

Ecological Appraisal and Preliminary Roost Assessment



Land at Irk Street, Manchester

31st August 2023



**Tyler
Grange**

TG Report No. 15913_R01b_DP

Project No:	Report No.	Date	Revision
15913	R01b	31st August 2023	B
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Plan 1: 15913_P01_Habitat Features Plan



Summary

- S.1. This report has been prepared by Tyler Grange Group Ltd on behalf of FSC MCR Limited. It sets out the findings of an extended Phase I habitat survey and preliminary roost assessment (PRA) of a parcel of land situated at Irk Street, Manchester at (OS Grid Reference SJ 84502 99262), hereinafter referred to as the 'site', to accompany an application for Full planning permission for the temporary change of use of the site and existing buildings to an arts and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis).
- S.2. The site is located immediately east of St Michael's Flags & Angel Meadow Park, and just west of Gould Street. The site measures approximately 0.18 hectares and comprises a former MOT testing and vehicle servicing business and associated hardstanding. All buildings within the curtilage of the site are vacant.
- S.3. **Protected Sites:** For the reasons provided in **Section 4**, development proposals are unlikely to result in any adverse impact on statutory and non-statutory designated sites and no mitigation is required to this regard.
- S.4. **Habitats:** Landscape designs will include the planting of moveable planters within the site in order to provide measurable gains in biodiversity.
- S.5. Potential effects on protected/priority species:
- **Bats:** As the site proposals include no building alterations that would impact on roosting bat species, and as a sensitive lighting strategy is being employed, no impacts are expected on this species and no further survey effort is required.
 - Due to the highly urban nature of the site, consisting entirely of hardstanding and built form, it is considered that the site offers no resource or suitability to any other protected species groups.
- S.6. Provided the recommendations outlined in this report can be implemented fully and successfully, then development proposals would be able to comply with relevant wildlife legislation and planning policies.



Section 1: Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of FSC MCR Limited. It sets out the findings of a Phase I habitat survey of a parcel of land situated at Irk Street, Manchester, M4 4DL at (OS Grid Reference SJ 84502 99262), hereinafter referred to as the 'site', to accompany an application for Full planning permission for the temporary change of use of the site and existing buildings to an arts and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis).
- 1.2. The site is located immediately east of St Michael's Flags & Angel Meadow Park, and just west of Gould Street. The site measures approximately 0.18 hectares and comprises a former MOT testing and vehicle servicing business and associated hardstanding. All buildings within the curtilage of the site are vacant. **Figure 1.1** below provides an illustration of the site's location.

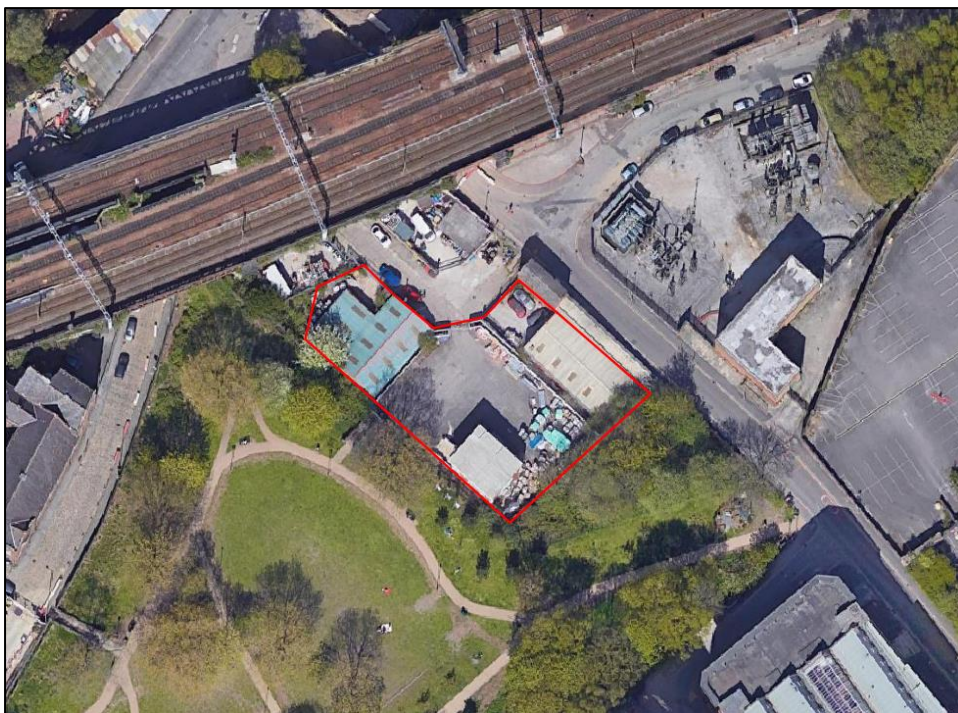


Figure 1.1 - Site red line boundary (Aerial imagery © google 2023).

- 1.3. This report:
- Uses available background data and the results of field surveys to describe and evaluate the ecological features present within the likely 'zone of influence' (Zoi)¹ of the proposed development;
 - Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's development;

¹ Defined as the area over which ecological features may be subject to significant effects because of activities associated with a project and associated activities (CIEEM 2018).



- Where appropriate, makes recommendations for mitigation of adverse effects and ecological enhancement, to ensure conformity with all relevant policy and legislation.



Section 2: Methodology

Extended Phase I habitat Survey

- 2.1. An 'extended' Phase 1 habitat survey of the site was initially undertaken on 25th May 2023 by Joseph Dance, an appropriately experienced field ecologist and member of CIEEM. Weather conditions on the day of the survey were optimal: 17°C, no precipitation, 50% cloud cover and wind BFS: 1.
- 2.2. The survey broadly followed the methodology set out in guidance from the Joint Nature Conservation Committee (JNCC) for extended Phase 1 habitat survey². This method of survey provides information on habitats and assesses the potential for legally protected or otherwise notable species to occur in and adjacent to the site and allows the ecological value of resources to be determined.
- 2.3. The vegetation composition of the different habitats within the site was defined using the DAFOR scale, whereby D = Dominant, A = Abundant, F = Frequent, O = Occasional and R = Rare.

Preliminary Roost Assessment

- 2.4. A preliminary roost assessment of all buildings on site was conducted on 25th May 2023 and was also conducted by Joseph Dance.
- 2.5. The survey followed standard methodologies (Mitchell-Jones, A.J., 2004; Mitchell-Jones, A.J. and McLeish, A.P., 2004; Collins, 2016) which are described below.
- 2.6. Externally, the buildings were inspected from both the ground level at different aspects using binoculars and a high-powered torch. The external inspection focussed on features suitable for bats to gain access to potentially suitable roosting areas. This included features such as soffits and fascias, lifted led flashing, lifted roof tiles and around windows and gaps within stone and brickwork.
- 2.7. The potential of the building to support roosting bats was categorised in accordance with criteria shown in **Table 2.1** below.

Table 2.1: Building assessment criteria – adapted from Collins, 2016 (hereafter referred to as 'BCT Guidelines').

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the

² Joint Nature Conservation Committee, (2010), Handbook for Phase 1 habitat survey - a technique for environmental audit



	assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat.

Quality Assurance

- 2.8. All ecologists at Tyler Grange are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership and act under the direction of members, and abide by the Institute's code of conduct.

Limitations

- 2.9. The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since the report was written, advice should be sought to determine whether update work is required. The findings of the report should not be relied upon without this advice.



Section 3: Survey Results and Evaluation

Protected Sites

Statutory

- 3.1. One internationally designated site considered to be of international ecological importance is present within 10km of the site:
- Rochdale Canal SAC is situated 4.72km east, and is designated for its diverse water plant community including floating water-plantain *Luronium natans*.
- 3.2. No other designated sites considered to be of national ecological importance are present within 2km of the site:

Non-statutory

- 3.3. No local wildlife sites (LWS), considered to be of county ecological importance, are present within 2km of the site.

Extended Phase I survey – Habitats and Flora

- 3.4. The following section describes the habitats within and adjacent to the site at the time of survey. The location and extent of each habitat is shown on plan **15913/P01** and described alphabetically below.
- 3.5. In accordance with published guidance (CIEEM, 2018)³ the value of habitats recorded during surveys is summarised in **Table 3.1** below.

Table 3.1 – Summary of habitats recorded and their ecological importance.

Habitat Type	Description	Importance at Geographic Scale
Built form	Three buildings were present on site at the time of survey, one of which has since been removed from the site (the marketing suite building, referred to as B2 in this report). This habitat provides no inherent value for biodiversity.	Negligible
Hardstanding	Majority of site area is made up of hardstanding, which offers no suitability/resource for wildlife.	Negligible

³ CIEEM, 2018. Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal. Winchester: Chartered Institute of Ecology and Environmental Management (CIEEM).



Fauna

3.6. Due to the highly urban nature of the site, consisting entirely of hardstanding and built form, it is considered that the site offers no resource or suitability to any protected species groups with the exception of bats. Therefore, the following species groups are not considered any further within this report:

- Amphibians including Great Crested Newt (GCN)
- Badger
- Birds
- Hedgehogs
- Reptiles
- Water Vole/Otter

Bats

3.7. All buildings were inspected for their bat roost potential during the PRA. No direct evidence of bats (i.e. urine stains, droppings, live bats) was found during the PRA survey, but two of the buildings were determined to offer roost potential for bat species, these being Building 1 (The Shed), and Building 3 (The Club). Locations of these buildings are illustrated on plan **15913/P01**, and buildings are described below in **Table 3.2**.

Table 3.2 – Site buildings bat roost potential

Building No.	Description of Roosting Habitat	Photograph(s)	Roost Potential
B1 (The Shed)	Brick-built structure in northern area of the site. Preliminary roost features include: • Cracks in brickwork. • Lifted lead flashing.		Low
B2 (The Garden)	Metal sheet clad structure in western area of site. No PRFs identified. This building was present on site at the time of survey but has since been removed from site, as it was a temporary marketing suite, and the relevant planning permissions have since expired.		Negligible



B3 (The Club)	Metal sheet structure with sloped roof. PRFs identified include: • Gaps under sheet roofing.		Low
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Section 4: Ecological Impacts and Mitigation

Protected Sites

- 4.1. There is one statutory internationally designated site present within the ZOI of the site – Rochdale Canal SAC. No impacts are to be expected on this SAC as it is a sufficient distance from the site and not physically or functionally linked to the site.
- 4.2. No other statutory or non-statutory sites are present within the ZOI of the site.

Habitats and Flora

- 4.3. The site is made up entirely of hardstanding and built form, and as these habitats have no inherent ecological value, the site has zero value with regards to biodiversity. Development proposals will include the provision of moveable planters, which will provide an overall enhancement in terms of biodiversity.

Fauna

Bats

- 4.4. Buildings 1 (The Shed) and 2 (The Club) were assessed as having 'low' potential for roosting bat species. However, site proposals will include no alterations to building facades and roofs, where any PRFs are located, and lighting additions will have a low light output in order to be sensitive towards this species group. Therefore, it is considered that proposals will have no impact on this species group and no further survey effort or mitigation will be required.



Section 5: Conclusions and Recommendations

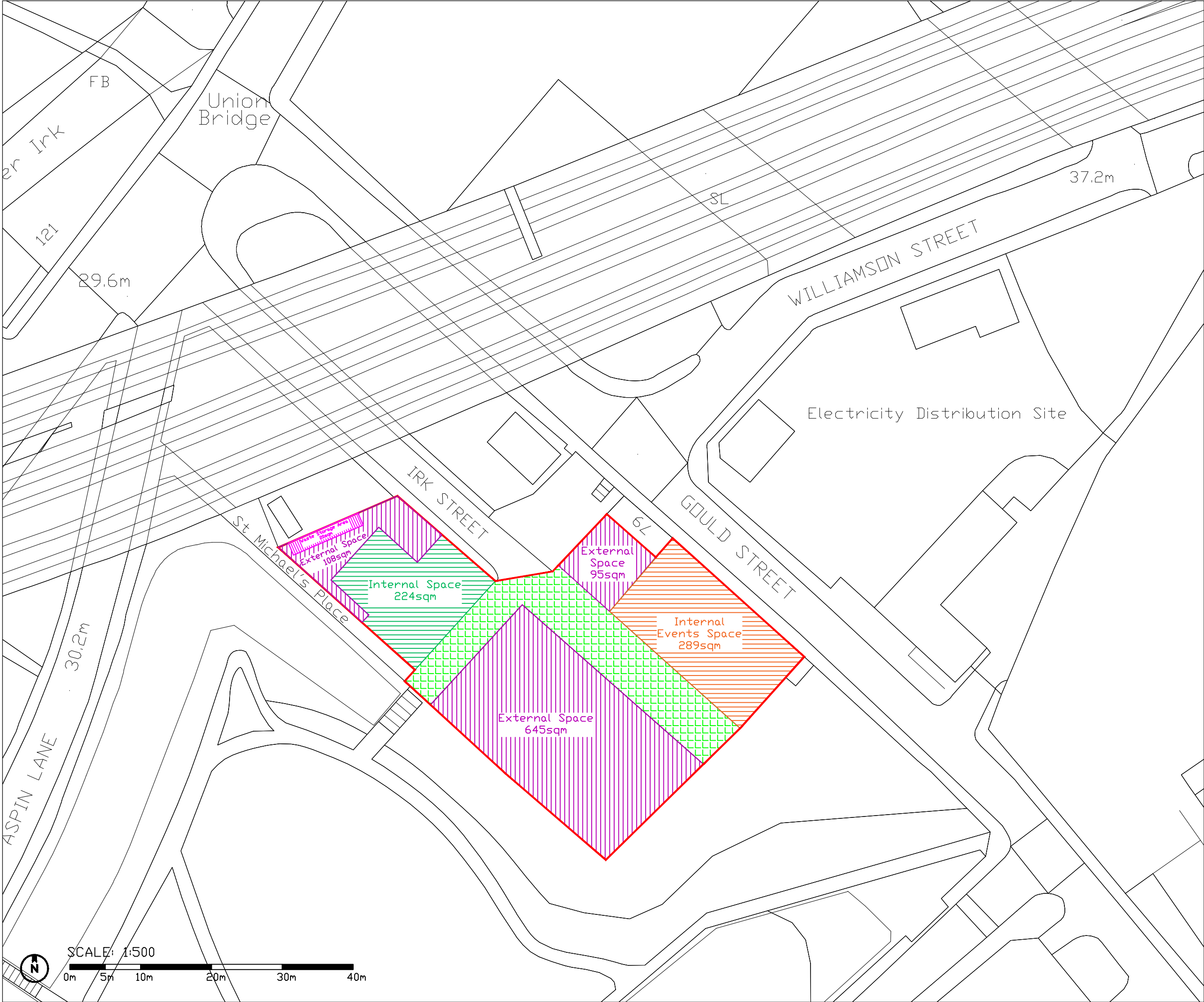
- 5.1. For the reasons provided in **Section 4**, the proposed development is are unlikely to result in any adverse impact on statutory and non-statutory designated sites and no mitigation is required in this regard.
- 5.2. The planting of moveable planters within the site will provide measurable gains in biodiversity.
- 5.3. Regarding bats, as the proposals include no building alterations that would impact on roosting bat species, and a sensitive lighting strategy is being employed, no impacts are expected on this species and no further survey effort is required.
- 5.4. Provided the recommendations outlined in this report can be implemented fully and successfully, then the proposed development complies with relevant wildlife legislation and planning policies, which require that development avoids and/or mitigates potential impacts on protected species groups, and provides measurable net gains in biodiversity.



Appendix 1: Site Proposals

Site Layout Plan : BC0333-Site & Location_7-PSP01-D





SOURCES OF INFORMATION

MasterMap (OS Plan)

- SITE BOUNDARY
1817sqm/ 0.1817 Hectares (Ha)
- EXISTING PEDESTRIAN ROUTE
(436sqm/ 0.0368 Ha)
- Internal Space (224sqm/
0.0224 Ha)
- Internal Events Space
(289sqm/ 0.0289 Ha)
- External Space
(848sqm/0.0848 Ha)
- Waste Storage Area
(20sqm/0.0020 Ha)

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

D	12.07.23	GC	Re-labelling of green hatched area.
C	05.07.23	GC	Waste Area added and areas updated.
B	23.06.23	GC	Internal Events Space, Internal Space & Right of Way areas updated.
A	16.06.23	GC	Internal Events Space and Internal Space switched around.
REV	DATE	INITIALS	NOTES

NOTES:

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
PLOT 4 IRK STREET
CHEETHAM HILL
MANCHESTER, M4 4JT

DRAWING NAME:

Proposed Site Plan

DWN BY	SCALE	CHK BY	STATUS	DATE
SP	1:500	GC	-	JUN-23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
BC0333	-	-	PSP01	D

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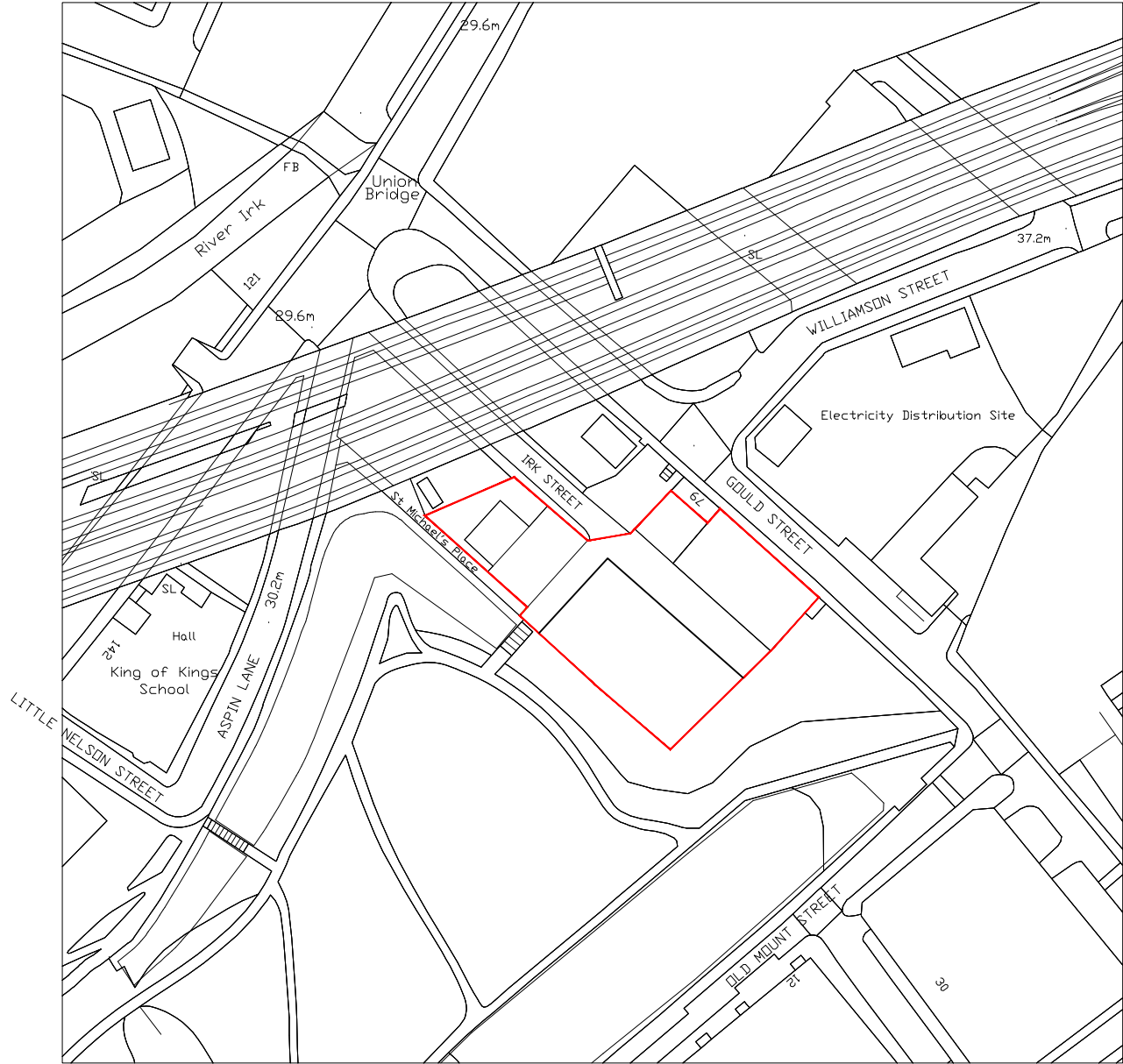
M A N C H E S T E R
L O C A T I O N

Site Location Plan: BC0333-Site & Location_4-LP01-C



Land at Irk Street, Manchester
Ecological Appraisal and Preliminary Roost Assessment

15913_R01b_31st August 2023_DP



SOURCES OF INFORMATION

MasterMap (OS Plan)

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SITE BOUNDARY
1817sqm/ 0.1817 Hectares (Ha)

C	16.06.23	GC	Green hatch removed.
B	15.06.23	GC	Amendment to red line boundary and change in scale.
A	14.06.23	GC	Amendment to red line boundary and right of way hatch added.
REV	DATE	INITIALS	NOTES

NOTES:

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
PLOT 4 IRK STREET
CHEETHAM HILL
MANCHESTER, M4 4JT

DRAWING NAME:
Location Plan

DWN BY	SCALE	CHK BY	STATUS	DATE
SP	1:1250	GC	—	JUN—23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
BC0333	—	—	LP01	C

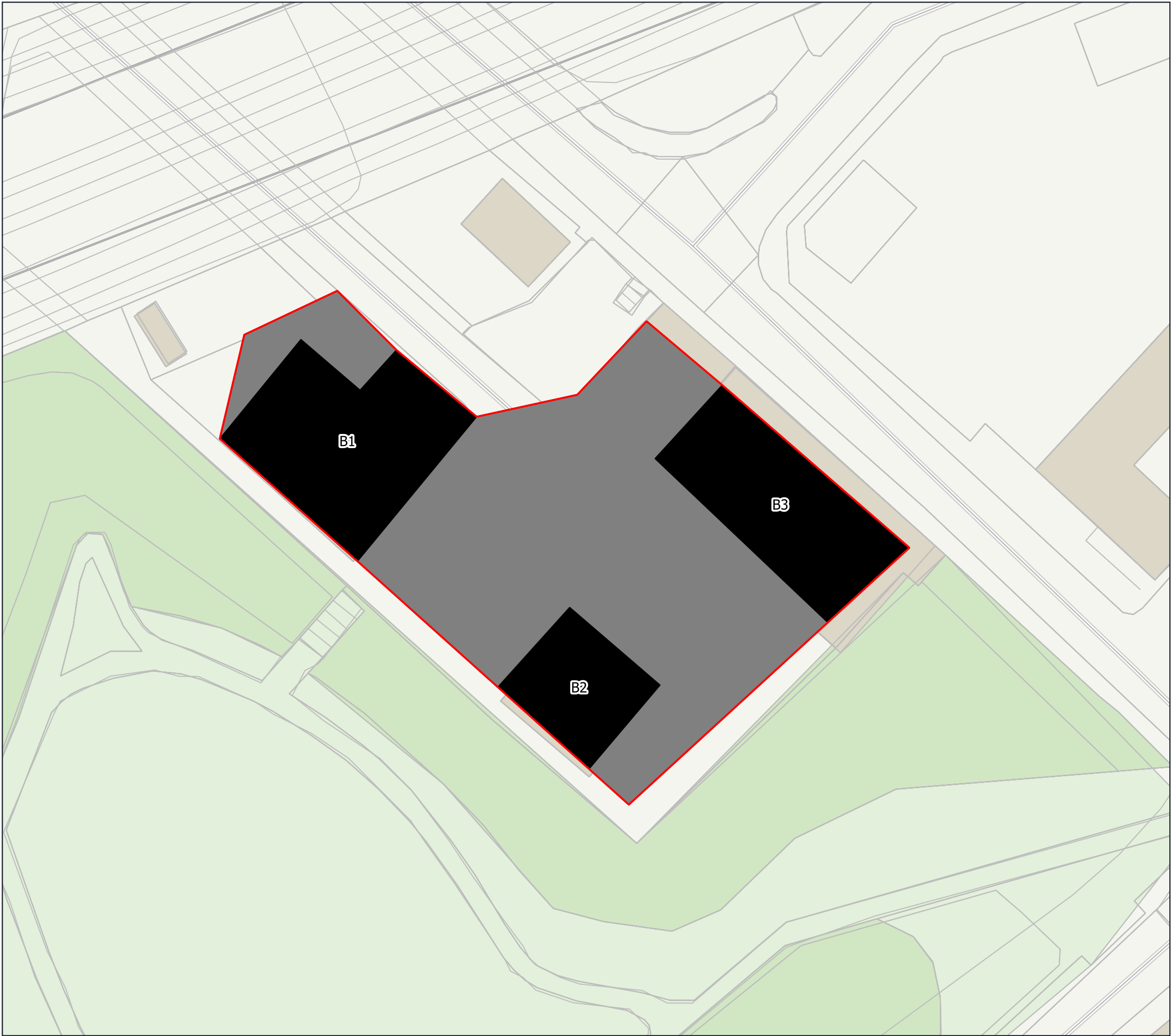
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M A N C H E S T E R
L O C A T I O N

Plans:

Plan 1: 15913_P01_Habitat Features Plan





Legend

Boundaries

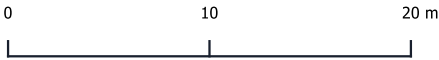
 Redline Boundary

Baseline Habitats

Baseline - Polygon Habitats

 J3.6 - Buildings

 Hardstanding



Project	Fairfield Social
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	15913/P01
Date	June 2023
Checked	DP/JD



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The background is a dark blue-grey color. In the center is a large, irregular yellow shape. Surrounding this shape are various abstract elements: a light blue pentagon at the top left, a purple arrow pointing down at the top right, a purple asterisk on the left, a black hand icon with three lines above it at the top center, a black and white striped fan-like shape at the bottom right, and a black leafy branch on the left. There are also some smaller blue and black geometric shapes scattered around.

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