existing tree to be retained**

**Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations***

**Proposed location of protective fencing - see inset for type / construction detail**



A	Updated to "RAI-TRI-Z1-00-DR-A-SK003_P02 - Proposed Site Plan (07-02-23)"	16/02/23
	REV DESCRIPTION	

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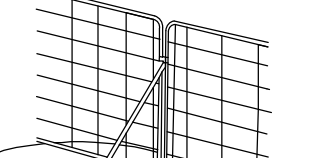
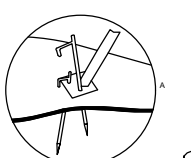
CLIENT:
Southway Housing Trust

PROJECT:
Rainford Avenue, Manchester

DRAWING TITLE:
Tree Protection Measures / Mitigation Plan

SCALE: 1:200 @A3	DRAWN BY: CP	DRAWING No: P.1206.19(D).04	REV: A
DATE: 31/10/2019	CHKD BY: RA		

BS5837:2012
Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray



Proposed Site Plan
1 : 200

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■ CHECK ALL DIMENSIONS ON SITE.

■ DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN, AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS:

Site Plan Key

2100mm High Concrete Post & Panel Fence

1800mm High Concrete Post & Panel Fence

1500mm High Concrete Post & Panel Fence

450mm High Brick Wall with 450mm High Black Metal Railings

Existing Tree

New Tree

Medium Height Shrubs

Buff Paving (450x450 Paving) - Torbermore Classica Buff Flags

Grass

Asphalt/ Tarmac

(A) Timber Cycle Store (SBD Compliant)

(B) Brick Bin Enclosure

(EV) Electric Charging Parking Space

SOFT LANDSCAPE NOTES:

2No. New Trees - Betula Pendula (silver birch) or Prunus Padus (bird cherry).

Planted areas: Mixture of Corylus avellana, Crataegus Monogyna, Ilex aquifolium, Prunus Spinosa, Rosa Arvensis or Rosa Canina.

P02	09.02.24	HR	Soft and Hard landscaping notes added
P01	24.02.23	HR	First Issue.
Rev	Date	By	Remarks

Client:			
Southway Housing Trust			
Project No. / Project Name:			
22-043 / Southway Infill - Rainford Avenue			
Drawing Name:			
Proposed Site Plan			
Drawing Purpose:			
PLANNING			
Project:	Origin.:	Vol/Sys:	Level: Type: Role: Drg No.: Revision
RAI - TRI - Z1 - 00 - DR - A - 003			P02
Status	Scale @ A2	Drawn	Check: Date
1 : 200		HR	HR FEB 23



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