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Date: 30th July 2024

Re: 234-15 Civic Centre Service Station – Ecology Survey

FAO Natasha Strydom

We have completed our site visit and desk study records for the Site, the details of which are presented in this letter report.

The site was visited on the 20th of June 2024 and a full Phase I Habitat Survey and Preliminary Roost Assessment was undertaken. Data was collected from DEFRA for information on statutory designations and distributions of known European Protected Species licences and Priority Habitats.

The Site is located at Civic Centre Service Station, Rowlandsway, Wythenshawe, Manchester, M22 5RG (grid reference: SJ 82720 86841).

Desk Study

Statutory Designated Sites

The Area of Search (AoS) was 5km. The data search revealed a total of 6 statutory designations of national importance within the AoS. They included 5 Local Nature Reserves (LNR) and 1 Site of Special Scientific Interest (SSSI). The nearest was Gatley Carrs LNR c.2.3km north-east of the Site, which is notified for its 19 acres of woodland, willow carr, meadow, scrubland, ponds and watercourse. The Site is also listed as a Grade C site of biological importance in Greater Manchester. This site will not be affected by the nature, scale, and distance of the proposals.

All other sites are over 2.5 km from the Site, and due to the nature, scale, and distance of the proposal, they will not be affected and are discounted from further assessment.

Priority Habitat

The Area of Search (AoS) was 1km. There are no Priority Habitats on or adjacent to the Site. However, Priority Habitat (Deciduous Woodland) exists within c.500m to the

north-east of the Site and c.510m south-east. These Priority Habitats will not be affected due to nature, scale, and distance of the proposals.

Species

The data search returned no records of known European Protected Species licences within 1km of the Site.

The habitats on site offer limited suitable habitat for protected or priority species.

Given the small scale of the site and development and its historical use, a full species search was not considered necessary.

Site Visit

The site was visited on 20th June 2024. The weather was warm and clear. A habitat map has been provided as attached.

UK habitat classification.

The site consisted mainly of hardstanding (u1b6) with a fully operational service station building (u1b5). Regularly mown modified grassland (g4 108), was located around the site perimeter. Species included perennial rye grass (a) Yorkshire fog (a), soft brome (o) and annual meadow grass (o) with forb species including white clover (f), red clover (o), creeping butter cup (r), common ragwort (r) and suckling clover (r). A single willow tree was present along the western border of the Site. A full list of species identified on site can be found in the table below.

Table 1: Species list.

Common name	Latin name
Perennial Rye-grass	<i>Lolium perenne</i>
Yorkshire fog	<i>Holcus lanatus</i>
Annual Meadow-grass	<i>Poa annua</i>
Soft brome	<i>Bromus hordeaceus</i>
White clover	<i>Trifolium repens</i>
Red clover	<i>Trifolium pratense</i>
Ribwort Plantain	<i>Plantago lanceolata</i>
Selfheal	<i>Prunella vulgaris</i>
Daisy	<i>Bellis perennis</i>
Creeping Buttercup	<i>Ranunculus repens</i>
Common Ragwort	<i>Jacobaea vulgaris</i>
Suckling clover	<i>Trifolium dubium</i>

Common name	Latin name
Willow sp.	<i>Salix sp.</i>

Preliminary Roost Inspection

The building on site was surveyed for its potential to support roosting bats. This involved a detailed inspection of the building to look for features that bats could use for entry/exit and roosting, and to search for signs of bat activity. The building was generally in a good state of repair and was fully operational. The building had a flat roof which offers no internal void for roosting. Externally, all fascia's and soffits were intact and tight fitting, offering no access to inside spaces. The building offered no gaps or cracks for crevice dwelling bat species. A thorough and systematic search of external surfaces and floors found no evidence of bat activity such as bat droppings or discarded prey items.

As such, given the lack PRFs and the general unsuitability of the surrounding environment, the building was afforded negligible bat roosting potential as per the Bat Conservation Trust guidelines (2023)¹.

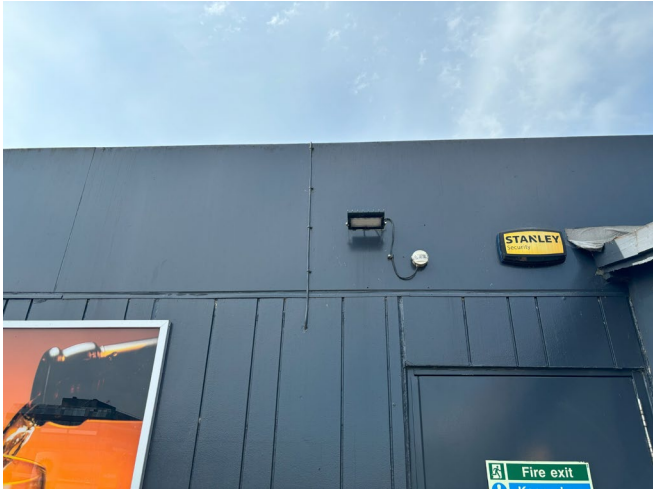
No evidence of protected or notable species was observed during the survey at the Site.

No protected or invasive plant species were recorded.

Table 2: Preliminary Roost Assessment

Description	Evidence
The building and structures were intact and offered no gaps for roosting.	

¹ **Collins, J. (ed.)(2023)** Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

Description	Evidence
<p>The building had a flat roof and had no gaps offering access to internal spaces.</p>	
<p>The building offered no PRFs and was generally unsuitable for bats.</p>	
<p>No evidence of bat activity was found on external surfaces or floors.</p>	

Biodiversity Net Gain Assessment

A biodiversity net gain assessment was carried out using the Statutory Biodiversity Metric (2023). The BNG assessment has valued all habitats within the existing baseline scenario and assessed the impact of the proposals by taking into account all habitats to be lost, retained and created.

The baseline units at the site comprise of 0.41 habitat units. The proposal results in the loss of some modified grassland. Proposals include enhancement of the retained modified grassland and planting of three new native trees resulting in an on-site post-intervention score of 0.69 habitat units (+68.28%).

In summary, the proposals include enhancing the modified grassland and planting three additional native trees which achieves the required net gain and meets trading rules.

Table 3: Headline results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.28
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	68.28%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Summary Assessment

- 1- There are no designated sites that require mitigation to redevelop this site.
- 2- The survey found no priority habitats present within the red line boundary.
- 3- Although no breeding bird vegetation is due to be removed, the single willow tree onsite offers breeding bird habitat and if this is due to be affected breeding bird mitigation is required.
 - a. Vegetation removal should take place outside of the bird nesting period (31st August – 1st March).
 - b. Or, a qualified ecological Clerk of Works (ECoW) should visit the Site within 48 hours prior to commencement to confirm no breeding birds are present.
- 4- The landscaping proposals satisfy biodiversity net gain requirements achieving +68.28% net gain.
- 5- The proposals could include nest boxes in the surrounding habitat to provide further benefits to biodiversity.

I trust this summary is sufficient.

Best wishes,

Philip Roskell

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