

12 to 16 Piccadilly, Manchester M1 3BL

ECOLOGICAL SURVEY AND ASSESSMENT (Including a Licensed Bat Survey)

June 2024

ERAP (Consultant Ecologists) Ltd Reference: 2023-110

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Document Control

Survey Type:	Surveyors¹	Survey Date(s)
Phase 1 Habitat Survey and Daylight bat survey	Brian Robinson and Rachel Brown	11 th May 2023
Bat activity survey	Brian Robinson, John Harrison-Bryant and Stuart Laverick	16 th May 2023
Reporting	Personnel	Date
Author	Brian Robinson B.Sc. (Hons) MCIEEM Senior Ecologist	18 th May 2023
Signature(s)		
Checked	Rachel Brown B.Sc. (Hons)	18 th May 2023
Revised and issued	Brian Robinson B.Sc. (Hons) MCIEEM	Version 1: 19 th May 2023 Version 2: 3 rd June 2024
Report issued to	Northside (Manchester) Ltd (trading name – Lamington Group)	
Version Number	2: Version 1 revised 3 rd June 2024 to update the description of the proposed development.	
¹ Licence reference number		
Bats		
Brian Robinson Natural England Class Survey Licence (bats, Level 2) Registration Number 2015-13161-CLS-CLS		

SUMMARY

- i. This ecological survey and assessment has been prepared by ERAP (Consultant Ecologists) Ltd on behalf of Northside (Manchester) Ltd (trading name – Lamington Group) to support a full planning application and Listed Building Consent for an aparthotel development (hereafter referred to as the 'Proposed Development') at 12-16 Manchester Piccadilly, Manchester M1 3AN (hereafter referred to as 'the Site').
- ii. This report presents the ecological, biodiversity and nature conservation status of the Site, and presents the results of a desktop study, data search, extended Phase 1 Habitat Survey and a licensed bat survey carried out in May 2023. These surveys update works previously completed at the Site by ERAP (Consultant Ecologists) Ltd in 2013 and 2016. The scope of survey undertaken is appropriate to identify potential ecological constraints, the remit of mitigation required and opportunities for biodiversity associated with the development proposals.
- iii. The Site comprises a single building and hard standing with colonising ruderal herbs, and an unmanaged area of ornamental planting and former amenity grassland.
- iv. The proposals will have no adverse direct or indirect effect on statutory or non-statutory designated sites for nature conservation.
- v. Only common and widespread plant species were found. None of the habitats present are representative of semi-natural habitat. The NVC communities present are typical of the geographical area and conditions present. No Priority Habitats are present. None of the habitats are considered to hold any importance in terms of a geographical context.
- vi. Hollyberry Cotoneaster, an invasive plant species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) was detected within the Site. Recommendations for the eradication of this species are presented at **Section 5.2**.
- vii. The building was assessed to be of 'low' suitability for use by roosting bats. No roosting bats were detected during the dusk emergence survey completed on 16th May 2023. The presence of roosting bats is reasonably discounted. If works have not commenced by the next bat activity survey season (mid-May 2024) then an updated survey will be required to ensure this finding remains valid. These recommendations are presented at **Section 5.3**.
- viii. Feral pigeon (*Columba livia*) were detected within the building, and the building is suitable for use by nesting birds. Measures for the protection of nesting birds during works are presented at **Section 5.4**. No other protected or notable species have been detected at the Site.
- ix. No other protected species have been detected.
- x. The recommendations in **Section 5.0** outline all the mandatory measures and additional actions to be applied to ensure compliance with wildlife legislation, the National Planning Policy Framework (NPPF) and best practice.
- xi. The proposals will secure an opportunity to implement beneficial measures such as habitat creation that will safeguard habitats for wildlife such as birds and bats, with the aim of providing a net gain in biodiversity in accordance with the principles of the NPPF.
- xii. It is concluded that the proposed development at the Site is feasible and acceptable in accordance with ecological considerations and relevant planning policy. The proposed development at the Site will provide an opportunity to secure ecological enhancement for wildlife associated with urban areas.

1.0 INTRODUCTION

1.1 Background and Rationale

- 1.1.1 This report has been prepared by ERAP (Consultant Ecologists) Ltd on behalf of Northside (Manchester) Ltd (trading name – Lamington Group) to support a full planning application and Listed Building Consent for an aparthotel development (hereafter referred to as the ‘Proposed Development’) at 12-16 Manchester Piccadilly, Manchester M1 3AN (hereafter referred to as ‘the Site’).
- 1.1.2 The Ordnance Survey (OS) grid reference at the centre of the Site is SJ 8457 9815. An aerial image of the Site and its surrounding habitats is appended at **Figure 1** (source image: ESRI World Imagery).
- 1.1.3 The assessment was requested in connection with a planning application for the following:

‘Erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor cafe (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works’

1.2 Scope of Works

- 1.2.1 The scope of ecological works undertaken in May 2023 comprised:
- A desktop study and data search for known ecological information at the site and the local area;
 - An Extended Phase 1 Habitat Survey and assessment;
 - Assessment of the ecological value of the habitats within the Site with the use of the National Vegetation Classification (NVC) and the Ratcliffe criteria, as presented in *A Nature Conservation Review* (Ratcliffe, 1977);
 - Survey and assessment of all habitats for relevant statutorily protected species¹ and other wildlife such as bird species;
 - A licensed daylight bat survey of the building (no trees are present within the Site);
 - The identification of any potential ecological constraints on the proposals and the specification of the scope of mitigation and ecological enhancement required in accordance with wildlife legislation, planning policy guidance and other relevant guidance; and
 - The identification of any further surveys or precautionary actions that may be required to inform the progression of the Site through the planning process or prior to the commencement of any construction activities.

¹ In accordance with *Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact on the Planning System* (Ministry of Housing, Communities & Local Government, 2005) developers should not be required to undertake surveys for protected species unless there is reasonable likelihood of the species being present and affected by the development. In this instance (for example) there are no ponds within an unobstructed 500 metre radius of the site, no water bodies or water courses within or adjacent to the site, and the site is additionally within an urban area characterised by roads, buildings and hard standing; there has been no requirement to consider great crested newt (*Triturus cristatus*), water vole (*Arvicola amphibius*), otter (*Lutra lutra*), badger (*Meles meles*) or reptile species as part of this assessment.

2.0 METHOD OF SURVEY

2.1 Desktop Study and Data Search

2.1.1 The following sources of information and ecological records were consulted:

- a. MAGiC Maps: A web-based interactive map which brings together geographic information on key environmental schemes and designations, including details of statutory nature conservation sites;
- b. Greater Manchester Local Record Centre (GMLRC); and
- c. Greater Manchester Biodiversity Action Plan (BAP).

2.1.2 Results from the previous ecological studies completed at the Site by ERAP (Consultant Ecologists) Ltd have also been summarised within this report. The previous studies comprise the following:

- a. *2013-144 12 – 16 Piccadilly, Manchester: Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2013) and *2013-144 12 – 16 Piccadilly, Manchester: Bat Activity Survey* (ERAP (Consultant Ecologists) Ltd, 2013), hereafter the '2013 ecology reports'; and
- b. *2016-023 12 – 16 Piccadilly, Manchester M1 3BL: Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2016), hereafter the '2016 ecology report'.

2.2 Vegetation and Habitats

2.2.1 An Extended Phase 1 Habitat Survey of the Site was carried out by Brian Robinson and Rachel Brown on 10th May 2023. The weather was dry with sunny intervals, a light air (Beaufort scale 1) with an air temperature of 14°C.

2.2.2 A habitat and vegetation map was produced for the Site and the immediate surrounding area at a scale of 1:500 and is appended at **Figure 2**. The mapping is based on the Joint Nature Conservation Committee Phase 1 Habitat Survey methodology (JNCC, 2010) with minor adjustments to illustrate and examine the habitats with greater precision.

2.2.3 On site habitat mapping was assisted via use of GPS technology, using *ESRI World Imagery* as a base plan.

2.2.4 The plant species within the Site boundary were determined with estimates of the distribution, ground cover, abundance and constancy of individual species. The estimation of abundance was based on the DAFOR system, where D = Dominant, A = Abundant, F = Frequent, O = Occasional and R = Rare, this being a widely used and accepted system employed by ecological surveyors. The terms L = Locally and V = Very were additionally used to describe the plant species distributions with greater precision.

2.2.5 Stands of vegetation and habitats were described and evaluated using the National Vegetation Classification (NVC). The NVC provides a systematic and comprehensive analysis of British vegetation and is a reliable framework for nature conservation and land-use planning.

2.2.6 Habitats within the Site were assessed in accordance with the UK Habitats Classification / UKHab (Butcher, et al., 2020). The UKHab has been designed to function at two scales: fine scale (25m² or 5 metres length) and large scale (400m² or 20 metres length). It has been considered for the purposes of this survey that the fine scale of 25m² or 5 metres length is appropriate.

2.2.7 Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the *Wildlife and Countryside Act 1981* (as amended) and species which are indicators of important and uncommon plant communities. Plant nomenclature follows *New Flora of the British Isles 3rd Edition* (Stace, 2010).

- 2.2.8 Searches were carried out for the presence of invasive species, including those listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), including Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*).

2.3 Animal Life

Bat Species

Daylight Survey

Survey Personnel

- 2.3.1 The Site was assessed for its suitability to support roosting bats by Brian Robinson, Natural England Class Survey Licence WML CL18 (Bat Survey Level 2), Registration Number 2015-13161-CLS-CLS. The surveyor's qualifications and experience meet the criteria as defined in the *Technical Guidance Series Competencies for Species Survey: Bats* (CIEEM, 2013).

Building

- 2.3.2 The survey was carried out in accordance with standard methodology including the *Bat Mitigation Guidelines* (Mitchell-Jones, 2004), the *Bat Workers' Manual 3rd Edition* (Mitchell-Jones & Mcleish, 2004) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)* (Collins, J. (ed), 2016).
- 2.3.3 An inspection of the external surfaces, walls and roof of the building was carried out to find potential bat roosting habitat or accesses into internal areas where roosts may be present. Searches for evidence of bat presence in the form of droppings, urine stains, feeding signs, grease marks and other evidence were also carried out.
- 2.3.4 The internal survey involved an examination of the accessible internal areas (including roof voids) to find roosting bats or evidence of past use of the building by bats such as droppings and prey remains.
- 2.3.5 A list of equipment used is detailed at **Table 2.1**, below:

Table 2.1: Survey Equipment used during Daylight Bat Survey

Ladders
LED Lenser P14 torch
Panasonic DMC- FT1 digital camera
8x20 binoculars
Ridgid Micro Inspection Camera Borescope CA-100

- 2.3.6 The suitability of the building has been assessed in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*, (Collins, J. (ed), 2016), taking into account any presence of gaps suitable for access by bats, features suitable for use by roosting bats within the building (including crevice dwelling species and species which can roost in the open in roof voids), and the suitability of the surrounding habitats for use by foraging and commuting bats.

Habitat Assessment for Commuting / Foraging Bats

- 2.3.7 Habitats within and adjacent to the Site were assessed for their value and suitability for commuting and foraging bats in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*, (Collins, J. (ed), 2016). Reference has been made to the categories and descriptions / examples, presented at **Table 2.2**, below.

Table 2.2: Consideration of Suitability of Foraging and Commuting Habitat for Bats

Suitability	Commuting Habitat	Foraging Habitat
Negligible	Negligible habitat features on site likely to be used by commuting bats.	Negligible habitat features on site likely to be used by foraging bats.
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 or 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 linked 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 and is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. Habitats close to and connected to known roosts.	High-quality habitat that is well-connected to the wider landscape and is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Habitats close to and connected to known roosts.

Presence / Absence Survey: Dusk Emergence Survey

- 2.3.8 One dusk emergence survey, supplemented by night vision aids (NVAs), was conducted at the building in May 2023. The survey was conducted under suitable conditions.
- 2.3.9 The dusk emergence survey commenced at least 15 minutes before sunset, and continued for at least 1.5 hours after sunset.
- 2.3.10 Surveyors, experienced in conducting bat surveys, were positioned at suitable locations to maximise the coverage of the building to determine any entry or emergence by roosting bats. Any bat emergence or re-entry activity was recorded, with brief notes relating to bat activity at each survey position collated at the end of the survey.
- 2.3.11 Anabat Scout and Anabat Walkabout bat detectors were used to determine any bat detected to species or group (*Myotis* species, for example, often cannot be reliably identified to species from their echolocation calls). Any bat calls were recorded and analysed echolocation calls after the survey using Anabat Insight bat call analysis software.
- 2.3.12 Night vision aids (NVA)², supplemented with additional infra-red lighting (comprising Nightfox XB5 torches) were used at the surveyor positions described in **Table 2.3** and shown on **Figure 3**. Footage was subsequently reviewed using VLC Media Player to determine any emergence / re-entry at the building. Photographs showing each survey position from the darkest point of the surveys are appended at **Photos 9 to 11**.
- 2.3.13 Note that it was not considered safe to use a NVA at Survey Position 3 due to the survey position's location and exposure to members of the public. NVAs were used at Survey Positions 1 and 2 as these positions were located within the nearby multi-storey car park, and away from members of the public. Two NVAs were used at Survey Position 2 to provide a better view of the northern and eastern elevations of the building.
- 2.3.14 The date of the surveys, surveyors, equipment used and weather conditions are presented at **Table 2.3**.

² Canon XA20 and Panasonic VX870K camcorders and Nightfox Red infra-red binoculars.

Table 2.3: Dusk Emergence Survey Dates, Weather Conditions and Surveyors

Date	16th May 2023
Sunset time:	21:04
Start & end time	20:50 until 22:35
Weather	11°C and dry with a light air (Beaufort scale 1)
Survey Position	Surveyor, Detector and NVA
1	Brian Robinson, Anabat Scout & Panasonic VX870K
2	John Harrison-Bryant, Anabat Walkabout, Canon XA20 and Nightfox Red
3	Stuart Laverick, Anabat Scout

Bird Species

- 2.3.15 Bird species observed and heard during the survey were recorded.
- 2.3.16 Habitats throughout the Site and in the immediate surrounding area were assessed for their value to roosting, feeding and nesting birds, as indicated by the amount of shelter, feeding value, woody vegetation structure and species diversity of shrub species in the Site.

2.4 Survey and Reporting Limitations

- 2.4.1 The whole Site was accessible and the surveys were completed under suitable conditions. As noted above it was considered that using NVAs was not practical at Survey Position 3, however the absence of bat activity at this survey position and remainder of the Site for the duration of the survey is such that it is considered a reliable survey of the building has been possible, and repeated surveys to compensate for this limitation are not required.
- 2.4.2 No significant survey limitations were experienced.
- 2.4.3 All measurements within this report are approximate only, and have been either measured (using QField) or estimated whilst on Site or calculated using mapping software (QGIS) or internet-based mapping services such as MAGiC Maps and Google Earth.

2.5 Evaluation Methods

- 2.5.1 The habitats, vegetation and animal life were evaluated with reference to standard nature conservation criteria as described in *A Nature Conservation Review* (Ratcliffe, 1977) and *Guidelines for the Selection of Biological SSSIs* (Bainbridge, et al., 2013). These are size (extent), diversity, naturalness, rarity, fragility, typicality, recorded history, position in an ecological or geographical unit, potential value and intrinsic appeal.
- 2.5.2 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority Habitat Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006*. Where suitable, the ecological value of the habitats present has been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018).
- 2.5.3 Government advice on wildlife, as set out in the *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, 2021) and associated government circulars has been taken into consideration. Legislation relating to protected species, such as those listed under Schedules 1, 5, 6 and 8 of the *Wildlife and Countryside Act 1981* (as amended) and *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*, is referenced where applicable, and any impacts to protected species are evaluated in accordance with current guidance.
- 2.5.4 The presence of any Priority Species, as listed under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006* is noted, and habitats are assessed in terms of their suitability and value

for these species. The presence of habitats and / or species listed by the Greater Manchester Biodiversity Action Plans has been taken into account in the evaluation of the Site.

3.0 SURVEY RESULTS

3.1 Desktop Study and Data Search

Statutory Designated Sites for Nature Conservation and SSSI Impact Risk Zones

- 3.1.1 The Site is not and does not form part of any statutory designated site for nature conservation.
- 3.1.2 The Site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone for the Rochdale Canal Special Area of Conservation (SAC), located 5.26 kilometres to the north-east of the Site, Hollinwood Branch Canal SSSI, located 6.58 kilometres to the east of the Site, and Rochdale Canal SSSI, located 7.24 kilometres to the north-east of the Site. The designated sites designated for their aquatic plant communities, which (at the Rochdale Canal) include populations of Floating Water-plantain (*Luronium natans*).
- 3.1.3 The SSSI Impact Risk Zone requires the Local Planning Authority to consult with Natural England on likely risks from the following development categories (Ordnance Survey, 2023):
- Livestock and poultry units with a floorspace greater than 500m², and slurry lagoons and digestate stores greater than 4000m².
 - General combustion processes greater than 50 megawatts energy input, including energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis / gasification, anaerobic digestion, sewage treatment works and other incineration / combustion
- 3.1.4 The proposed development does not match any of the criteria which would require consultation with Natural England in relation to potential impacts to the statutory designated sites present in the wider area.

Non-statutory Designated Sites for Nature Conservation

- 3.1.5 The Site is not and does not form part of any non-statutory designated site for nature conservation, called 'Sites of Biological Importance (SBI)' or 'SBIs' in Greater Manchester.
- 3.1.6 Two SBIs are located within a 2 kilometre radius from the centre of the Site, and are summarised at **Table 3.1**.

Table 3.1: SBIs Within a 2 Kilometre Radius from the Centre of the Site

SBI Name	Distance and Direction from the Site	Reasons for Designation
Ashton Canal (West)	0.21 kilometres to the east	Canal (Fw3)
Rochdale Canal, Stott's Lane - Ducie Street Basin	0.12 kilometres to the north-east	Canal (Fw3); Floating water plantain (GSG1)

- 3.1.7 The presence of the SBIs is considered further at **Section 4.2**.

Priority Habitats Inventory

- 3.1.8 The Priority Habitats Inventory³ was checked via MAGiC Maps. No Priority Habitats are identified at the Site by the inventory.

³ A spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

Protected and Notable Species

3.1.9 GMLRC hold no records of protected and notable species for the Site.

3.1.10 Records of protected and notable species for a 2 kilometres radius from the centre of the Site are summarised at **Table 3.2** below.

Table 3.2: Records of Protected Species Within a 2 Kilometres Radius from the Centre of the Site

Taxon Group	Species Name and Designations ¹ and Notes
Birds – WCAs1 Species	Black redstart (<i>Phoenicurus ochruros</i>): WCAs1 and GMBAP. 52 records, dated between 1997 and 2018. The closest record is 45 metres to the north of the Site, and from 2009.
	Hobby (<i>Falco subbuteo</i>): WCAs1. 1 record from 2008, located 1025 metres to the north-west of the Site.
	Kingfisher (<i>Alcedo atthis</i>): WCAs1. 30 records, dated between 2004 and 2022. The closest record is 625 metres to the south of the Site, and from 2010.
	Little ringed plover (<i>Charadrius dubius</i>): WCAs1. 1 record from 2008, located 705 metres to the east of the Site.
	Peregrine (<i>Falco peregrinus</i>): WCAs1. 144 records, dated between 2003 and 2022. The closest record is 265 metres to the west of the Site, and from 2015.
Birds – PS	Bullfinch (<i>Pyrrhula pyrrhula</i>), cuckoo (<i>Cuculus canorus</i>), curlew (<i>Numenius arquata</i>), dunnoek (<i>Prunella modularis</i>), herring gull (<i>Larus argentatus</i>), house sparrow (<i>Passer domesticus</i>), lapwing (<i>Vanellus vanellus</i>), lesser redpoll (<i>Carduelis cabaret</i>), linnet (<i>Linaria cannabina</i>), skylark (<i>Alauda arvensis</i>), song thrush (<i>Turdus philomelos</i>), spotted flycatcher (<i>Muscicapa striata</i>), starling (<i>Sturnus vulgaris</i>) and yellow wagtail (<i>Motacilla flava</i>).
Invertebrates	Cinnabar (<i>Tyria jacobaeae</i>): PS. 23 records, dated between 2012 and 2022. The closest record is 190 metres to the north-east of the Site, and from 2017.
	White-letter hairstreak (<i>Satyrion w-album</i>): PS. 1 record from 2019, located 1505 metres to the east of the Site.
Flowering Plants	Floating Water-plantain (<i>Luronium natans</i>): EPS, WCAs8 and PS. 1 record from 2001, located 1040 metres to the east of the Site.
Terrestrial Mammals	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>): EPS, WCAs5, PS and GMBAP. 8 records, dated between 2006 and 2019. The closest record is 80 metres to the south of the Site, and from 2013.
	Brown long-eared bat (<i>Plecotus auritus</i>): EPS, WCAs5, PS and GMBAP. 1 record from 2013, located 1345 metres to the west of the Site. The record is not of a roosting bat.
	Noctule bat (<i>Nyctalus noctula</i>): EPS, WCAs5, PS and GMBAP. 2 records, dated 2019 and 2020. The closest record is 420 metres to the east of the Site, and from 2020. Neither record is for a roost.
	Bat species (Order <i>Chiroptera</i>): EPS, WCAs5 and GMBAP. 2 records, dated 2013 and 2014. The closest record is 760 metres to the west of the Site, and from 2014. The closest record of a roost is 1735 metres to the west of the Site, and from 2013.
	Common pipistrelle (<i>Pipistrellus pipistrellus</i>): EPS, WCAs5 and GMBAP. 168 records, dated between 1994 and 2022. The closest record is 75 metres to the south-west of the Site, and from 2006. The data contains 54 records of roosts; the closest record of a roost is from 2013 and located 80 metres to the south of the Site.
	Daubenton's bat (<i>Myotis daubentonii</i>): EPS, WCAs5 and GMBAP. 2 records, dated 2004 and 2009. The closest record is 955 metres to the north-west of the Site, and from 2009. One record of a roost is held for the wider area, located 1695 metres to the west of the Site and from 2004.
	Myotis species (<i>Myotis</i> sp.): EPS, WCAs5 and GMBAP. 1 record (of a roost) from 2015, located 550 metres to the south-east of the Site.
	Pipistrelle species (<i>Pipistrellus</i> sp.): EPS, WCAs5 and GMBAP. 55 records, dated between 1994 and 2022. The closest record is 45 metres to the north of the Site, and from 2008. Of these records 20 are for roosts; the closest roost is located 45 metres to the north of the Site, and is from 2008.
	Otter (<i>Lutra lutra</i>): WCAs5 and PS. 3 records, dated between 2013 and 2022. The closest record is 1275 metres to the north-west of the Site, and from 2018.

Taxon Group	Species Name and Designations ¹ and Notes
	Hedgehog (<i>Erinaceus europaeus</i>): PS. 20 records, dated between 2013 and 2022. The closest record is 280 metres to the east of the Site, and from 2020.
¹ Key to Designation Codes: EPS = European Protected Species under <i>The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019</i> . WCAs1 = Species receives full protection under Schedule 1 of the <i>Wildlife and Countryside Act 1981</i> (as amended). WCAs5 = Species receives full protection under Schedule 5 of the <i>Wildlife and Countryside Act 1981</i> (as amended). PS = Priority Species listed under Section 41 of the NERC Act 2006. GMBAP = Species listed on the Greater Manchester Biodiversity Action Plans	

- 3.1.11 The presence of these protected and notable species within the wider area has been taken into account throughout this report.

Previous Ecological Reports

Results of the 2013 Ecology Reports

- 3.1.12 The 2013 Ecology Report describes the Site as comprising a building, hard-standing with ruderal vegetation and a raised bed containing planted shrubs and unmanaged amenity grassland. No invasive plant species listed under Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were present within the Site.
- 3.1.13 No signs of bats were detected by the daylight survey, nor by the subsequent 2013 Bat Activity Survey. No bat activity was detected within the Site or wider area during this dawn re-entry survey.
- 3.1.14 Wood pigeon (*Columba palumbus*) and magpie (*Pica pica*) were detected within the Site and feral pigeon (*Columba livia*) were detected roosting on the building's roof. It was considered that buildings and ornamental shrub vegetation was suitable for use by nesting birds; all native bird species are protected whilst they are breeding under the *Wildlife and Countryside Act 1981* (as amended).
- 3.1.15 No further protected species were detected within the Site.

Results of the 2016 Ecology Report

- 3.1.16 The Site remained as described by the 2013 ecology report, and no signs of protected or notable species were detected. No bats or signs of bats were detected by the daylight or dusk emergence surveys, and no birds were detected within the Site or building. It was considered that the building remained suitable for use by nesting birds.

3.2 Vegetation and Habitats

General Description

- 3.2.1 A Phase 1 Habitat Survey map is appended at **Figure 2**, and can be referred to for all habitat descriptions. Photographs are appended at **Table 8.2**.
- 3.2.2 The approximately 0.07 hectares Site is located within an urban area of Manchester City Centre, with roads and further buildings present at each Site boundary. The Site is located within the Manchester City Centre on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station.
- 3.2.3 The Site encompasses the vacant Grade II Listed former Union Bank building and adjacent vacant land; the Waldorf Public House and Indemnity House (no, 7 Chatham St) immediately adjoin the Site but do not form part of the proposal. The Site itself is bound by Piccadilly, Gore Street and Chatham Street.
- 3.2.4 The Site supports a single building, hard standing with locally abundant colonising ruderal herbs, an area of unmanaged ornamental planting and an areas of unmanaged amenity grassland.
- 3.2.5 The building is described in detail in relation to its suitability for use by roosting bats at **Section 3.3**. It is described by the UKHab as U1b5 buildings.

- 3.2.6 The hard standing (**Photo 1**) is composed of asphalt and the colonising ruderal herbs are characterised by locally abundant Butterfly-bush (*Buddleja davidii*), very locally frequent Creeping Bent (*Agrostis stolonifera*), Great Willowherb (*Epilobium hirsutum*) and Bramble (*Rubus fruticosus* agg.) and rare occurrences of Perennial Rye-grass (*Lolium perenne*). The habitat is described by the UKHab as u1b6 other developed land with the secondary code 17 ruderal / ephemeral.
- 3.2.7 The ornamental planting is characterised by abundant Lesser Periwinkle (*Vinca minor*) and locally frequent Firethorn (*Pyracantha coccinea*) and a cotoneaster species, most indicative of Hollyberry Cotoneaster (*Cotoneaster bullatus*), an invasive plant species listed under Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended). The habitat is described by the UKHab as h3h mixed scrub with the secondary code(s) 48 non-native.
- 3.2.8 The unmanaged former amenity grassland is characterised by very locally frequent Perennial Rye-grass False Oat-grass (*Arrhenatherum elatius*), Yorkshire-fog (*Holcus lanatus*) and occasional Dandelion (*Taraxacum officinale* agg.). The unmanaged former amenity grassland holds characteristics of an *MG1 False Oat-grass grassland* (Rodwell, 1992). The habitat is described by the UKHab as g3c5 Arrhenatherum (Oat-grass) neutral grassland with the secondary code 77 neglected (unmanaged for 3 to 10 years).

Invasive Plant Species

- 3.2.9 As described above, a single plant of Hollyberry Cotoneaster was detected within the Site. No further invasive plant species listed under Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were detected within the Site. The presence of Hollyberry Cotoneaster is considered further at **Section 4.3**.

3.3 Animal Life

Bat Species

Habitat Assessment Foraging and Commuting Bats

- 3.3.1 The habitats within and immediately surrounding the Site are of negligible suitability for use by foraging or commuting bats. No tree lines, shrubs or other suitable habitat typically associated with foraging bats is present. The buildings and hard standing within and surrounding the Site will not support any significant assemblages of invertebrate prey species.

Daylight Survey: Building

- 3.3.2 Refer to **Photos 2 to 8**. The building remains as described by the 2016 ecology report. The (listed) building is five-storey and semi-detached. The north-western, north-eastern and south-western elevations are constructed from walls of mortared stone. The south-eastern elevation is composed of mortared brick, and partially rendered.
- 3.3.3 The building supports a complex hipped roof of slate with lead flashing at the ridges, and a parapet wall at each elevation. A three-storey section of the building is present at its north-western end.
- 3.3.4 13 dormer windows are present at the north-western and north-eastern elevations. A section of flat roofing, composed of bitumastic roofing felt is located at the middle of the south-eastern elevation, and two small sections of hipped roofing are located at the buildings south-western end.
- 3.3.5 Gaps suitable for access by bats were noted at the following locations:
- Lifted slates at the hipped roofing;
 - Lifted lead flashing at the roofing; and
 - A louvred ventilation grille at the south-eastern elevation.

- 3.3.6 Internally the building is unoccupied and unheated. A vaulted ceiling is present above the suspended ceiling (**Photo 5**), which has numerous missing tiles; the roof void could be accessed via holes in the vaulted ceiling and suspended ceiling.
- 3.3.7 Refer to **Photos 6** and **7**. The roof void, which extends the length and width of the building (with the exception of the flat roofed section above the lift shaft) varies in height between approximately three metres at its western and eastern ends, and 1.5 metres high at its south-western end.
- 3.3.8 Throughout the void is uninsulated and supported on a mixture of metal trusses and timber rafters. The slate roofing is partially lined by bitumastic roofing felt at its south-western end and at the southern pitch of its western end.
- 3.3.9 Refer to **Photo 8**. A cellar is present at the building, however this area is open and airy, and does not support any suitably dark, sheltered areas typically favoured by roosting bats (including hibernating bats).
- 3.3.10 No bats or signs of bats were detected anywhere within the roof void, at the internal areas of the building or at its external elevations.
- 3.3.11 Taking into account the suitability of the habitats surrounding the Site it is considered that the building is of 'low' suitability for use by roosting bats.

Dusk Emergence Survey

- 3.3.12 No bat emergence or re-entry was detected at Building 1 during the dusk emergence survey completed on 16th May 2023. No bats were detected at any of the survey positions for the duration of the survey. Surveyor positions are presented at **Figure 3**.

Bird Species

- 3.3.13 Feral pigeon (*Columba livia*) were detected within the building during the survey completed on 10th May 2023. No other species were detected within the Site.
- 3.3.14 The building and the scrub at the southern end of the Site are suitable for use by nesting passerine (i.e. perching) species; all wild birds are protected whilst they are nesting under the *Wildlife and Countryside Act 1981* (as amended).
- 3.3.15 The presence of habitats suitable for use by nesting birds at the Site is considered further at **Section 4.4**.

4.0 EVALUATION AND ASSESSMENT

4.1 Introduction and Description of Proposals

4.1.1 The following is proposed at the Site:

'Erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor cafe (Use Class E (b)), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works'

4.1.2 **Section 4.2** provides an assessment of any impacts of the proposed development on the designated sites for nature conservation present in the wider area. The ecological value of habitats within the Site is at **Section 4.3**, and protected and notable species are considered at **Section 4.4**.

4.2 Designated Sites for Nature Conservation

4.2.1 It is considered that the Site is sufficiently small and distant from all designated sites for nature conservation that the proposed development will have no impact upon them.

4.3 Vegetation and Habitats

4.3.1 Only common and widespread plant species were found. None of the habitats present are representative of semi-natural habitat. The NVC communities present are typical of the geographical area and conditions present. No Priority Habitats are present.

4.3.2 None of the habitats are considered to be of any importance in terms of a geographical context⁴.

4.3.3 Hollyberry Cotoneaster, an invasive plant species listed under Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) was detected within the Site. The proposals present an opportunity for the eradication of this species within the Site. Recommendations for the eradication of the Hollyberry Cotoneaster are presented at **Section 5.2**.

4.4 Protected Species and Other Wildlife

4.4.1 The building supports features suitable for use by roosting bats at the lifted slate roofing and lead flashing. No signs of roosting bats were detected within the building or at its external elevations, and the building is set within an urbanised landscape which is of negligible suitability for use by foraging and commuting bats.

4.4.2 No bats were detected during the dusk emergence survey conducted at the building. It is considered this represents sufficient survey effort to reasonably discount the presence of roosting bats at the Site.

4.4.3 Recommendations relating to enhancements that the proposals can incorporate into the Site design for foraging and commuting bats are presented at **Section 5.3**, with additional recommendations relating to the duration for which the activity survey completed at the building will remain valid.

4.4.4 The building provides suitable nesting habitat for the species of birds detected within the Site. Consideration of birds (including protection of breeding birds and recommended enhancements for Priority Species) are presented at **Section 5.4** of this report.

⁴ Using the terms presented at Section 4.7 of *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018), i.e. International and European, National, Regional, Local Authority-wide area, River Basin District, Estuarine system / Coastal cell or Local. The term 'site' value is additionally used to highlight ecological features considered to be of importance in the context of the wider site habitats, but which are of negligible value in the context of the local area.

- 4.4.5 The presence of protected or notable species is otherwise reasonably discounted at the Site.

5.0 RECOMMENDATIONS AND ECOLOGICAL ENHANCEMENT

5.1 Introduction

- 5.1.1 These recommendations aim to ensure that the development is implemented in accordance with relevant wildlife legislation, Natural England guidance, the principles of the National Planning Policy Framework (NPPF), local planning policy and best practice.
- 5.1.2 The recommendations address the potential impacts identified in **Section 4.0** and are appropriate and proportionate.
- 5.1.3 In accordance with Chapter 15, paragraph 180(d) of the NPPF:
- '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'.*
- 5.1.4 Where possible, opportunities to enhance the ecological interest and habitat connectivity and seek biodiversity gain through appropriate landscape planting and habitat creation have been identified.
- 5.1.5 All recommendations are appropriate to the geographical area, the habitats in the wider area, the wildlife present in the local area (and likely to use the Site post-construction) and take into consideration the end use of the Site as a hotel.

5.2 Invasive Plant Species

- 5.2.1 It is an offence under the *Wildlife and Countryside Act 1981* (as amended) to cause the spread of Hollyberry Cotoneaster in the wild. It is recommended that this species is grubbed out by the roots during site clearance and disposed of either by burying on site or removal to a suitable tip.

5.3 Bats

Validity of Survey

- 5.3.1 Bats are reasonably discounted from the Site. If works have not commenced by the next bat active season (i.e. May 2024) then an updated presence / absence activity survey will be required to ensure that the findings of this report remain an accurate assessment of the Site.

Habitat Enhancement

- 5.3.2 The recommendations in relation to landscape planting presented at **Section 5.4** will increase the suitability of the Site for foraging and commuting bats.

Lighting

- 5.3.3 Paragraph 185(c) in Chapter 15 (conserving and enhancing the natural environment) of the NPPF states that development should:

'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'

Development Lighting Design

- 5.3.4 The lighting scheme to be implemented at the developed Site must involve the use of appropriate products and screening, where necessary, to ensure no excessive artificial lighting shines over the wider area as this will contribute to the lighting overspill present within the local area, and may deter use by wildlife such as foraging bats.
- 5.3.5 The lighting scheme will be designed with reference to current guidance, namely:
- Guidance Note 8: Bats and Artificial Lighting in the UK* (Institution of Lighting Professionals & Bat Conservation Trust, 2018); and
 - Bats and lighting: Overview of current evidence and mitigation guidance* (Stone, 2014).

5.4 Birds

Protection

- 5.4.1 All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended) while they are breeding. It is mandatory that works to the building are commenced outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.
- 5.4.2 If works are scheduled to commence in the bird breeding season it is advised that advice from an Ecologist is sought. It may be necessary to carry out a walkover survey to demonstrate satisfactorily that no breeding birds, active nests, eggs or fledglings are present in the area to be cleared.
- 5.4.3 If breeding birds are detected the Ecologist will issue guidance in relation to the protection of the nesting birds in conjunction with the scheduled works. This may involve cordoning off an area of the Site until the young birds have fledged.

Enhancing Habitats for Nesting Birds

Black Redstart

- 5.4.4 If flat roofs are proposed at the new buildings at the Site, the opportunity to create suitable habitats for use by black redstart, a GM BAP Priority Species⁵, should be taken.
- 5.4.5 The Plan states that:

'Records held from 1992 to 2007 show that Black Redstarts have bred or attempted to breed within the Piccadilly Basin area of central Greater Manchester every year except 2003. The total city population is unknown, but may be as low as 2 to 3 pairs.'

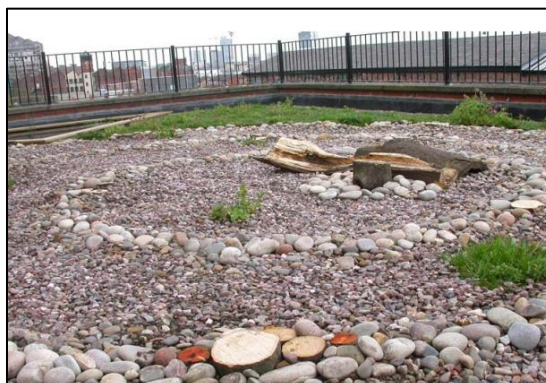
- 5.4.6 The inclusion of feeding and nesting habitat onto any proposed areas of flat roof at the proposed buildings will enhance the ecological value of the Site.

Habitat for Feeding Black Redstart

- 5.4.7 To boost the availability of invertebrate food for Black Redstart it is recommended that a suitable section of the roof is covered with a mixed sized aggregate to a varied depth of between 0.05 and 0.2 metre.
- 5.4.8 The aggregate pieces should range in size from 0.10 to 0.15 metre in diameter. The aggregate will cover an area of 30m².
- 5.4.9 **Insert 1** shows an example of an more extensive aggregate covered roof but has been provided as an example.

⁵ The Black Redstart BAP is available at :<http://www.gmbp.org.uk/site/images/stories/pdf/Black%20Redstart%20BAP.pdf>.

- 5.4.10 The aggregate will be colonised by small plants and will attract invertebrates for foraging black redstart and their young. The placement of the gravel has been chosen as the south-facing 2 metre high parapet wall will act as a minor sun trap, and therefore be attractive to invertebrate species.



Insert 1: Example of aggregate placed on city roof for the attraction of black redstart

Installation of Two Black Redstart Boxes

- 5.4.11 Two Schwegler 2HW nest boxes will be installed on a north-facing wall within the roofing area. These nest boxes are recommended in the Greater Manchester Biodiversity Action Plan (BAP) for black redstart.
- 5.4.12 The model of box is shown at **Insert 2**, below.



Insert 2: Suitable bird boxes for black redstart

- 5.4.13 Suitable boxes can be purchased from www.nhbs.com.

Management and Maintenance

- 5.4.14 The black redstart nest boxes are to be checked annually in September/October. Old nest material and other debris will be removed and any damaged or fallen boxes to be repaired/reinstated.

Swift

- 5.4.15 The swift (*Apus apus*) has recently been added to The Birds of Conservation Concern Red list (Stanbury, et al., 2021) owing to the recorded recent declines and its identified status as a high conservation priority.
- 5.4.16 The construction of the residential properties provides an opportunity for the installation of additional nesting opportunities for swift to assist their conservation. Suitable swift nest boxes are illustrated at **Insert 3**.



Insert 3: Examples of swift nest boxes⁶

5.5 Landscape Planting

- 5.5.1 It is recommended that the landscape planting within the Site is composed from native species and species known to be of value for the attraction of wildlife.
- 5.5.2 It is recommended that trees which support blossom and fruit which will attract insects are incorporated into the landscape planting. Suitable species are presented at **Table 5.1**.

Table 5.1: Suitable Native Species for Tree and Shrub Planting

Scientific Name	Common Name	Scientific Name	Common Name
<i>Acer campestre</i>	Field Maple	<i>Prunus spinosa</i>	Blackthorn
<i>Corylus avellana</i>	Hazel	<i>Rosa arvensis</i>	Field Rose
<i>Crataegus monogyna</i>	Hawthorn	<i>Rosa canina</i>	Dog-rose
<i>Ilex aquifolium</i>	Holly	<i>Sambucus nigra</i>	Elder
<i>Malus sylvestris</i>	Crab Apple	<i>Sorbus aucuparia</i>	Rowan
<i>Prunus avium</i>	Wild Cherry	<i>Ulmus glabra</i>	Wych Elm
<i>Prunus padus</i>	Bird Cherry	<i>Viburnum opulus</i>	Gelder Rose

- 5.5.3 The understorey and ground cover planting design should be prepared to optimise the attraction of invertebrates such as feeding bumblebees and butterflies. Where possible the use of native species should be maximised but where necessary non-native species known to be attractive to invertebrates should be used.

Planting schemes that include flowering species such as *Calluna*, *Ceanothus*, *Hebe*, *Lavendula*, *Lonicera*, *Potentilla*, *Rosemarinus* and *Vinca* can maximise opportunities for feeding invertebrates and for the attraction of foraging bats and birds.

- 5.5.4 For further plants suitable for the attraction of pollinators please refer to the *Perfect for Pollinators Plant List* (Royal Horticultural Society, 2012). It is recommended that the selection of plant species at the Site ensures that a variety of flowering species are available throughout the year.

⁶ From left to right No. 17A Schwegler Swift Nest Box (Triple Cavity) as installation (centre), Manthorpe Swift Nesting Box (right) and Ibstock Eco-habitat for Swift (right), all available from www.NHBS.com and / or Wild Care (www.wildcare.co.uk).

6.0 CONCLUSION

- 6.1 This ecological assessment has demonstrated that the proposed development at the Site is feasible and acceptable in accordance with ecological considerations and the National Planning Policy Framework.
- 6.2 It is possible to implement reasonable actions for the protection and long-term conservation of fauna such as foraging bats and nesting birds associated with urban areas.
- 6.3 The proposed development at the Site will provide an opportunity to secure ecological enhancement for fauna typically associated with urban areas such as breeding birds.

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8.0 APPENDIX: TABLE, PHOTOGRAPHS AND FIGURES

8.1 Plant Species List

Table 8.1: Plant Species List for the Site

Scientific Name	Common Name	DAFOR ¹	Cover
Woody Species			
<i>Buddleja davidii</i>	Butterfly-bush	LA	5%
<i>Cotoneaster bullatus</i>	Hollyberry Cotoneaster	R	<1%
<i>Pyracantha coccinea</i>	Firethorn	R	<1%
<i>Salix caprea</i>	Goat Willow	VLF	<1%
Herb Species			
<i>Agrostis stolonifera</i>	Creeping Bent	VLF	<1%
<i>Aster</i> sp.	Michaelmas-daisy species	R	<1%
<i>Cardamine flexuosa</i>	Wavy Bitter-cress	R	<1%
<i>Cirsium arvense</i>	Creeping Thistle	R	<1%
<i>Epilobium hirsutum</i>	Great Willowherb	VLF	<1%
<i>Euphorbia peplus</i>	Petty Spurge	R	<1%
<i>Geranium robertianum</i>	Herb-Robert	R	<1%
<i>Hedera helix</i>	Ivy	R	<1%
<i>Holcus lanatus</i>	Yorkshire-fog	VLF	<1%
<i>Lolium perenne</i>	Perennial Rye-grass	VLF	<1%
<i>Plantago lanceolata</i>	Ribwort Plantain	R	<1%
<i>Plantago major</i>	Greater Plantain	R	<1%
<i>Poa annua</i>	Annual Meadow-grass	O	<1%
<i>Ranunculus acris</i>	Meadow Buttercup	R	<1%
<i>Ranunculus repens</i>	Creeping Buttercup	R	<1%
<i>Rubus fruticosus</i> agg.	Bramble	VLF	<1%
<i>Rumex obtusifolius</i>	Broad-leaved Dock	R	<1%
<i>Sagina procumbens</i>	Procumbent Pearlwort	R	<1%
<i>Senecio vulgaris</i>	Groundsel	R	<1%
<i>Sisymbrium officinale</i>	Hedge Mustard	R	<1%
<i>Sonchus oleraceus</i>	Smooth Sow-thistle	R	<1%
<i>Stachys sylvatica</i>	Hedge Woundwort	R	<1%
<i>Stellaria media</i>	Common Chickweed	R	<1%
<i>Taraxacum officinale</i> agg.	Dandelion	O	<1%
<i>Trifolium repens</i>	White Clover	R	<1%
<i>Urtica dioica</i>	Common Nettle	VLF	<1%
<i>Vinca minor</i>	Lesser Periwinkle	VLF	<1%
¹ Key to DAFOR: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare, V=Very, L=Local and *denotes a constant species			

8.2 Photographs



Photo 1: Hard standing with colonising vegetation. The unmanaged ornamental shrubs and former amenity grassland are located at the far end of the photograph



Photo 2: Building 1, eastern (front) elevation



Photo 3: Building 1, northern elevation



Photo 4: Building 1, southern elevation



Photo 5: Building 1, internal area, upper floor



Photo 6: Building 1, roof void



Photo 7: Building 1, roof void



Photo 8: Building 1, cellar



Photo 9: Survey Position 1



Photo 10: Survey Position 2, facing northern elevation of the building



Photo 11: Survey Position 2, facing eastern elevation of the building

8.3 Figures

Figure 1: Aerial Image of the Site and its Surroundings

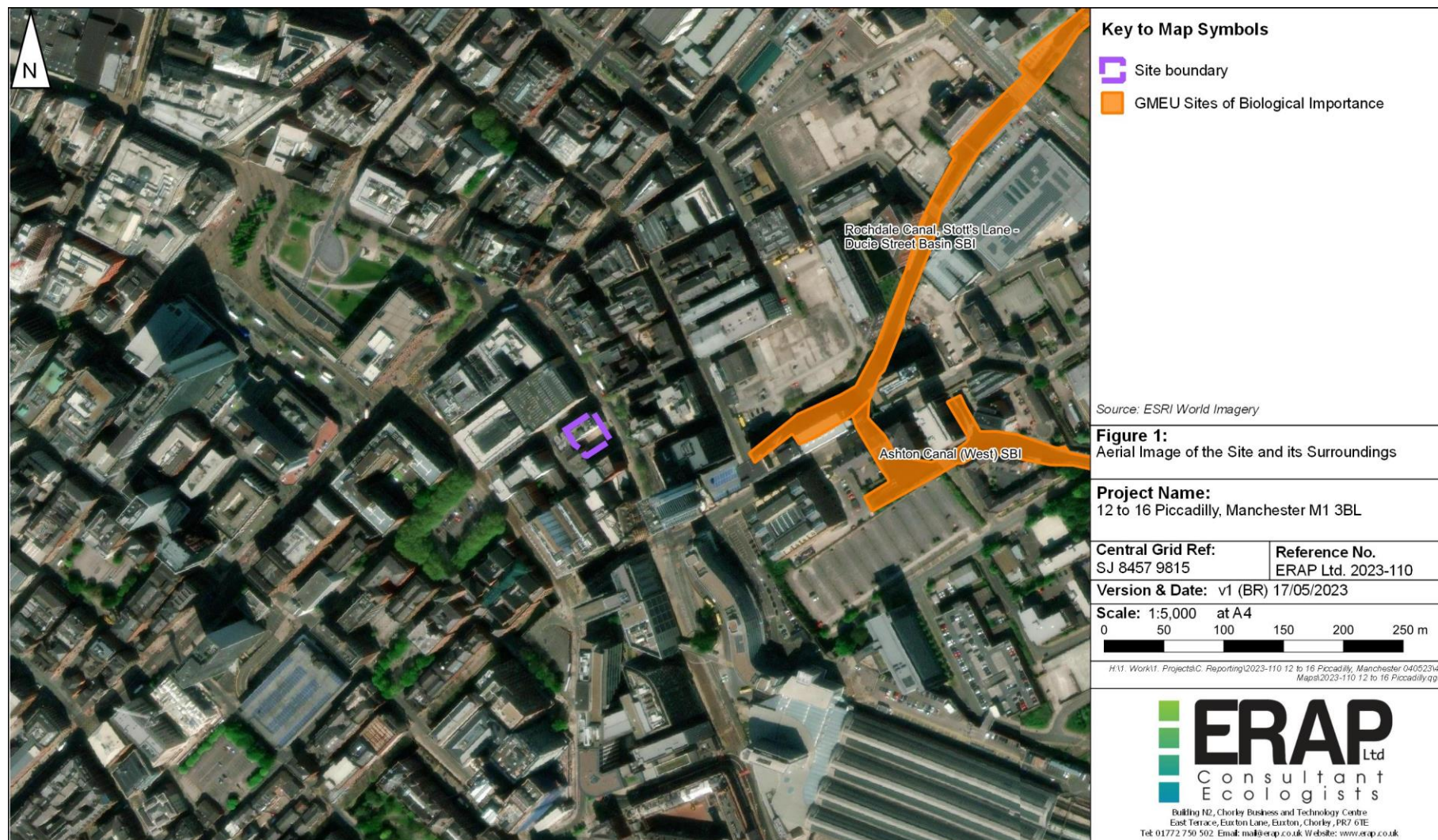


Figure 2: Phase 1 Habitat and Vegetation Map

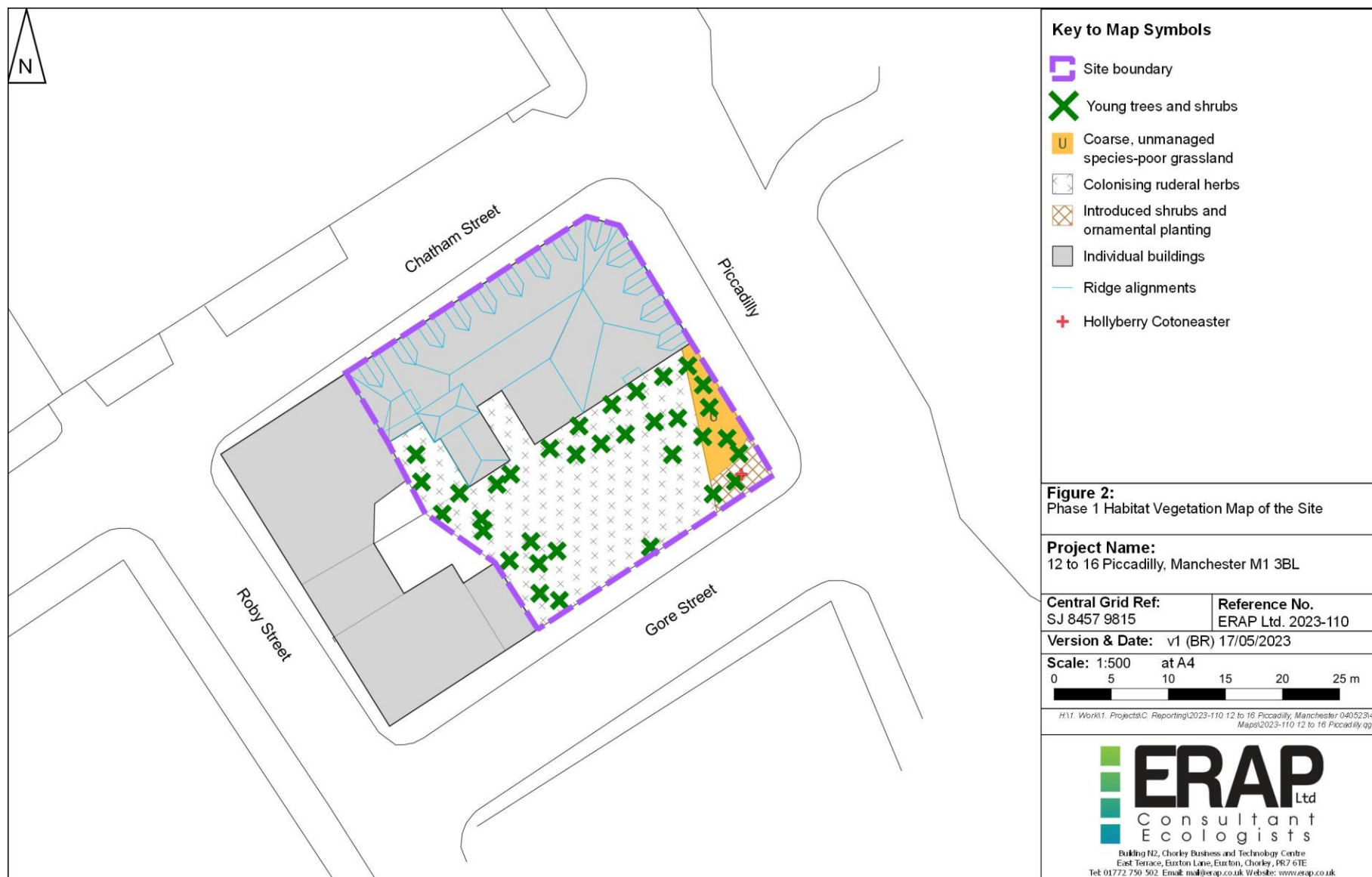


Figure 3: Bat Activity Surveyor Positions and Survey Results

