Technical Ecology Report

Land at Peary Street, Manchester

22nd July 2024

TG Report No. 15911_R01c_DP

Tyler Grange

Project No:	Report No.	Date	Revision
15911	R01c	22nd July 2024	C

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Plan 1: 15911_P01_Habitat Features Plan

Summary

S.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Social Sports Society ("the Applicant") om support of an application for temporary planning permission at land at Peary Street, Manchester ("the site"). It sets out the findings of an extended Phase I habitat survey and preliminary roost assessment (PRA) of a parcel of land situated at Peary Street, Manchester at (OS Grid Reference SJ 84785 99294) to accompany a full planning application for the following development:

"Full planning application for the temporary use of land, comprising padel courts, multi-use courts, and boule/pétanque courts; the erection of canopies; the installation of containers to include ancillary food and beverage use, portaloos, and reception area; and the inclusion of car and cycle parking, outdoor seating area, refuse area, lighting, and associated infrastructure."

S.2. The site is located immediately between Peary Street and Bilbrook Street, just north of the A664 within the northern area of Manchester. The site measures approximately 0.51 hectares, and comprises predominantly of hardstanding with small areas of scattered scrub.

S.3. **Protected Sites**: For the reasons provided in **Section 4**, development proposals are unlikely to result in any adverse impact on statutory and non-statutory designated sites and no mitigation is required to this regard.

S.4. **Habitats**: The habitats within the site are of negligible ecological importance, comprising hardstanding and some poor condition scattered scrub around the boundaries, which require no specific mitigation.

S.5. Potential effects on protected/priority species:

- **Birds**: Considering areas of scattered scrub offer some potential to nesting bird species, works to remove dense scrub/trees should be conducted outside of the core nesting bird season (March-August inclusive) or preceded by checks by a suitably qualified ecologist. Due diligence is expected by all contractors to check for active nests prior to and during construction, and if an active nest is identified a suitably qualified ecologist should be consulted.

- Due to the highly urban nature of the habitats present on site, it is considered that the site offers no resource or suitability to any other protected species groups.

S.6. **Biodiversity Net Gain (BNG)**: Baseline habitats of ecological value on site include 600m^2 of scattered scrub, equating to **0.48** habitat units in the small sites metric, which is expected to be lost with site proposals. Given that the total area of the site is less than 1 hectare (site area = 0.51ha), and the temporary nature of proposals, this development is considered to be exempt from the requirement to achieve an overall 10% net gain on site.

S.7. Provided the recommendations outlined in this report can be implemented fully and successfully, then development proposals would be able to comply with relevant wildlife legislation and planning policies.

Section 1: Introduction

1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Social Sports Society ("the Applicant") om support of an application for temporary planning permission at land at Peary Street, Manchester ("the site"). It sets out the findings of an extended Phase I habitat survey and preliminary roost assessment (PRA) of a parcel of land situated at Peary Street, Manchester at (OS Grid Reference SJ 84785 99294) to accompany a full planning application for the following development:

"Full planning application for the temporary use of land, comprising padel courts, multi-use courts, and boule/pétanque courts; the erection of canopies; the installation of containers to include ancillary food and beverage use, portaloos, and reception area; and the inclusion of car and cycle parking, outdoor seating area, refuse area, lighting, and associated infrastructure."

1.2. The site is located immediately between Peary Street and Bilbrook Street, just north of the A664 within the northern area of Manchester. The site measures approximately 0.51 hectares, and comprises predominantly of hardstanding with small areas of scattered scrub. **Figure 1.1** below provides and illustration of the site's location.

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

1.3. This report:

- Uses available background data and the results of field surveys to describe and evaluate the ecological features present within the likely 'zone of influence' (ZoI)[1] of the proposed development;

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

- Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's development;

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

Section 2: Methodology

Extended Phase I Habitat Survey

2.1. An 'extended' Phase 1 habitat survey of the site was initially undertaken on 25th May 2023 by Joseph Dance, an appropriately experienced field ecologist and member of CIEEM. Weather conditions on the day of the survey were optimal: 17°C, no precipitation, 50% cloud cover and wind BFS: 1.

2.2. The survey broadly followed the methodology set out in guidance from the Joint Nature Conservation Committee (JNCC) for extended Phase 1 habitat survey[2]. This method of survey provides information on habitats and assesses the potential for legally protected or otherwise notable species to occur in and adjacent to the site and allows the ecological value of resources to be determined.

2.3. The vegetation composition of the different habitats within the site was defined using the DAFOR scale, whereby D = Dominant, A = Abundant, F = Frequent, O = Occasional and R = Rare.

Quality Assurance

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

Limitations

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

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

Section 3: Survey Results and Evaluation

Protected Sites

3.1. One internationally designated site considered to be of international ecological importance is present within 10km of the site:

- Rochdale Canal SAC is situated 4.51km east, and is designated for its diverse water plant community including floating water-plantain *Luronium natans*.

3.2. No other designated sites considered to be of national ecological importance are present within 2km of the site:

Extended Phase I Survey – Habitats and Flora

3.3. The following section describes the habitats within and adjacent to the site at the time of survey. The location and extent of each habitat is shown on plan **15911/P01** and described alphabetically below. See **appendix 2** for site photographs.

3.4. In accordance with published guidance (CIEEM, 2018)[3] the value of habitats recorded during surveys is summarised in **Table 3.1** below.

Table 3.1 – Summary of habitats recorded and their ecological importance

Habitat Type	Description	Importance and Geographic Scale
Hardstanding	The majority of the site area was made up of hard-standing surface, having previously been in use as a car-park.	Negligible
Scattered Scrub	Numerous areas of scrub were present across the site area. The scrub had a scattered nature and displayed an overall low diversity of common species.	Negligible

Fauna

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

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

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

Birds

3.6. Small areas of scattered scrub that are present around the site boundaries offer some foraging/nesting potential for bird species, see **photograph 3.1** below. As such, recommendations are made to mitigate impacts on this species group in **section 4** of this report.

Photograph 3.1 – Scattered scrub present on site.

Section 4: Ecological Impacts and Mitigation

Protected Sites

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

4.2. No other statutory or non-statutory sites are present within the ZoI of the site

Habitats and Flora

4.3. The site is made up predominantly of hardstanding, which has no inherent ecological value, and zero value with regards to biodiversity. The site does however also contain some areas of scattered scrub.

Fauna

Birds

4.4. Habitats on site provide some opportunities for foraging and nesting bird species and therefore mitigation is considered necessary due to loss of this habitat with current planning proposals.

4.5. All wild birds, their nests and eggs are afforded protection under the WCA 1981 (as amended). As such the removal of dense scrub, trees and groundworks could trigger this legislation, which protects birds while actively nesting.

4.6. Any works to remove scrub, trees and general ground clearance within the 'core' nesting bird season (March to August inclusive) should be preceded by checks by a suitably qualified ecologist (SQE), with any nests found to be left until all chicks have fledged, and a suitable buffer for that species retained until the nest is no longer considered active.

4.7. Due diligence must also be shown by all site contractors to check for active nests prior to vegetation clearance, even if conducted outside of the 'core' nesting period as some species of bird are known to nest year-round. Should an active nest be suspected, a SQE will need to attend site to assess the status of the nest and advise further.

Section 5: Conclusions and Recommendations

5.1. For the reasons provided in **Section 4**, development proposals are unlikely to result in any adverse impact on statutory and non-statutory designated sites and no mitigation is required to this regard.

5.2. **Habitats**: Landscape designs should include the planting of ground-level planters within the site.

5.3. **Birds**: Works to remove dense scrub/trees should be conducted outside of the core nesting bird season (March-August inclusive) or preceded by checks by a suitably qualified ecologist. Due diligence is expected by all contractors to check for active nests prior to and during construction, and if an active nest is identified a suitably qualified ecologist should be consulted.

5.4. **BNG**: Baseline habitats of ecological value on site include 600m^2 of scattered scrub, equating to **0.48** habitat units in the small sites metric, which is expected to be lost with site proposals. Given that the total area of the site is less than 1 hectare (site area = 0.51ha), and the temporary nature of proposals, this development is considered to be exempt from the requirement to achieve an overall 10% net gain on site.

5.5. Provided the recommendations outlined in this report can be implemented fully and successfully, then development proposals would be able to comply with relevant wildlife legislation and planning policies.

Appendix 1: Site Plans

23.0050_HOL_200.00 - Site Plan - P9

23.0050_HOL_100.00 - Site Location Plan - P1

SITE BOUNDARY

0 1 2 4 6 8 10M

Hollaway

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Project | PEARY STREET
MANCHESTER

Client | SOCIAL SPORT SOCIETY

Title | SITE PLAN

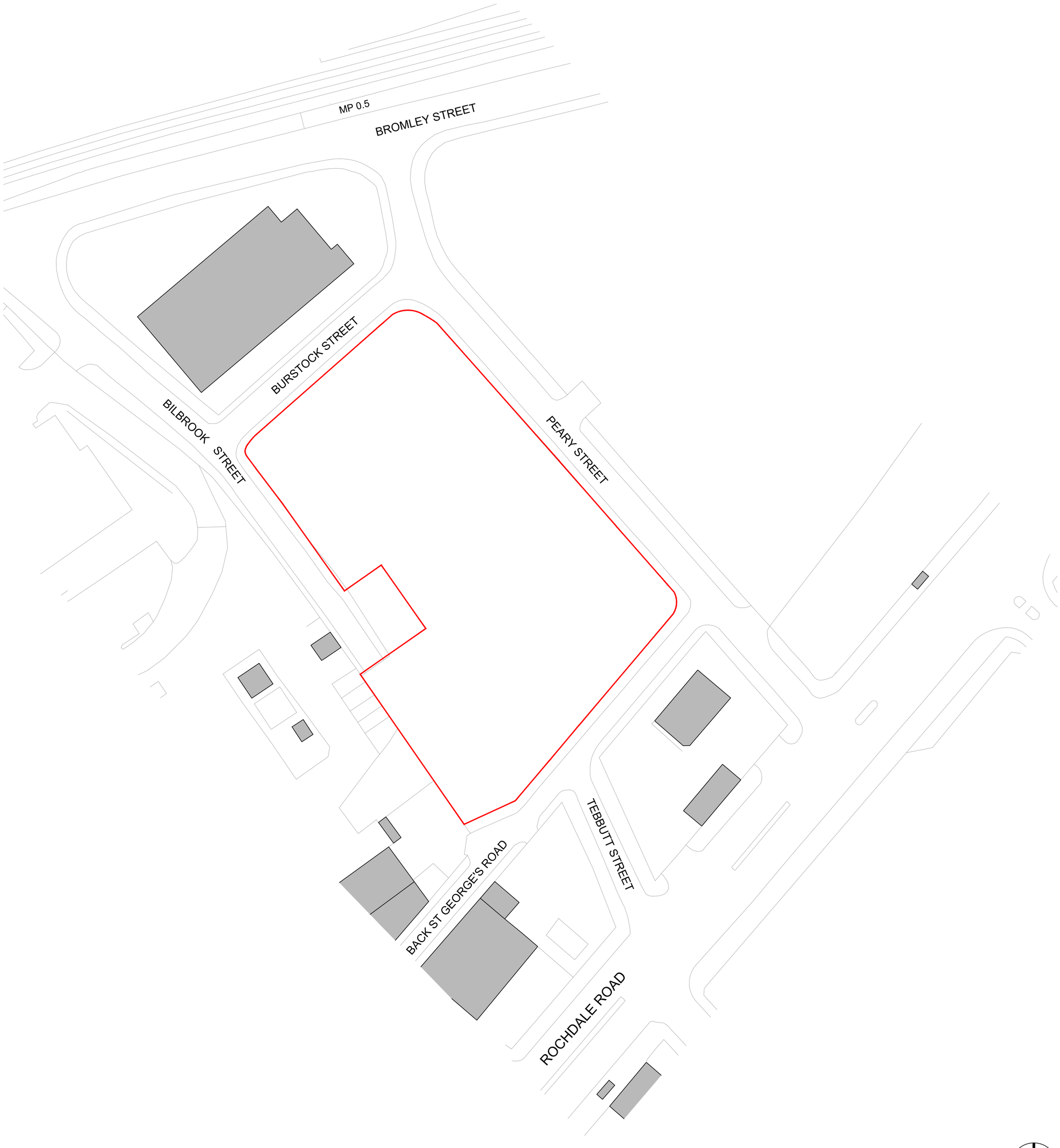
Status | PLANNING

Scale@A1 | 1:200 **Date** | 11/07/2024 **Drawn** | HH **Chk'd** | SS

Project Number 23.0050
Bim Number

Drawing Number 200.00

Revision P9



SITE BOUNDARY

0 5 10 20 30M

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Project | PEARY STREET
MANCHESTER

Client | SOCIAL SPORT SOCIETY

Title | SITE LOCATION PLAN

Status | PLANNING

Scale@A1 | 1:500 **Date** | 11/07/2024 **Drawn** | HH **Chk'd** | SS

Project Number 23.0050
Bim Number

Drawing Number 100.00

Revision P1

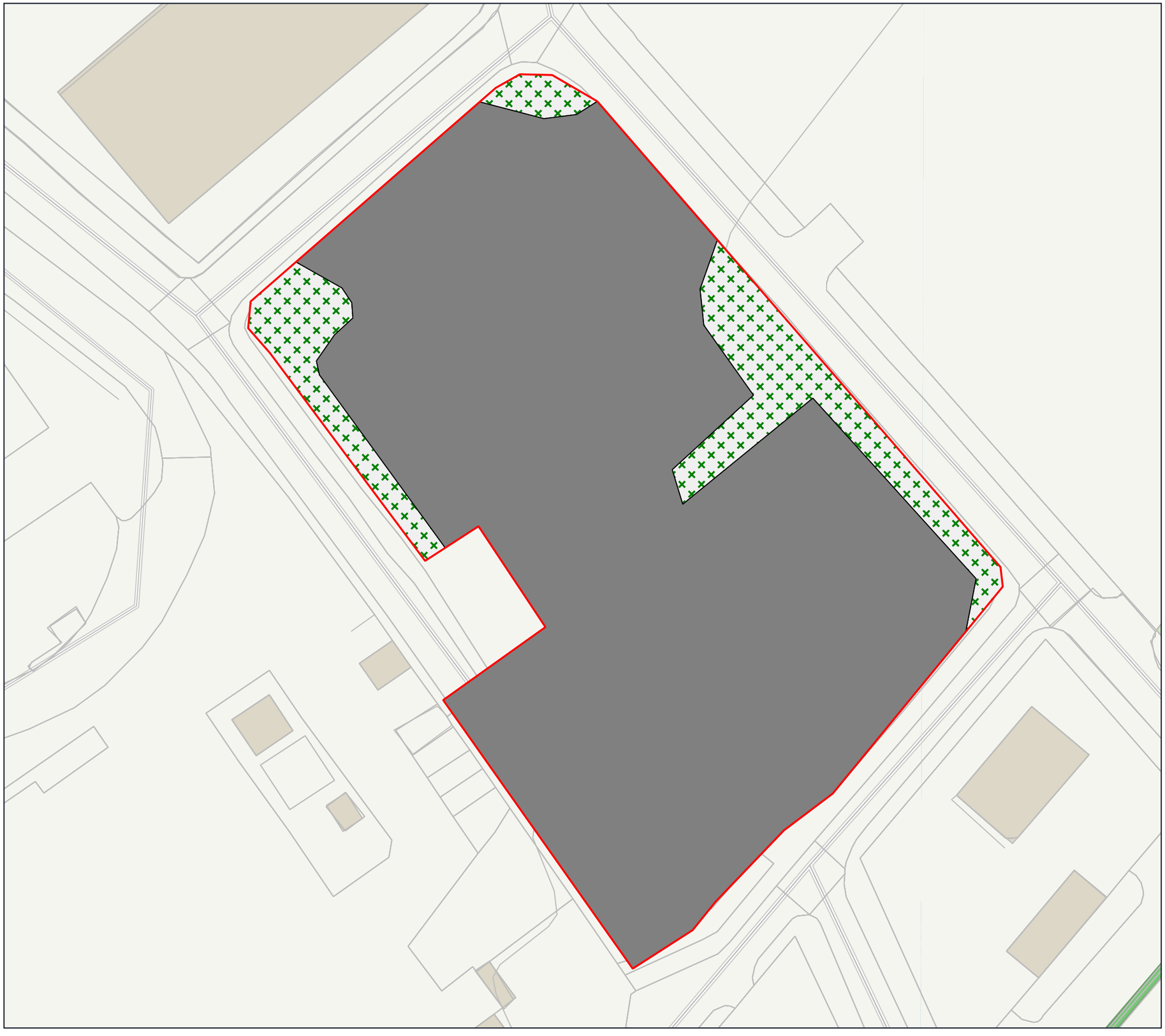
Appendix 2: Site Photographs

Photograph A2.1 – Hardstanding area on site.

Photograph A2.2 – Scattered scrub present on site.

Plans:

Plan 1: 15911_P01_Habitat Features Plan



Legend

Boundaries

- Redline Boundary

Baseline - Polygon Habitats

- Hardstanding
- A2.2 - Scrub - scattered

N

0 10 20 m

Project	Fairfield Social
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	15911/P01a
Date	July 2024
Checked	DP/JD

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