Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

STACK (MANCHESTER) LIMITED

FORMER HATCH SITE

PRELIMINARY ECOLOGICAL APPRAISAL AND PRELIMINARY ROOST INSPECTION FOR BATS



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PRELIMINARY ECOLOGICAL APPRAISAL AND PRELIMINARY ROOST ASSESSMENT FOR BATS

Penny Anderson Associates Limited
'Park Lea'
60 Park Road
Buxton
Derbyshire
SK17 6SN

Project Manager and Author
Rob Lamb BSc (Hons), MSc, ACIEEM (Senior Ecologist)

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This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed:

Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

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1. INTRODUCTION

1.1 Penny Anderson Associates (PAA) was commissioned by Stack (Manchester) Limited to undertake a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) for bats at the former Hatch site off Oxford Road, Manchester. The survey boundary covers the red line boundary presented in Figure 1. The majority of the site falls underneath a stretch of the Mancunian Way as it passes over Oxford Road.

1.2 This report details the methods and results of the surveys as well as making any further recommendations as necessary.

Site Location

1.3 The site is located along Oxford Road, which runs underneath a stretch of the Mancunian Way. The River Medlock runs nearby to the north of the site. The immediate surroundings are highly urbanised and dominated mostly by mid-rise to high-rise buildings with few scattered street trees and pockets of ornamental parkland and planting within the landscape.

Legislative Context

1.4 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (amended).

1.5 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA), 1981 (as amended) and Countryside and Rights of Way (CRoW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).

1.6 At the national level, Biodiversity 2020 (Defra 2011) forms England's national biodiversity strategy. Building on the Natural Environment White Paper published in 2011, this provides a means of delivering the UK's commitments to maintaining and protecting biodiversity. Under Biodiversity 2020, the Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England as listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006 (amended).

1.7 More recently, the Environment Act 2021 further supports this commitment to, and strengthens the legislation in respect of, maintaining and also enhancing biodiversity in England, and Part 6 Nature and Biodiversity includes the following key areas:

- Strengthened biodiversity duty for public authorities in England;
- Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity;
- Local Nature Recovery Strategies to support a Nature Recovery Network;
- Duty upon Local Authorities to consult on street tree felling;
- Strengthen woodland protection enforcement measures; and
- Protected Site Strategies and Species Conservation Strategies to support the design and delivery of strategic approaches to deliver better outcomes for nature.

1.8 Finally, the National Planning Policy Framework (NPPF 2023) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks.

1.9 The NPPF identifies the following principals that should be applied by local planning authorities when determining planning applications:

a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) Development on land within or outside a SSSI, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSI;

c) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

1.10 The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:

- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

1.11 To protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and

areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Invasive Species

1.12 Certain non-native species that have been introduced into the UK are regarded as being a threat to native biodiversity. Legislative measures have, therefore, been put in place to prevent the spread of these invasive species in the wild.

1.13 Under section 14 of the WCA, 1981 (as amended), it is illegal to introduce plants listed under Part II of Schedule 9 of the WCA into the wild or sell these species. Offences include causing the spread of viable plant material or neglecting to contain or appropriately manage non-native species.

1.14 Commonly introduced Schedule 9 species include non-native cotoneaster species, specifically, small-leaved cotoneaster[1] (*Cotoneaster microphylla*) and wall cotoneaster (*C. horizontalis*), Himalayan balsam (*Impatiens glandulifera*) and Japanese knotweed (*Reynoutria japonica*).

[1] *Plant species names follow Stace 2019*

2. METHODS

Desk Study

2.1 A request for details of protected and notable species and locally designated sites within 2 km of the centre of the site was made to Greater Manchester Local Records Centre with data returned in March 2024. Additionally, the Multi-Agency Geographic Information for the Countryside (MAGIC[2]) website was reviewed for details of statutory designated sites and Priority Habitats within a 2 km search area from the centre of the site. The desk study was collated by Assistant Ecologist Jamie Carmichael.

2.2 It is important to note that the desk study results provide an indication of the species present in and around the site, and do not confirm current presence or absence of any species. Protected species are often under-recorded in county wildlife databases.

Preliminary Ecological Appraisal

2.3 A PEA survey visit was undertaken by Principal Ecologist Rob Lamb (ACIEEM[3]) on 22nd March 2024.

2.4 This entailed mapping and describing habitats, and collating plant species lists for habitats within the site boundary. The broad habitat types were mapped, with each habitat type coded using the UKHab survey procedure (UKHab Ltd 2023).

2.5 Each plant species was assigned abundance codes within each habitat. This was done using the 'DAFOR' scale (where: d = dominant; a = abundant; f = frequent; o = occasional; r = rare), which provides an indication of the relative abundance of each plant species present within a particular habitat. Where applicable, a Habitat Condition Assessment (Appendix 1) was also completed in preparation for future Biodiversity Net Gain calculations using the Statutory Defra Metric habitat condition criteria[4].

2.6 The survey was 'extended' (Institute of Environmental Assessment 1995) to include notes on fauna and habitats which could potentially support protected or notable species. The presence of, or potential for, protected or notable species was noted on the field map and in the written Target Notes (TN) during the survey.

Preliminary Roost Assessment for Bats

2.7 The built structures within the site were subject to detailed inspection to assess potential to support roosting bats. This was completed by Principal Ecologist Rob Lamb (Natural England Bat Survey Class 1 Licence 2020-44441-CLS-CLS) on 22nd March 2024 following standard methodologies based on best practice survey guidance (Collins 2023).

2.8 Structures were inspected using close-focussing binoculars and a high-powered torch to search for Potential Roost Features (PRF) that could be used by bats, such as small holes and crevices in soffits or beneath roof coverings, and also potential access points for bats to enter/exit internal

[2] *https://magic.defra.gov.uk/MagicMap.aspx (last accessed [28th March 2024])*

[3] *Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM)*

[4] *https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides*

areas such as cavity walls. A search was also made for any evidence of bat presence, such as accumulations of droppings and feeding remains or sightings of the animals themselves.

2.9 Each structure as a whole was then assigned a suitability assessment, as based on the criteria set out in Table 1 below.

Habitat Suitability

2.10 The habitats within the site and immediately adjacent areas were also considered for their general suitability for commuting and foraging bats in order to place the site in the context of its surroundings, as this can have a bearing on the likelihood of a roost being present.

2.11 The assessment of habitat suitability was based on the broad criteria outlined in Table 2 (Collins 2023), combined with the professional judgement and experience of the surveyor.

Table 1 Bat Roost Assessment Criteria for Buildings or Structures

Suitability	Description of Roosting Habitats
None	No features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible[5]	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[6] 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 roosts and not a classic cool/stable hibernation site, but could be used by individual hibernating bats[7])
Moderate	A structure 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 type of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).

[5] *Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they actually would (due to another attribute).*

[6] *For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance*

[7] *Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al. 2016 and Jansen et al. 2022). Common pipistrelle swarming has been observed in the UK (Bell 2022 and Tomlinson 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.*

Suitability	Description of Roosting Habitats
High	A structure 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. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
Confirmed Roost	A structure with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing (reliable) record of bats roosting at the location.

Table 2 Bat Habitat Suitability Assessment Criteria

Suitability	Description of Commuting/Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging, such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats, such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to known roosts.

Limitations

2.12 The site was fully accessible and the structures sufficiently accessible to complete both elements of survey.

3. RESULTS

Desk Study

3.1 The desk study utilised data obtained from Greater Manchester Local Records Centre in March 2024, searching within a 2 km radius of the site centre. The MAGIC search engine was also used to obtain additional data on European Protected Species (EPS) licences and Priority Habitats, as well as designated and non-designated sites within 2km of the site centre.

Statutory Protected Sites

European Sites

3.2 European protected sites include Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar wetland sites, possible SAC, potential SPA and proposed Ramsar sites.

3.3 No European protected sites are present within the 2km search radius.

Sites of Special Scientific Interest

3.4 SSSI represent a selection of this country's best wildlife and geological sites and cover approximately 7% of the terrestrial area of the country (with over 4,000 separate sites in England).

3.5 No SSSI are present within the 2km search radius.

National and Local Nature Reserves

3.6 No National or Local Nature Reserves are present within 2km of the site.

Non-Statutory Protected Sites

3.7 Sites of Biological Importance (SBI) are Greater Manchester's equivalent to Local Wildlife Sites and are non-statutory areas of substantive nature conservation within the Greater Manchester county.

3.8 Two SBI were identified within 2km of the site, listed in Table 3.

Table 3 Summary of Sites of Biological Importance

Name of Site	Reason for Designation	Distance and Direction from Site
Rochdale Canal – Stott's Lane to Ducie Street Basin	No further information provided.	1.1km NE
Ashton Canal (West)	No further information provided.	1.1km NE

Priority Habitats

3.9 Fifteen records of open mosaic are present within 2km of the site, with the closest record located 360m north-west of the site.

Protected and Notable Species

Granted European Protected Species Application

3.10 Nineteen EPS licences, all for bats, were returned from the 2km data search. These are listed in Appendix 2. The closest EPS licence for bats is located 610m from the site.

Badger

3.11 One record of a badger (*Meles meles*) sett was returned from the 2km data search dating 2011, located 1.9km to the north.

3.12 In addition to this, three records of badger were returned from the 2km data search dating between 2011 and 2013, the closest record located 500m to the north.

Otter

3.13 Three records of otter (*Lutra lutra*) were returned from the 2km data search dating 2018 to 2022, the closest located 1.2km to the north-west.

Water Vole

3.14 No records of water vole (*Arvicola amphibius*) were returned from the 2km data search.

Bats

3.15 Two hundred and thirty-seven (237) records of bats were returned from the 2km data search, comprising 75 roosts and 162 non-roost records, these are listed in Table 4. The closest records were for common pipistrelle and an unconfirmed pipistrelle species, both located 310m north-east of the site.

Table 4 Bat Records

Common Name	Scientific Name	No. of Records	Closest Record (approximate distance and direction from site boundary)
Brown long-eared bat	*Plecotus auritus*	1	1.6km NW
Common pipistrelle	*Pipistrellus pipistrellus*	165	310m NE
Daubenton's bat	*Myotis daubentonii*	2	1.5km N
Myotis species	*Myotis sp.*	1	800m NE
Noctule	*Nyctalus noctula*	3	1.2km NE
Soprano pipistrelle	*Pipistrellus pygmaeus*	9	750m NNW
Unknown Pipistrelle species	*Pipistrellus sp.*	54	310m NE
Unknown bat species	*Chiroptera* sp.	2	900m NNW

Other Mammals

3.16 Thirty-one records of hedgehogs (*Erinaceus europaeus*) were returned from the 2km data search dating 2012 to 2022, the closest located 190m to the north-west.

Birds

3.17 All nesting birds, their nests and eggs are protected from harm under the WCA, 1981 (as amended). In addition, species listed under Schedule 1 of the WCA are further protected against disturbance when breeding.

3.18 A number of bird species are listed under Section 41 in the NERC Act (2006, amended) as species '*of principal importance for the purpose of conserving biodiversity*'. These species are often known as the '*S41 species'*. There is a legal requirement for a public body to '*have regard to'* these species in relation to maintaining biodiversity. The S41 list overlaps somewhat with the UK BAP species, with national or local targets to maintain and enhance populations.

3.19 Furthermore, the Birds of Conservation Concern (BoCC) report lists those bird species that are classed as being of High (Red listed) and Medium (Amber Listed) conservation concern based on population monitoring (Stanbury *et al.* 2021). This Red and Amber classification helps guide the assessment of bird species of conservation interest on or near to a site, alongside legislative and policy requirements.

3.20 A small number of Schedule 1 species, including black redstart (*Phoenicurus ochruros)* kingfisher (*Alcedo atthis*), and peregrine (*Falco peregrinus*) were recorded within the 2km search area; these records are classed as confidential. All other protected and notable bird species records within the 2km search area are listed in Table 5 along with their conservation status.

Table 5 Bird Species of Principal Importance

Common Name	Scientific Name	Amber[8] Listed	Red Listed	Section 41 Priority Species[9]
Bullfinch	*Pyrrhula pyrrhula*	+		+
Cuckoo	*Cuculus canorus*		+	+
Curlew	*Numenius arquata*		+	+
Dunnock	*Prunella modularis*	+		+
Herring gull	*Larus argentatus*		+	+
House sparrow	*Passer domesticus*		+	+
Lapwing	*Vanellus vanellus*		+	+
Lesser redpoll	Acanthis caberet			+
Linnet	*Linaria cannabina*		+	+
Skylark	*Alauda arvensis*		+	+
Song thrush	*Turdus philomelos*	+		+

[8] *The UK's birds can be split in to three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green.*

[9] *Species of Principal Importance under Section 41 of the NERC Act 2006.*

Common Name	Scientific Name	Amber[8] Listed	Red Listed	Section 41 Priority Species[9]
Spotted flycatcher	*Muscicapa striata*		+	+
Starling	*Sturnus vulgaris*		+	+
Yellow wagtail	*Motacilla flava*		+	+

Amphibians

3.21 No records of amphibians were returned from the 2km data search.

3.22 An Ordnance Survey map search revealed no ponds suitable for hosting great crested newt (*Triturus cristatus*, GCN) or other amphibians within 500m of the site. The River Medlock located 160m to the north of the site, is lined by high walls on both sides for the majority of its distance within 500m of the site, rendering the surrounding habitat near inaccessible for amphibians. The lack of suitable habitat and barriers to dispersal of a localised GCN population renders it unlikely that GCN (or other amphibians) will be present within 500m of the site.

Reptiles

3.23 No records of reptiles were returned from the 2km data search.

Invertebrates

3.24 Thirty-four records of cinnabar moth (*Tyria jacobaeae*) were returned from the 2km data search dating between 2012 to 2022, the closest located 650m to the east.

White-clawed Crayfish and Notable Fish

3.25 No records of white-clawed crayfish (*Austropotamobius pallipes*) or notable fish were returned from the 2km data search.

Notable Plant Species

3.26 Ten records of bee orchids (*Ophrys apifera*) were returned from the 2km data search, the closest located 700m to the south-west.

Preliminary Ecological Appraisal

3.27 A detailed map of the site is provided in Figure 1 and Habitat Condition Assessment in Appendix 1.

3.28 The site was comprised predominantly of hardstanding, interspersed by numerous cabin-type structures. The site was most recently used as a communal space, with the cabins occupied as bars, shops and other small businesses, but were vacant at the time of survey. The built cabin structures were predominantly of corrugated metal construction, however, some also appeared to be made of breezeblock and likely featured insulation layers internally (Photographs 1 to 4, Appendix 3).

3.29 The underside of the Mancunian Way covers the majority of the site, resulting in significant shade throughout. The site was, therefore, almost entirely absent of vegetation or vegetated habitat, aside from:

- A group of four early mature London plane (*Platanus x acerifolia*) (mapped as UKHab code 32) were present within the courtyard to the north of the site. Condition of this habitat type was assessed as 'Poor'; and

- A small number of opportunistic ephemeral plants in hardstanding cracks and at the foot of buildings. This habitat was mapped as sparsely vegetated land: ruderal/ephemeral (UK Hab code 81) and was Habitat Condition Assessed as 'Poor'. The plant species recorded comprised common chickweed (*Stellaria media,* occasional), ivy (*Hedera helix*, rare*)* and broad-leaved willowherb (*Epilobium montanum*, rare).

Invasive Non-Native Species

3.30 No plant species listed as invasive non-native species on Schedule 9 of the WCA, 1981 (as amended) were recorded within the site.

Habitat Suitability Assessment for Bats

3.31 The site was assessed to have Negligible foraging habitat suitability for bats. The site was almost entirely absent of vegetated habitat, located in a noisy location off Oxford Road/on the underside of the Mancunian Way, and featured significant street and security lighting throughout.

Preliminary Roost Assessment of Built Structures

3.32 All built structures within the site lacked suitable features for roosting bats. Structures were predominantly corrugated metal or breezeblock cabins. No loft void or cellar aspects were present on any structures. No brickwork or potential cavity features were present within the site.

3.33 The Mancunian Way above the site was comprised of smooth concrete and had no potential to support roosting bats.

3.34 No evidence of bats was recorded during the survey. Overall, the site and all structures within were assessed to have **Negligible potential to support roosting bats**.

3.35 In addition, none of the trees within the site were assessed to be suitable to support roosting bats.

Schedule 1 Birds - Black Redstart and Peregrine

3.36 It is assessed that due to the lack of suitable black redstart foraging habitat, such as open and disturbed landscape, that the site is sub-optimal for black redstart.

3.37 Additionally, due to the high levels of noise and disturbance from the Mancunian Way, and the construction type of the structures within the site, nesting opportunities for black redstart are assessed to be negligible.

3.38 Opportunities for peregrine were also assessed to be negligible. Therefore, there are no further recommendations relating to black redstart and peregrine in respect to the proposed development.

Other Nesting Birds

3.39 Due to the nature of the structures present, opportunities for nesting birds were generally assessed to be limited. The Mancunian Way above the site comprised solid, smoothed concrete and provided very limited feral pigeon (*Columba livia domestica*) nesting opportunities. The London plane trees within the courtyard held some limited opportunity for nesting, however, they are sub-optimal given the high levels of aural, lighting and vibration disturbance nearby.

3.40 Therefore, there are no further recommendations relating to nesting birds.

Other Protected Species

3.41 No other suitable habitat was present, and it was considered that the site held negligible potential to support any other protected species.

4. DISCUSSION AND RECOMMENDATIONS

4.1 The site comprised almost no vegetated habitat and had negligible potential to support any protected species. The site was assessed to be of negligible ecological value at the time of survey.

Bats

4.2 The built structures within the site were assessed to have negligible potential to support roosting bats.

4.3 Therefore, there are no further recommendations in respect of bats at this time.

Breeding Birds

4.4 It was assessed that roosting opportunities for birds were also extremely limited within the site boundary. Therefore, there are no further recommendations relating to nesting birds.

Biodiversity Enhancement Opportunities

4.5 The site is currently of negligible ecological value and there are opportunities to enhance the site for biodiversity. A Biodiversity Net Gain document will be issued separately, detailing suitable enhancements for the site.

Survey Validity

4.6 The findings of the survey should be considered valid for a period of 24 months from the date of survey (March 2024). If works have not commenced by March 2026, then the survey should be updated to ensure the ecological advice given is based on up-to-date information.

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UKHab Ltd, 2023. UK Habitat Classification Version 2.0. (at https://www.ukhab.org).

6. ABBREVIATIONS

BoCC	Birds of Conservation Concern
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
EPS	European Protected Species
EU	European Union
GCN	Great Crested Newt(s)
MAGIC	Multi Agency Geographic Information for the Countryside
NERC	National Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
PEA	Preliminary Ecological Appraisal
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature
SAC	Special Area(s) of Conservation
SBI	Site(s) of Biological Importance
SPA	Special Protection Area(s)
SSSI	Site(s) of Special Scientific Interest
TN	Target Note(s)
WCA	Wildlife and Countryside Act

FIGURE

384275 384300 384325 384350

397275

397250

397225

Loverose Way

Oxford Road

81

81



Legend

Site boundary

UKHab Habitats

u1b, Developed land - sealed surface

u1b5, Buildings

Urban tree

Secondary Codes

81 Ruderal or ephemeral

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: -100000.000000
Central Meridian: -2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

N

ISO A3

Metres

0 1 2 4 6 8 10

Penny Anderson Associates Ltd
Consultant Ecologists

Penny Anderson Associates Ltd,
Parklea, 60 Park Road,
Buxton, Derbyshire, SK17 6SN.
Telephone 01298 27086

Project Name: Hatch, Oxford Road, Manchester

Discipline: Ecology

Title:

UKHab Habitat Map

Scale	1:300			Drawing No.	Figure 1
Drawn By	CC	Originator	RL	Date	11/04/2024
Grid Ref.	384,316 397,252			Revision	1.0

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G:\STAC01_Hatch_Oxford_Road\Maps\Figures\Figure 1 - UKHab Habitats Map - Stack Oxford Road - STAC01 CC 240408.mxd

APPENDICES

APPENDIX 1

Habitat Condition Assessment Sheet

Condition Sheet: URBAN Habitat Type

Habitat Types

Sparsely vegetated land - Ruderal/Ephemeral
Sparsely vegetated land - Tall forbs
Urban - Allotments
Urban - Biodiverse green roof
Urban - Bioswale
Urban - Cemeteries and churchyards
Urban - Facade-bound green wall
Urban - Ground based green wall
Urban - Intensive green roof
Urban - Open mosaic habitats on previously developed land
Urban - Rain garden
Urban - Sustainable drainage system (SuDS)
Urban - Vacant or derelict land
Urban - Bare ground

Habitat Description

See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats:			ukhab – UK Habitat Classification								
On-site or off-site, site name and location	Former Hatch Site, Oxford Rd, Manchester	**Survey date and Surveyor name**	22/03/2024 RL								
		Survey reference (if relating to a wider survey)	STAC01								
Limitations (if applicable)		**Habitat parcel reference**									
		81									
		Grid reference									

	Condition Assessment Criteria	**Criterion passed (Yes or No)**										**Notes (such as justification)**
Core Criteria - must be assessed for **all urban habitat types**:												
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N										Sporadic/opportunistic growth only - very limited vegetation structure
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	N										Very limited no. of species present
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Y										No INNS present
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:												
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.											
Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:												
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].											
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.											
Additional Criterion - must be assessed for **Intensive green roofs** only:												
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).											
Additional Criterion - must be assessed for **Biodiverse green roofs** only:												

G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition, some additional habitat, such as sand piles, stones, logs etc. are present.**												
Essential criteria relevant for habitat type achieved (Yes or No)													
Number of criteria passed													

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**										
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)											
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 0 or 1 of 3 core criteria.	Poor (1)	X										
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)											
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 0 or 1 of 4 criteria.	Poor (1)											
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)											
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 2 or fewer of 5 criteria.	Poor (1)											

Suggested enhancement interventions to improve condition score

Footnotes

APPENDIX 2

Bat European Protected Species Licenses

Appendix 2 Bat European Protected Species Licenses

Species	License to Allow	Date License Granted	Date License Expires	Distance from Site Boundary
Common pipistrelle [1]	Unknown	23/05/2013	30/09/2016	610m
Common pipistrelle	Damage of a resting place Destruction of a resting place	14/02/2019	28/02/2021	710m
Common pipistrelle	Destruction of a resting place	22/01/2021	16/01/2022	760m
Common pipistrelle Soprano pipistrelle[2]	Destruction of a resting place	23/04/2014	30/06/2017	780m
Common pipistrelle	Damage of a resting place	23/12/2014	30/04/2015	900m
Common pipistrelle	Destruction of a resting place	05/03/2020	01/01/2025	910m
Common pipistrelle	Damage of a resting place Destruction of a resting place	12/03/2018	30/04/2040	970m
Brown long-eared bat[3]	Impact on a breeding site Destruction of a breeding site Destruction of a resting place	10/12/2012	31/08/2015	1080m
Common pipistrelle	Destruction of a resting place	01/11/2015	31/07/2016	1110m
Common pipistrelle	Destruction of a resting place	04/07/2013	01/03/2015	1540m
Common pipistrelle	Destruction of a resting place	01/12/2016	01/12/2016	1550m
Common pipistrelle	Destruction of a resting place	15/07/2016	01/01/2018	1560m
Common pipistrelle	Destruction of a resting place	18/02/2015	16/02/2020	1560m
Common pipistrelle	Destruction of a resting place	27/10/2014	31/10/2020	1650m
Common pipistrelle	Destruction of a resting place	26/10/2017	31/10/2019	1680m
Common pipistrelle	Destruction of a resting place	28/01/2016	27/01/2021	1710m
Common pipistrelle	Impact on a breeding site Destruction of a resting place	13/01/2020	31/08/2031	1830m
Common pipistrelle	Destruction of a resting place	01/04/2016	01/04/2021	1930m
Common pipistrelle	Destruction of a resting place	07/10/2014	30/11/2014	1990m

[1] *Pipistrellus pipistrellus*

[2] *Pipistrellus pygmaeus*

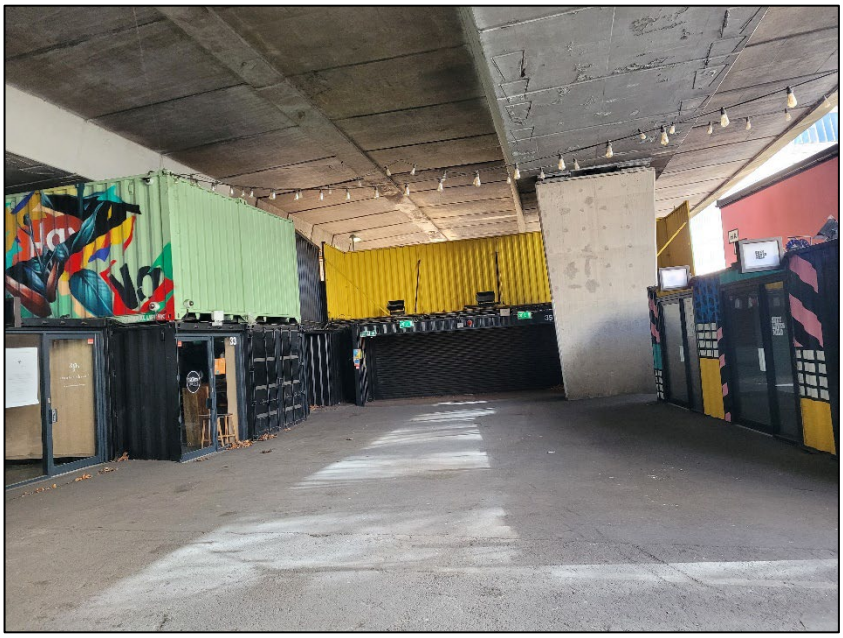
[3] *Plecotus auritus*

APPENDIX 3

Photographs



Photograph 1
The site entrance from Oxford Rd underneath the Mancunian Way



Photograph 2
An example of the corrugated metal cabin structures within the site, with the underside of the Mancunian Way visible above



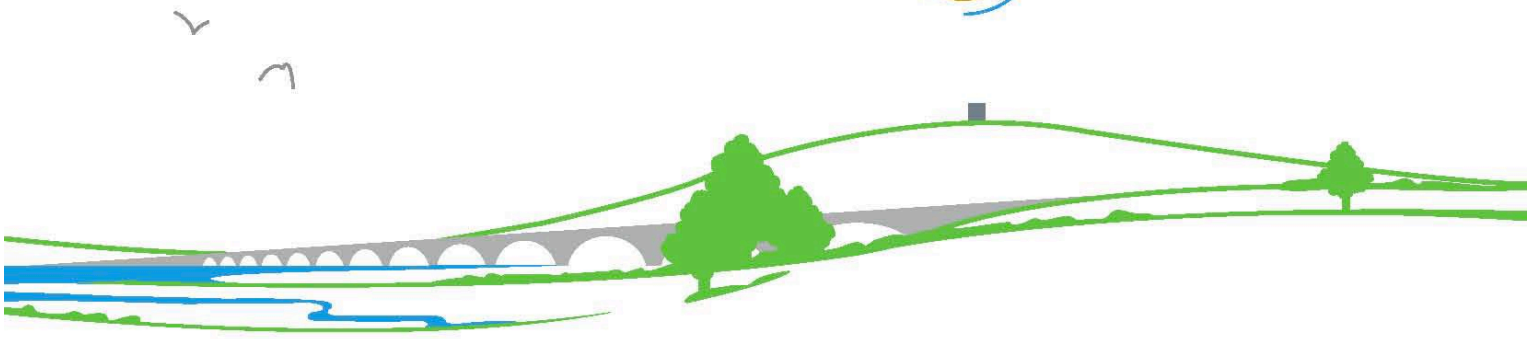
Photograph 3
Cabin structures to the rear of the site



Photograph 4
More examples of the cabin structures within the centre of the site

Penny Anderson Associates Ltd

CONSULTANT ECOLOGISTS



Park Lea, 60 Park Road, Buxton, Derbyshire SK17 6SN

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