

Ecological Impact Assessment

Islington Marina

TMV Architects

CRM.944.001.EC.R.001

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enzygo.com

Contact Details:

Enzygo Ltd. (Bristol Office)
The Byre
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA

tel: 01454 269237
email: derek.allan@enzygo.com
www: enzygo.com

Ecological Impact Assessment

Project:	Islington Marina
For:	TMV Architects
Status:	Final
Date:	19th July 2024
Author:	Melissa Finch MSc, BSc (Hons) QCIEEM – Consultant Ecologist
Reviewer:	Chris Schofield MSc, BSc (Hons), ACIEEM – Principal Ecologist

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Enzygo Limited Registered in England No. 6525159
Registered Office Gresham House, 5-7 St. Pauls Street, Leeds, England, LS1 2JG

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Non-Technical Summary

i. In April 2024 Enzygo Ltd was commissioned by TMV Architects (the client) to undertake an Ecological Impact Assessment (EcIA) of Land at Islington Marina, Manchester, M4 6EA (central grid reference: SJ 85191 98519 and SJ 85272 98428), located within the Manchester City Council planning authority.

ii. The purpose of this report is to provide biodiversity information identifying ecological features, confirmed impacts/effect, and proportionate avoidance/mitigation/compensation strategies, followed by enhancements. This information will support the planning application and assist the Planning Officer in making an informed decision.

iii. The following key ecological features and associated recommendations have been identified:

- **Green Infrastructure –** (*The offsite green space comprises modified grassland, trees and scrub, which provide a limited extent of green infrastructure and wildlife corridor function within a built-up urban area*) – offsite boundary habitats are to be retained and protected in accordance with BS5837:2012 *Trees in relation to design, demolition and construction. Recommendations,* with fencing and a sensitive lighting scheme implemented;

- **Blue Infrastructure, Local Wildlife Sites, and Riparian Species** *(The site is adjacent to Islington Marina and has connectivity with the Rochdale Canal SBI and Ashton Canal SB, providing blue infrastructure and wildlife corridor function. Canals are a Local BAP habitat. The marina and connected canals may support riparian species including Otter, Water Vole, protected fish species, and White-clawed Crayfish. It is confirmed the Rochdale Canal and Ashton Canal do not represent EA Main Rivers)* – The site boundaries shall establish protection fencing (Heras or similar) with appropriate signage in order to minimise the risk of damage/degradation of the adjacent Marina habitat and potentially associated riparian fauna. In addition, to avoid potential pollution and surface water run-off impacts during construction, site works should be undertaken in accordance with best practice and through the adoption of the appropriate Environment Agency guidance. It is recommended these details are presented within a CEMP secured by a suitably worded planning condition. A sensitive lighting scheme shall also be implemented during the construction and operation phases to minimise any potential degradation of the marina;

- **Bats –** (*Building to be demolished is assessed is of Negligible suitability for roosting bats in accordance with current guidance, with no observed notable potential roosting features. Offsite boundary trees and treelines provide a limited extent of suitable foraging and commuting habitat)* – best practice precautionary measures to be implemented during the demolition phase, including a sensitive lighting scheme and protection of offsite green infrastructure as mentioned above. It should be noted that common crevice-dwelling species can sometimes be found in unexpected or unsuitable locations. Therefore, a precautionary approach to demolition should be taken and if bats or evidence of a roost is identified, works would cease, and Natural England consulted on the need for further survey and/or licence requirements with associated mitigation;

- **Breeding Birds –** *(The green roof and boundary green and blue infrastructure provide a limited extent of suitable nesting habitat for breeding birds)* – building demolition to be conducted outside of the bird nesting season where possible. If it is necessary to

undertake these works during the bird nesting season, a suitably trained ECoW will supervise the clearance;

- **Badgers –** *(No suitable habitat on either site to support badgers; however, the offsite green space provides a limited extent of suitable sett creation, foraging and commuting habitat within a built-up urban area)* – best practice precautionary measures to be implemented during the construction phase to prevent the accidental injury or killing of foraging and commuting badgers which may traverse the site, such as covering pits and safe storage of chemicals; and,

- **Priority Species –** (*The modified grassland, green roof, and beneath the building provide suitable habitat for a restricted range of priority species*) – best practice precautionary measures to be adhered to during the construction phase to prevent the accidental injury or killing of priority species such as Hedgehog, including sensitive clearance, covering holes, and providing a means of escape. Any wildlife found onsite should be allowed to disperse offsite or relocated by hand.

iv. Biodiversity enhancements will include landscaping, and new bat and bird boxes.

v. This report has demonstrated that, if the outlined mitigation measures are implemented in full then no significant residual impact could be expected, and the proposed application will result in 'no net loss in biodiversity' whilst providing opportunities for 'biodiversity net gain' in accordance with NPPF and Local Planning Policy.

1 Introduction

1.1 Commission

1.1.1 In April 2024 Enzygo Ltd was commissioned by TMV Architects (the client) to undertake an Ecological Impact Assessment (EcIA) of Land at Islington Marina, Manchester, M4 6EA (central grid reference: SJ 85191 98519 and SJ 85272 98428), located within the Manchester City Council planning authority.

1.1.2 *Enzygo Ltd are not considered to act as a Principal Designer for any mitigation/enhancement strategies identified within this document, in accordance with the Construction (Design and Management) Regulations 2015* (CITB, 2016).

1.2 Proposed Development/Identification of Impacts

1.2.1 The study will inform full planning permission for the demolition of an existing ancillary building and the clearance of associated vegetation, to allow the construction of a new ancillary building to the northwest (Site 1), and construction of a new storage building on existing hardstand to the southeast (Site 2), with associated landscaping. Existing access will be utilised and there will be no use of any surrounding land during the construction phase. The expected impacts identified from the construction and operational phases of the development include lighting and drainage. Due to the limited scale of the proposals, no air quality, dust, noise or vibration impacts are anticipated.

1.2.2 Refer to Appendix A for Proposed Site Layout.

1.3 Aims and Objectives

1.3.1 The purpose of this report is to provide biodiversity information which succinctly identifies ecological features on site and within the corresponding zone of influence, confirmed impacts resulting from the proposed application, associated effect to identified ecological features, confirmed proportionate avoidance/mitigation/compensation strategies, and confirmed enhancements that will be implemented in accordance with the British Standard for Biodiversity BS42020:2013 (BSI, 2013).

1.3.2 This information will support the planning application and assist the Planning Officer in making an informed decision on whether the application can demonstrate 'no net loss in biodiversity' and a 'biodiversity net gain' in accordance with National Planning Policy Frameworks (NPPF) and Local Planning Policy.

1.3.3 This report has been produced with reference to current Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018), Guidelines for Ecological Report Writing (CIEEM, 2017), Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (Collins, 2023), and is in accordance with Biodiversity – Code of practice for planning and development BS42020:2013 (BSI, 2013).

1.4 Background/Acknowledgments

1.4.1 A search of the Manchester City Council planning portal has revealed several recent planning applications within the vicinity of the development with ecological information relevant to this assessment:

- A planning application located approximately 70m north of Site 2 (122598/FO/2019) for 'Proposed erection of a residential development comprising 34 no. 3 storey

dwellinghouses, 2 no. 6 storey apartment blocks comprising 60 no. apartments with commercial space at the ground floor (Use Classes A1, A2, A3, A4, B1 and D1) with outdoor seating, all with associated car parking, landscaping, public realm works and boundary treatments' contained the results of an Extended Phase 1 Habitat Survey (Sensible Ecological Survey Solutions Ltd, 2018) which has been used to inform his assessment.

- A planning application covering the land under assessment (121217/FO/2018) for 'Landscaping, access and regrading works, replacement of outdoor seating area and associated works' contained an Ecological Assessment (GMEU, 2018) which has been used to inform this assessment.

- A planning application located approximately 110m southeast of Site 2 (116190/FO/2017) for 'Erection of a part 6 part 10 storey building together with 5 storey link building to form 213 residential apartments with ground floor commercial space (300 sqm) (use classes A1, A2, A3, B1 and D1 - excluding a place of worship) with associated car parking, hard and soft landscaping, access off Upper Kirby Street and other associated works' contained a Preliminary Ecological Appraisal (Manchester Life Developent , 2017) which has been used to inform this assessment.

- A planning application located approximately 70m east of the Site 2 (112658/FO/2016/N1) for 'Erection of a part 10, part 4 storey building to form 201 residential apartments with associated car parking, hard and soft landscaping, vehicular access from Old Mill Street and other associated works' contained an Ecological Appraisal (Manchester Life Development , 2016) which has been used to inform this assessment.

- A planning application located approximately 120m northwest of Site 1 (ref: 108566/FO/2015/N2) for 'Conversion of former Murrays Mill complex including elevational alterations to create 108 residential apartments (Use Class C3) (one, two and three bedroom), erection of five storey building to form 16 residential apartments (Use Class C3) to Bengal Street, demolition of former blowing room and canteen (Listed Building Consent 108567/LO/2015) along with alterations to public realm including infilling of canal basin to create new landscaped courtyard within associated hard and soft landscaping, lighting and other associated works' contains the results of an Ecological Appraisal (Manchester Life Development , 2015) which has been used to inform his assessment.

1.4.2 It is our understanding that to date there has been no correspondence with the County Ecologist or any statutory consultees i.e. Natural England, regarding this specific application.

1.5 Local Planning Policy

1.5.1 The following policies of Manchester's Core Strategy (Manchester City Council, 2012) are applicable to biodiversity:

- **Policy EN9:** Green Infrastructure;
- **Policy EN15:** Biodiversity and Geological Conservation; and,
- **Policy EN17:** Water Quality.

1.5.2 The Core Strategy replaced much of the Unitary Development Plan (UDP) (Manchester City Council, 2012) but some UDP policies are extant. The following extant policies of the UDP are applicable to biodiversity:

- **E3.3:** Environmental Improvement and Protection – Major Road and Rail Development; and,
- **E3.4:** Environmental Improvement and Protection – Linear Recreational Open Spaces, Green and Blue Infrastructure.

1.5.3 No Supplementary Planning Documents (SPDs) applicable to ecology and biodiversity have been identified on the Manchester City Council website.

1.5.4 Refer to Appendix B for relevant details of European and National Legislation, and National Planning Policy.

1.6 Site Context

1.6.1 This application covers two small sites located within Islington Marina in Manchester City Centre. Site 1 to the northwest is approximately 180m^2 and comprises a wooden ancillary building with a green roof. Site 2 to the southeast is approximately 180m^2 and comprises a fenced area of hardstand. Both sites face onto the Marina and are surrounded by amenity modified grassland. Treelines, trees, scrub and grassland are present within green space beyond the redline boundary. The immediate surrounds comprise the marina, recreational greenspace, apartments and commercial buildings. The wider surrounds are urban.

1.6.2 Please note that the survey area may differ from the red-line application boundary, as off-site areas may have been included where relevant to this assessment.

1.6.3 The site lies within the Manchester Conurbation National Character Area (Natural England, 2013) which is characterised as dense with urban and industrial development.

Figure 1 – Survey Area

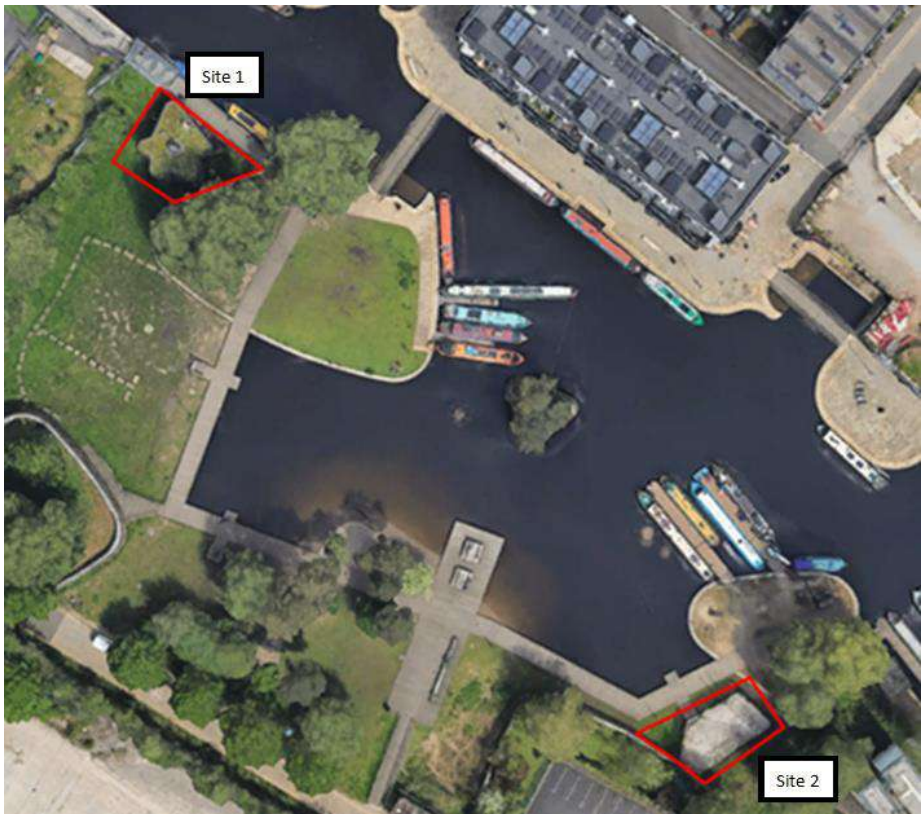


Image courtesy of Google Earth 10.56.0.1. Imagery date April 2024.

2 Methodology

2.1 Desk Study

2.1.1 Desk study details were obtained from the following sources on the associated dates to provide background on ecological features in the vicinity of the site. In each case the search included the site and the specified area beyond the site boundary based on the expected zone of influence. Candidate and potential designations are considered too as these are also legally protected. Records obtained included:

- Statutory sites designated or classified under international conventions or European legislation within a 5km radius, statutory sites designated under national legislation (including Marine), Natural England GCN Pond Surveys for District Level Licensing data (and GCN Risk Zones), and existing EPS Licence applications within a 2km radius, and Priority Habitat & Ancient Woodland Inventory within a 0.5km radius 9th July 2024 (DEFRA, 2024);
- Tree Preservation Orders (TPOs) and Biodiversity Conservation Areas within the immediate zone of influence 9th July 2024 (Manchester City Council);
- Waterbodies within a 0.5km radius (Online mapping sources including: Google Maps; MAGIC; and Ordnance Survey Street View, 11th July 2024 (DEFRA, 2024)); and
- Legally protected species, any Priority species (which includes: National Biodiversity Species, Local BAP Species, Species of conservation concern and Red Data Book (RDB) species, Birds of Conservation Concern (BOCC), nationally rare and nationally scarce species, and OSPAR Commission list of threatened/declining species) and Invasive species (listed under section 14 of Schedule 9 only) within a 2km radius, and any Locally designated wildlife sites, notified Local Biodiversity Action Plan (BAP) Habitats, and important hedgerows/veteran trees within the immediate zone of influence, 11th July 2024 (DEFRA, 2024) (Greater Manchester Ecology Unit [GMEU]) (Woodland Trust, 2024).

2.1.2 Data received has been extracted and summarised using QGIS 2.18, with original sources not extracted directly. Data has also been edited where relevant to prevent sensitive or confidential records being made public in accordance with Guidelines for Accessing and Using Biodiversity Data in the UK (CIEEM, 2020).

2.2 Field Survey

2.2.1 Field Surveys were undertaken on the following dates by the identified staff, all of whom satisfy necessary field survey competencies as stipulated by the Chartered Institute for Ecology and Environmental Management (CIEEM). Weather conditions on the day of survey have been included and where relevant survey/class licence numbers referred to.

Table 1 – Survey Dates and Conditions

Survey	Date	Staff/Licence	Environmental Conditions
Preliminary Ecological Appraisal and Bat Roost Assessment of buildings	4th June 2024	Melissa Finch MSc BSc (Hons) QCIEEM – Consultant Ecologist. Under licence of Derek Allan – Director of Ecology MSc, BSc (Hons), MCIEEM, Natural England Bat Class 2 Licence CL18 2015- 14659- CLS-CLS.	100% cloud, showers, no wind, and a temperature of 18°C.

Preliminary Ecological Appraisal

2.2.2 In accordance with Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM, 2017) the Preliminary Ecological Appraisal (PEA) survey included the following.

Mapping of Habitat Types

2.2.3 This assessment has utilised the UK Habitat Classification (UKHab) methodology (UKHab, 2023) as the recommended published method of habitat classification. It has been used to categorise and map the primary habitat types present within the survey area using a standard set of habitat categories, with associated secondary codes/features identified where applicable. Details of current management and habitat condition have also been recorded where appropriate.

2.2.4 Each of the main habitats has been described; including details of component plant species abundances (recorded using the DAFOR scale: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare). Additionally, any stands of non-native invasive plant species were recorded. Habitat extents have been visually mapped onto a topographic plan, with approximate location/areas recorded only (a GPS unit has not been utilised to accurately record these).

Assessment of possible presence/likely importance for Protected & Priority Species

2.2.5 An assessment of the possible presence of protected or priority species, and the likely importance of habitat features present for such species has also been undertaken, particularly where uncommon or specialised habitats are present in accordance with current PEA guidelines (CIEEM, 2017). However, no specific protected species survey has been undertaken unless listed under additional surveys as below. Any incidental sightings of protected or priority species, or field signs of such species has also been recorded. Species assessed include: Plants & Fungi; Terrestrial/aquatic invertebrates; Fish; Amphibians; Reptiles; Breeding, wintering, and migratory birds; Bats (including potential roost sites, foraging, and commuting habitats/features), Badger, and other mammal species.

Additional Surveys

Bat Preliminary Roost Assessment of buildings:

2.2.6 In accordance with current guidance (Collins, 2023), an inspection of structures within the site was undertaken. Equipment used to aid the survey included: high-powered torches. Notes were made on the following:

- Type, construction and age of structure (particularly if traditional materials have been used or the presence of specialist bat roosting features);
- Presence/absence of potential roost features (i.e. crevices between bridge girders, cracks within concrete etc);
- Environmental factors that would increase the probability of bat presence (i.e. dark zones with no/limited exterior lighting, south/west facing aspects, good quality foraging/commuting habitat nearby particularly prominent linear features) and those that would decrease the probability of bat presence (high light levels, dense urban areas, recent works, high levels of noise or vibration or human disturbance, poor quality foraging/commuting habitat etc); and

- Type and location of any roosting bat evidence (i.e. presence of live or dead bats, audible squeaking, droppings, feeding remains, urine stains, grease marks etc).

2.3 Assessment

Bats

2.3.1 Based on the findings of the survey, each building/structure has been classified into one of the following categories in accordance with current guidance (Collins, 2023). The assessment is made irrespective of species conservation status, which is established after presence is confirmed/following further surveys:

- Known or confirmed roost – Structure with evidence of bat use or bat presence;
- High Suitability – 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;
- Medium Suitability – 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 of high conservation status;
- Low Suitability – A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by large numbers of bats (i.e. unlikely to be suitable for maternity or hibernation);
- Negligible Suitability – 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 occasions. Or,
- None – No habitat features on site likely to be used by roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).

2.3.2 Where roosts are identified (irrespective of species conservation status), these have been categorised as follows in accordance with current guidance (Collins, 2023):

- Transitional roost (April-September/October) – used by a few individuals or occasionally small groups of bats on waking from hibernation or in the period prior to hibernation:
- Maternity roost (May-August) – used by breeding females, where babies are born and raised to independence. Adult males rarely found here;
- Satellite roost (May-August) – used by a few individuals to small groups of breeding females as alternative roost sites in close proximity to maternity roosts;
- Mating roost (September-November) – established by males of some species to display/call to females to mate;
- Hibernation roost (October-March) - where bats may be found during the winter. They vary greatly in terms of the number of individuals and diversity of species using them;

- Night roost (March-November) – used by bats as roosts other than traditional day roosts to rest in during the night. May be used by a single individual on occasion or regularly by an entire colony;
- Day roost (March-November) – used by bats during the day to rest in, often by males. Bats may regularly use a number of days roosts or the same site for several weeks;
- Feeding roost (May-November) – can be occupied by a single bat or a few individuals to an entire colony to feed, shelter from the weather or to rest temporarily; and
- Swarming sites (August-November) – where large numbers of bats from several species.

2.3.3 Following the framework for valuing bats in Ecological Impact Assessment set out by Wray et al. (2007), bat roosts are assigned a value, based on roost type and species rarity, using a geographic frame of reference, as detailed in the below tables.

Table 2 – Categorisation of Bats by National Rarity

Rarity within Range	England	Wales	Scotland	Northern Ireland
Common (population over 100,000)	Common Pipistrelle Bat (*Pipistrellus pipistrellus*), Soprano Pipistrelle Bat (*Pipistrellus pygmaeus*), Brown Long-eared Bat (*Plecotus auritus*)	Common Pipistrelle Bat, Soprano Pipistrelle Bat	Common Pipistrelle Bat, Soprano Pipistrelle Bat	Common Pipistrelle Bat, Soprano Pipistrelle Bat
Rarer (population 10,000-100,000)	Lesser Horseshoe Bat (*Rhinolophus hipposideros*), Whiskered Bat (*Myotis mystacinus*), Brandt's Bat (*Myotis brandtii*), Daubenton's Bat (*Myotis daubentonii*), Natterer's Bat (*Myotis nattereri*), Leisler's Bat (*Nyctalus leisleri*), Noctule Bat (*Nyctalus noctula*), Nathusius' Pipistrelle Bat (*Pipistrellus mathusii*), Serotine Bat (*Eptesicus serotinus*)	Lesser Horseshoe Bat, Daubenton's Bat, Natterer's Bat, Brown Long-eared Bat	Daubenton's Bat, Natterer's Bat, Brown Long-eared Bat	Daubenton's Bat, Natterer's Bat, Leisler's Bat, Nathusius' Pipistrelle Bat, Brown Long-eared Bat
Rarest (population under 10,000)	Greater Horseshoe Bat (*Rhinolophus ferrumequinum*), Bechstein's Bat (*Myotis bechsteinii*), Alcathoe Bat (*Myotis alcathoe*),	Greater Horseshoe Bat, Whiskered Bat, Brandt's Bat, Bechstein's Bat, Alcathoe Bat, Noctule Bat, Nathusius'	Whiskered Bat, Brandt's Bat, Alcathoe Bat, Noctule Bat, Nathusius' Pipistrelle Bat, Leisler's Bat	Whiskered Bat

Rarity within Range	England	Wales	Scotland	Northern Ireland
	Barbastelle Bat (*Barbastelle barbastellus*), Grey Long-eared Bat (*Plecotus austriacus*)	Pipistrelle Bat, Serotine Bat, Barbastelle Bat		
*Vagrant species and occasional visitors	Greater Mouse-eared Bat (*Myotis myotis*), Parti-coloured Bat (*Vespertilio murinus*), Kuhl's Pipistrelle Bat (*Pipistrellus kuhlii*), Savi's Pipistrelle Bat (*Hypsugo savii*), Pond Bat (*Myotis dasycneme*), Notch-eared Bat (*Myotis emarginatus*), Northern Bat (*Eptescicus nilssoni*)			

Table 3 – Roost Valuation System

Geographic Frame of Reference	Roost Types
District, Local or Parish	Feeding Perches (common species), individual bats (common species), small numbers of non-breeding bats (common species), mating sites (common species)
County	Maternity sites (common species), small numbers of hibernating bats (common and rarer species), feeding perches (rarer/rarest species), individual bats (rarer/rarest species), small numbers of non-breeding bats (rarer/rarest species)
Regional	Mating sites (rarer/rarest species) including well-used swarming sites, maternity sites (rarer species), hibernation sites (rarest species), significant hibernation sites
National/UK	Maternity sites (rarest species), Sites of Special Scientific Interest (SSSI)
International	Special Areas of Conservation (SAC)

2.4 Assessment

General

2.4.1 A level of importance has been assigned to each ecological feature, where sufficient baseline data is available to do so, in accordance with current guidance (CIEEM, 2018). This is defined within a geographical context as follows: International and European; National; Regional; Metropolitan, County, vice-county, or other local authority-wide area; River Basin District; Estuarine system/Coastal cell; and Local (plus Negligible where no associated value has been identified). For example, importance of designated sites reflects the geographical context of the designation (where designated sites no longer meet designation criteria and those formally 'de-notified' OR where an undesignated site meets published selection criteria must also be considered). When considering habitats and species contextual information about distribution and abundance of that habitat/species in the area must be considered (if the habitat/species status is currently in a degraded or unfavourable condition its potential value should be considered).

2.4.2 The assessment then considers potential impacts (both positive and negative) generated during the construction and operational phase of the proposed application. Only impacts that are likely to be significant are considered. Impacts that are either unlikely to occur, or if they did occur are unlikely to be significant, are not considered.

2.4.3 Cumulative impacts are then considered where the application meets criteria in accordance with national EIA screening guidance (GOV.UK, 2019), and where agreed with the competent authority during scoping. This takes into consideration existing background levels of threat or

pressure, looks at critical thresholds, and assess both additive/incremental and associated/connected impacts and effects.

2.4.4 Relevant aspects of ecological structure and function are then considered when determining if identified impacts will have a significant effect upon ecological features. Where necessary, this assessment utilises information from other specialists i.e. air quality, hydrology etc, to determine the level of impact. In accordance with current guidance (CIEEM, 2018) these are described using the following characteristics, where relevant: positive or negative; extent; magnitude; duration; frequency and timing; and reversibility.

2.4.5 The mitigation hierarchy is then explored in accordance with BS42020:2013 (BSI, 2013). This seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures. Justification has been provided by the client/their planner where the mitigation hierarchy cannot be followed, or for example where compensation is a preferred approach where the competent authority has adopted a County wide strategy i.e. District Level Licensing Schemes (GOV.UK, 2019). In this instance current national Biodiversity Offsetting guidance has also been consulted (GOV.UK, 2019). Additional information has also been provided by the client/their planner where the applicant wishes to demonstrate exceptional circumstances or where they wish to pursue alternative strategies. Any residual impacts following mitigation measures etc are then identified.

2.4.6 All mitigation measures follow species specific current best practice guidance and the source has been identified accordingly. Deviation from guidance has been explained by the ecologist and is proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed works.

2.4.7 It is important that planning decisions are based on up-to-date ecological data, and the specific timeframe over which survey data is considered valid should follow general advice (CIEEM, 2019). Although it should be noted that the presence/absence and status of protected species can change seasonally/annually. The age of data should also be assessed separately when considering the submission of an EPS Licence (i.e. Natural England may require data to be from the current season).

2.4.8 Local Environmental Records Centres (LERC) issue a licence for use of provided biodiversity data for 1 year only, after which time this should be renewed to validate an application (and reports updated accordingly to incorporate any new records). Following completion of surveys all relevant biodiversity data will be submitted to the relevant LERC and other groups as appropriate.

2.5 Limitations

2.5.1 Data held by consultees may not be exhaustive. The absence of evidence does not indicate evidence of absence. Enzygo cannot take responsibility for the accuracy of external data sources and as such discrepancies and inaccuracies may occur.

2.5.2 Natural England do not hold information of Ancient Woodland less than 2ha in size.

2.5.3 Manchester City Council do not hold information on important hedgerows or veteran trees.

2.5.4 Records over 10 years old for transient species (as these are likely to have moved during the interim) and species protected from sale only under the W&C Act 1981 and amendments, are excluded (as these are not relevant to a planning application). Additionally, given the large

number of priority species, these have only been included if identified from the desk study and/or habitats recorded on site have been assessed as providing suitable conditions.

2.5.5 Sites designated for Landscape or Geological reasons have not been included within this report.

2.5.6 The Habitat Survey was undertaken at an optimal time of year and the surveyor was able to easily classify the commonly occurring habitat types.

2.5.7 This document does not contain a comprehensive list of botanical species on site. Only plant species characteristic of each habitat and incidental observations of notable plant species were recorded. In addition, many plant species are only evident at certain times of the year and so some plant species may have gone undetected.

2.5.8 The green roof associated with the building at Site 1 was inaccessible at the time of survey.

3 Baseline Ecological Conditions

3.1.1 Ecological features identified by the desk study/field survey are presented below, along with their details and associated ecological value. Refer to Drawing CRM944001-ENZ-XX-XX-DR-Z-0001 for the location/extent of ecological features where relevant.

Table 4 – Ecological Features

Ecological Feature	Details	Ecological Importance
Statutory sites designated or classified under international conventions or European legislation		
None	-	-
Statutory sites designated under national legislation (& Impact Risk Zones)		
None	-	-
SSSI IRZ	LPA should consult Natural England on likely risks from the following: • Airports, helipads and other aviation proposals • Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). • General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.	N/A – *application type does not meet any of these criteria.*
Local Nature Reserves (LNR)		
None	-	-
Other locally designated wildlife sites (LWS)		
Rochdale Canal: Stott's Lane to Ducie Street Basin Site of Biological Importance (SBI) 100m NW	Rochdale Canal runs through Manchester, Oldham and Rochdale and over the Pennines. The site was restored to a navigable waterway in 2002. The canal which supports important populations of Floating Water-plantain (*Luronium natans*), was designated a European Special Area for Conservation (SAC) in 2005. The national importance of this species and the canal's assemblage of pondweed species (*Potamogeton spp*) were recognised by the designation of a SSSI in August 2000. The statutory designations are applied to the Oldham and Rochdale sections of the canal only. Canals are a Greater Manchester BAP Habitat.	County
Ashton Canal (West) SBI 120m S	A navigable canal, dredged in the 1970's and reopened in 1974. The canal is an important wildlife corridor linking Ashton with Manchester via Openshaw and provides an important accessible natural greenspace in an otherwise urban landscape. Canals are a Greater Manchester BAP Habitat.	County

Ecological Feature	Details	Ecological Importance
Rochdale Canal SBI and Ashton Canal (West) SBI	It is confirmed on the Local Development Framework map that the SBI designations for Rochdale Canal SBI and Ashton Canal (West) SBI do not extend to Islington Marina.	N/A
England HPI, Local BAP Habitats, Ancient Woodland, Important Hedgerows, Veteran Trees, TPOs and Conservation Areas		
Open Mosaic Habitat (OMH) 0m	Magic Maps is showing the developed areas around Islington Marina (4.64 Ha) as OMH on Previously Developed Land; however, this classification is based on data from the UK Perspectives Aerial Photography in 2005 and the National Land Use Database in 2006. The entire area highlighted on Magic Maps as OMH has now been developed.	N/A
Canals – LBAP 100m NW	Rochdale Canal SBI and Ashton Canal SBI are both Local BAP Habitats.	Local
Tree Preservation Orders (TPOs)	Manchester City Council does not have a publicly accessible TPO map.	N/A
Conservation Area	It is confirmed on the Local Development Framework map that the site is not located within a Conservation Area.	N/A
Veteran Trees 0.35km NE	There is a single notable Crack Willow (*Salix fragilis*) tree approximately 350m northeast of Site 1 (to northwest), identified on the Woodland Trust Ancient Tree Inventory.	Local
Green/Blue & Aquatic Infrastructure		
Green Infrastructure 	The modified grassland and green roof habitats onsite provide a significantly limited extent of green infrastructure function. The surrounding recreational greenspace comprises a mixture of modified grassland, treelines, trees, and scrub, and provides a notable extent of green infrastructure and wildlife corridor function within a built-up urban area.	Local

Ecological Feature	Details	Ecological Importance
Blue Infrastructure <5m 	The site is set within Islington Maria (pictured), with the Rochdale Canal SBI approximately 100m to the north and northwest, and Ashton Canal SBI approximately 120m to the south and southwest, which collectively provide significant blue infrastructure within a built-up urban area.	Local

Ecological Feature	Details	Ecological Importance
Habitat Types		
Site 1 Building – *u1b5*, Green Roof - *86* 	Site 1 comprises an ancillary building to the northwest, which is single story, curved, and composed of wood. The building features a green roof; however, access was not possible at the time of survey. Google Earth imagery shows that the roof is grassed. The building faces onto Islington Marina and is separated from the waterbody by a wooden path (~3m wide). Buildings do not represent any Local or UK BAP Priority habitat.	Negligible
Site 1 Modified Grassland – *g4* 	Site 1 to the northwest features an area of close-mown species-poor modified grassland. No notable areas of bareground and no invasive species recorded. To the immediate west of the building is a small area of unkept grasses and ruderal vegetation, confirmed not to be a habitat of any higher value. Just beyond the western boundary is a dense treeline which demarcates the boundary of the wider greenspace area. The wider greenspace, outside of the redline boundary, is used recreationally, and features trees, scrub, stones and benches. Species comprised Perennial Ryegrass (*Lolium perenne*), Annual Meadow Grass (*Poa annua*), Yorkshire Fog (*Holcus lanatus*), Ribwort Plantain (*Plantago lanceolata*), Creeping Buttercup (*Ranunculus repens*), Dandelion (*Taraxacum officinale*), White Clover (*Trifolium repens*), Curled Dock (*Rumex crispus*), Greater Plantain (*Plantago major*), Prickly Sow Thistle (*Sonchus asper*), Common Nettle (*Urtica dioica*), Rosebay Willowherb (*Chamaenerion angustifolium*), and Buddleja (*Buddleja davidii*) growing out of the sides of the building. Modified grassland does not represent any Local or UK BAP Priority habitat.	Negligible

Ecological Feature	Details	Ecological Importance
Site 2 Developed Land Sealed Surface – *u1b*, and Modified Grassland – *g4* 	Site 2 is located to the southeast and comprises a fenced area of hardstand. Islington Marina lies approximately 7m to the northwest. Vegetation has begun to colonise small cracks in the hardstand and fenced edge areas. These species comprised Ash saplings (*Fraxinus excelsior*), Common Nettle, Herb Robert (*Geranium robertianum*), Red Fescue (*Festuca rubra*), Rosebay Willowherb, Ivy (*Hedera helix*), Field Horsetail (*Equisetum arvense*), and Common Sow Thistle (*Sonchus oleraceus*). A short path connects the hardstand to the path bordering the marina. The fenced area of hardstand is bordered by an area of close-mown species-poor modified grassland. No notable areas of bareground and no invasive species recorded. Species comprised Perennial Ryegrass, Yorkshire Fog, Annual Meadow Grass, Red Fescue, Dandelion, Broadleaved Plantain, Ribwort Plantain, Creeping Buttercup, and Common Daisy (*Bellis perennis*). Beyond the redline boundary are three White Willow (*Salix alba*) trees to the north, a row of trees and scrub vegetation to the south behind a wall, Islington Marina to the west, and a short linear corridor of vegetation to the immediate east which is indicative of wet conditions, including White Willow trees and frequent Common Reeds (*Phragmites australis*), Common Rush (*Juncus effusus*), Bramble (*Rubus fruticosus*), Field Horsetail, Yorkshire Fog, Curled Dock, Wood Avens (*Geum urbanum*) and Rosebay Willowherb. Developed land sealed surface does not represent any Local or UK BAP Priority habitat. Modified grassland does not represent any Local or UK BAP Priority habitat.	Negligible

Ecological Feature	Details	Ecological Importance
Legally Protected & Priority Species (& Consultation Zones where applicable)		
Bats, Roosting	Site 1 comprises a flat-roofed single storey wooden building that is of a construction type not typically associated with roosting bats (Collins, 2023). The building has no tiles, voids, roof spaces or crevices offering opportunities to support roosting bats. In addition, the building is frequently used, has street lighting, and is within a busy location, which may deter roosting bats. However, as bats are sometimes known to roost in unexpected or apparently unsuitable conditions, the building is classified as having *Negligible* bat roosting suitability in accordance with recent guidance (Collins, 2023). Bat boxes were observed in offsite trees adjacent to the building. Site 2 contains no buildings or suitable roosting habitat for bats. The local data search returned recent records of Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Brown Long-eared Bat (*Plecotus auritus*), and Noctule (*Nyctalus noctula*) within a 2km radius. Eighteen EPS licences within a 2km radius for Brown Long-eared Bat, Common Pipistrelle, and Soprano Pipistrelle, with the nearest for a Common Pipistrelle approximately 115m northwest of Site 1 (2014-3531-EPS-MIT-2).	Local
Bats, Foraging and commuting	Whilst the hardstand and modified grassland habitats within the sites provide negligible value for foraging and commuting habitat for bats, offsite boundary treelines, green space, and the marina are assessed as providing a limited extent of *Moderate* suitability in accordance with recent guidance (Collins, 2023).	Local
Badger	There is no suitable sett creation habitat for Badger (*Meles meles*) within either site. The surrounding green space provides a limited extent of suitable habitat to support badgers in sett creation, foraging and commuting within a built-up urban area. No evidence of setts/excavation or any activity recorded during the PEA survey. The local data search returned sixteen recent records of Badger; the exact locations are kept confidential to protect the whereabouts of this species.	Local

Ecological Feature	Details	Ecological Importance
Dormouse	No suitable habitat on or adjacent to the sites to support Hazel Dormouse (*Muscardinus avellanarius*). In addition, the site is located within an area of the country where this species is considered to be extinct. The local data search returned no records of Hazel Dormouse within a 2km radius. No EPS licences identified on MAGIC Maps.	Negligible
Otter	The marina and connected canals provide suitable habitat for Otter (*Lutra lutra*) holt creation, foraging and commuting, albeit the suitability is reduced somewhat by the urban location, with associated high levels of disturbance, lighting and lack of natural habitats. The local data search returned two recent records of Otter within the River Irwell, with the nearest located approximately 1.6km northwest.	Local
Water Vole	The marina and connected canals provide suitable habitat for Water Vole (*Arvicola amphibius*), although as above the suitability is reduced by the urban location. American Mink (*Neovison Neovison*) are known to be present in this area, which may reduce the likelihood of presence due to increased predation risk. The local data search returned no records of Water Vole within a 2km radius.	Local
Other Protected Mammals	Common habitats only, which are not suitable for other protected mammals. The local data search returned no records within a 2km radius.	Negligible
Specially Protected Birds	There are no habitats within Site 1 and Site 2 that offer any specific nesting or foraging opportunities for any Schedule 1 bird species. The local data search returned recent records of Barn Owl (*Tyto alba*), Peregrine Falcon (*Falco peregrinus*), and Kingfisher (*Alcedo atthis*) within a 2km radius from the past 10 years.	Negligible

Ecological Feature	Details	Ecological Importance
Breeding, Wintering and Migratory Birds	The green roof atop of the building within Site 1 may provide a significantly limited extent of suitable nesting habitat for a restricted range of common nesting bird species only. Birds may also nest within a short corridor of dense Common Reeds and Common Rushes to the immediate east of Site 2 (southeast), and treeline to the immediate west of Site 1 (northwest). The adjacent canal and marina may attract wintering or migratory bird species. Bird boxes were noted on the building and on trees within the surrounding green space, and artificial floating nests were observed in use on the marina. The local data search returned records of Black Redstart (*Phoenicurus ochruros*), Bullfinch (*Pyrrhula pyrrhula*), Dunnock (*Prunella modularis*), Herring Gull (*Larus argentatus*), Linnet (*Linaria cannabina*), House Sparrow (*Passer domesticus*), and more within a 2km radius from the past 10 years.	Local
Common Reptiles	The modified grassland, hardstand and building within the urban landscape provide no suitable habitat for common reptiles. Habitats surrounding the site may provide some limited opportunities, however, the site is isolated and within a built-up urban area, reducing the likelihood of presence. The local data search returned no records of common reptiles.	Negligible
Great Crested Newt	The modified grassland, hardstand, and building offer no suitable habitat for Great Crested Newt (GCN) (*Triturus cristatus*) during the terrestrial phase of their life cycle. No ponds within a 500m radius to support this species for the aquatic phase of their lifecycle, and the marina and canals provide negligible value due to unsuitable habitat including through predation risk from fish. Unlikely presence of species. The site falls within a GCN Green Impact Risk Zone, which 'contain sparsely distributed GCN and are less likely to contain important pathways of connecting habitat for this species' (Natural England, 2024). The local data search returned no records of GCN within a 2km radius. No EPS licences identified on Magic Maps.	Negligible
Other Protected Herpetofauna	Typical urban habitats only not suitable for other protected herpetofauna, and no records within a 2km radius.	Negligible
Protected Fish/Marine	The marina and canals adjacent to the site provide suitable habitat for some protected fish species, however no records within a 2km radius.	Local

Ecological Feature	Details	Ecological Importance
White-clawed Crayfish	The marina and canals adjacent to the site may provide suitable habitat for White-clawed Crayfish (*Austropotamobius pallipes*), however no records within a 2km radius.	Local
Protected Invertebrates	Typical urban habitats only which are not suitable for protected invertebrates. Unlikely presence of species. The local data search returned four records of White-letter Hairstreak (*Satyrium w-album*) more within a 2km radius.	Negligible
Protected Flora	Typical urban habitats only which are not suitable for protected flora. Unlikely presence of species. The local data search returned records of Bee Orchid (*Ophrys apifera*) and Floating Water Plantain within a 2km radius.	Negligible
Invasive Flora	No invasive flora recorded onsite during the PEA Surveys, and no records within a 2km radius.	Negligible
Invasive Fauna	No invasive fauna noted and no notable risk of the proposals leading to the spread of any invasive fauna in the wild, and no records within a 2km radius.	Negligible
Priority Species	The modified grassland, space underneath and atop of the building on Site 1, and offsite boundary greenspace provide a limited extent of shelter and foraging habitat for priority wildlife such as Hedgehog (*Erinaceus europaeus*) and Common Toad (*Bufo bufo*). No specific features or flora likely to attract priority invertebrates. The local data search returned records of priority species including Cinnabar (*Tyria jacobaeae*) and Hedgehog within a 2km radius from the past 10 years.	Local

4 Assessment and Mitigation

4.1.1 Assessment of impacts and the associated ecological effect to identified ecological features are presented below. To clarify, ecological features have been screened out where these are of negligible importance, no likely significant impacts have been identified or where impact is unlikely to occur. This report confirms that there are no likely impacts to any statutory or non-statutory designated sites or ecological features within the vicinity of the development, including the Rochdale Canal SBI and the Ashton Canal SBI. Mitigation measures can be subject of a condition where appropriate.

Table 5 – Assessment of effect and mitigation measures

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Green Infrastructure	Risk of loss, damage and/or degradation of offsite green space which provides green infrastructure and wildlife corridor function. *Minor adverse, reversible, reversible impact.*	Offsite boundary trees shall be protected in accordance with BS5837:2012 *Trees in relation to design, demolition and construction. Recommendations,* including installing and maintaining appropriate protection fencing (to be informed Arboricultural Impact Assessment). All contractors are to me made aware of the purpose of the fencing, with signage used where necessary, and no works are to occur beyond this established boundary, including no storage of materials or machinery. In addition, to avoid potential degradation of these habitats through excessive artificial lighting overspill, a sensitive lighting scheme shall be implemented making use of suitable products such as directional, low-level, capped, screened and/or low-lux lighting. The protection measures highlighted above in relation to physical protection and lighting will minimise the risk of degradation of offsite green infrastructure.	None required.	No significant effect anticipated.

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Blue Infrastructure, Local Wildlife Sites, and Riparian Fauna	Risk of pollution and/or degradation of designated sites including the Rochdale Canal SBI and Ashton Canal SBI during the construction and operation phase. *Major adverse, permanent, irreversible impact.* Risk of pollution and/or degradation of blue infrastructure during the construction phase. *Major adverse, permanent, irreversible impact.* Low risk of accidental injury/killing of protected species such as Otter, Water Vole, Protected Fish, and White-clawed Crayfish during the construction phase. *Major adverse, permanent, irreversible impact.*	During the construction phase, protection fencing (Heras or similar), and signage shall be erected at the site boundaries. There shall be no construction works, or storage of materials or vehicles beyond this fencing. To avoid potential pollution and surface water run-off impacts during construction, site works will be undertaken in accordance with best practice and through the adoption of the appropriate Environment Agency guidance (refer to updated 2019 Environment Agency guidance "Pollution prevention for businesses" Pollution prevention for businesses - GOV.UK (www.gov.uk)). It is recommended these details are presented within a Construction Environmental Management Plan (CEMP) secured by a suitably worded planning condition. It is recommended that a sensitive lighting scheme is implemented during the construction and operation phases to minimise any potential degradation of this watercourse and wildlife corridor through artificial lighting overspill.	None required.	No significant effect anticipated.

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Bats	Low risk of killing/injury and destruction of roosts during building demolition. *Unlikely, significant, adverse, permanent, irreversible impact.* Risk of loss and/or degradation of suitable bat foraging and commuting habitat. *Minor adverse, permanent, reversible impact.*	Although the presence of roosting bats at the building to be demolished is assessed as significantly unlikely considering the site conditions and absence of any notable PRFs, it should be noted that due to the transient nature of bats and their roosts, it is possible that common crevice-dwelling species (e.g. Pipistrelle), can sometimes be found in unexpected or unsuitable locations, and/or utilise unidentified roosts beyond the date of the surveys. Therefore, a precautionary approach to demolition should be taken and if bats or evidence of a roost is identified, works would cease, and Natural England consulted on the need for further survey and/or licence requirements with associated mitigation. No specific timing restrictions or supervision of demolition works are recommended recognising the notably low risk of roosting bat presence. The protection measures highlighted above in relation to physical protection and lighting will minimise the risk of degradation of the suitable bat foraging and commuting habitats. The lighting scheme should be designed in accordance with the recent guidance Bats and artificial lighting in the UK (Institute of Lighting Professionals, 2018). Given the lack of suitable roosting habitat, no further surveys are deemed necessary in accordance with current guidance (Collins, 2023). If works have not commenced within two years from the date of this assessment, it is recommended that an updated survey and inspection is undertaken in the event building conditions have changed or new bat roosts have established during the interim period.	None required.	No significant effect anticipated.

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Badgers	Risk of killing/injury of Badger and during construction works. *Minor adverse, permanent, irreversible impact.*	As Badger may be present in the area and could traverse the site, all construction works shall be undertaken in accordance with a set of best practice precautionary reasonable avoidance measures. Following the site clearance phase the following reasonable avoidance measures should be adhered to (with all relevant site contractors informed of these details) throughout the construction phase: • No works will be conducted at night, or dawn/dusk when Badgers are likely to be active; • Any holes, trenches or other excavations in which Badger may fall into and become trapped will be covered overnight, or otherwise a means of escape provided (e.g. a plank of wood as a ramp); • If piles of soil are to be stored within the site, these will be left un-compacted and not permitted to grass over to reduce the likelihood of Badger using them for new sett creation; • Any pipes must be stored with caps on to prevent Badger access; and, • Any chemicals will be stored securely so that they cannot be accessed by inquisitive Badger. Can be subject of a planning condition.	None required.	No significant effect anticipated.
Breeding Birds	Risk of injury/killing nesting birds during the construction phase. *Minor adverse, permanent, irreversible impact.*	Building demolition is to be conducted outside of the bird nesting season (March to August inclusive), where possible. If it is necessary to undertake these works during the bird nesting season, a suitably trained Ecological Clerk of Works (ECoW) is required to supervise the clearance to ensure no active nests are affected. If any active nests are detected, an appropriate protection area around the nest(s) will be established until it can be determined that the nest is longer active/young have fledged.	None required.	No significant effect anticipated.
Priority Species	Risk of injury/killing priority species during the construction phase. *Minor adverse, permanent, irreversible impact.*	Best practice precautionary measures to be adhered to during the construction phase to prevent the accidental injury or killing of priority species, such as safe storage of chemicals, covering holes, and providing a means of escape. Any wildlife found onsite should be allowed to disperse offsite or relocated by hand.	None required.	No significant effect anticipated.

5 Enhancement and Monitoring

5.1.1 Opportunities for biodiversity enhancement (above and beyond those required to mitigate for any identified impacts) have been determined through consideration of: Ecological Features identified on site and within the zone of influence; Historical records of protected species/habitats present within the locality; National and Local planning policy including National and Local Biodiversity habitats/species; Local Development Plans including consideration of Green/Blue Infrastructure Resource; Consultation with third parties/stakeholders where applicable; and Other influencing factors such as underlying Geology/Hydrology, intended operational activities, and existing disturbance activities within the locality. This makes specific reference to Biodiversity Net Gain, Good practice principles for development (CIEEM, IEMA, CIRA, 2019).

5.1.2 In accordance with the Environment Act 2021 there is a mandatory requirement to demonstrate at least +10% biodiversity net gain, and a Biodiversity Net Gain (BNG) Small Sites Metric calculation has been provided separately. In this instance, it is confirmed that the Rivers aspect of the Metric is not applicable, with the adjacent Marina not representing a linear watercourse to which a River Condition Assessment can be applied.

5.1.3 The following additional enhancements are recommended. The specific location and details of the proposals can be secured by an appropriately worded planning condition and/or detailed on the final landscape plans.

Table 6 – Enhancement & Monitoring

Ecological Feature	Enhancement & Monitoring	Significance of Residual Effect
Landscape Planting	The final landscape plan will incorporate a range of native species known to be of value to wildlife and which are suitable to the site location and conditions. Planting should be focussed on complementing and contributing to the existing value of boundary habitats, providing enhanced habitat connectivity and wildlife corridor function.	Minor Gain
Bats	Where suitable, installation of Multi-Chamber Bat boxes (or similar product) upon new building faces to provide additional roosting opportunities. Situated on a south or west facing aspect, at least 6ft from ground level, and away from human/lighting disturbance.	Minor Gain
Breeding Birds	Where suitable, installation of nest boxes on a north or east facing aspect of new buildings, at least 6ft from ground level, and away from human/lighting disturbance.	Minor Gain

5.1.1 No post-determination monitoring is currently required.

5.1.2 To comply with guidance set out in BS42020:2013, a Construction Environment Management Plan (CEMP) which includes consideration of biodiversity will likely be required prior to the commencement of construction activities, including site clearance works or archaeological investigations etc. A

Landscape and Ecological Management Plan (LEMP) will also likely be required prior to operation of the site to ensure the continued appropriate management and monitoring of ecological features. The production of both a CEMP and a LEMP can be requested within a planning condition.

5.1.3 A BNG Habitat Management and Monitoring Plan (HMMP) should be produced prior to operation of the site.

6 Conclusion

6.1.1 Suitable mitigation measures can be incorporated into the proposed application to avoid/ mitigate any potential impacts to ecological features and to demonstrate 'no biodiversity net loss' in accordance with NPPF and local planning policy, whilst maintaining the favourable conservation status of identified protected species i.e. bats. As such, no significant residual impact can be expected which would prevent determination of a planning application or development of this site.

6.1.2 Additionally, the site re-development allows the opportunity to provide local enhancements to demonstrate a 'biodiversity net gain'.

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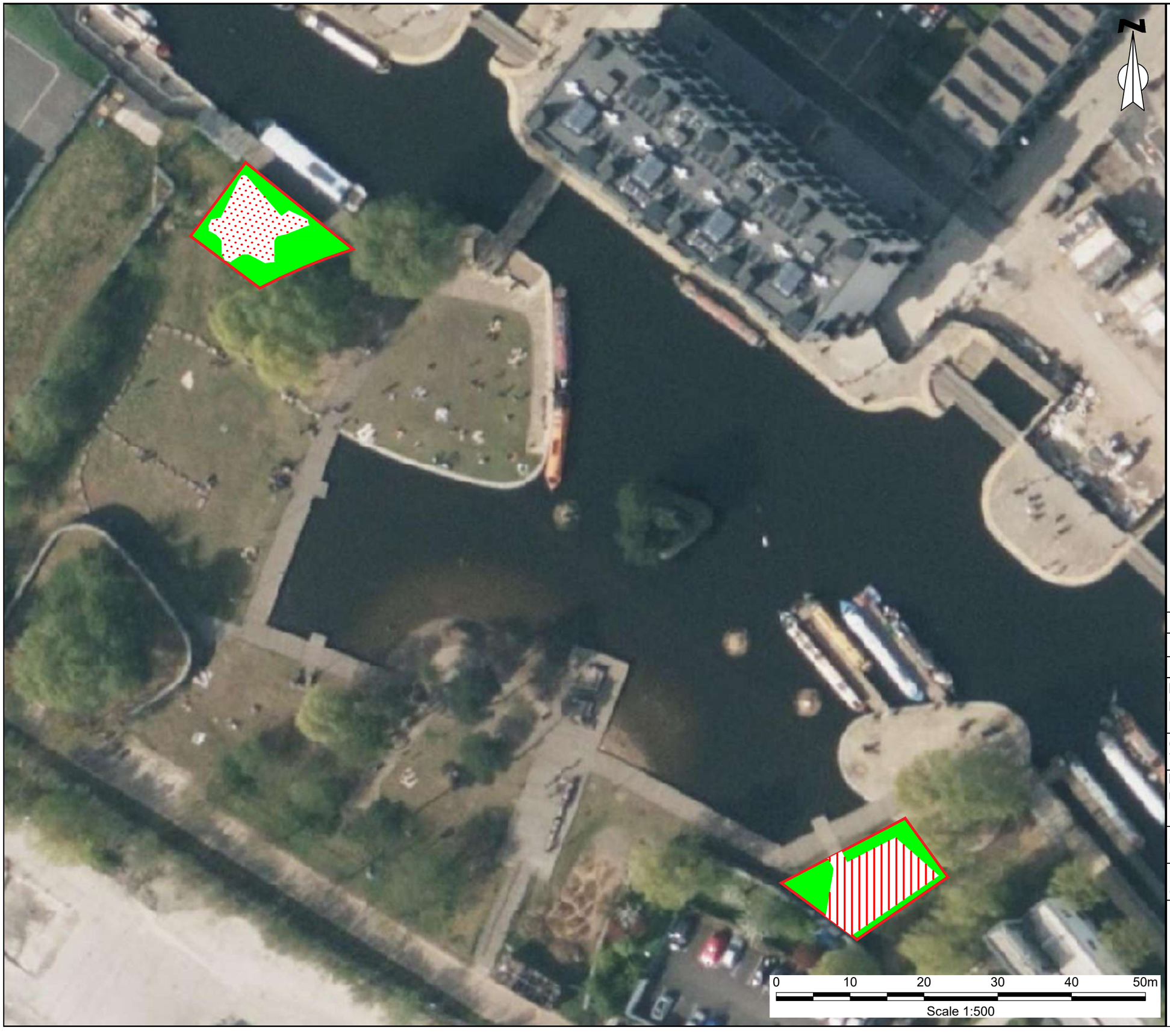
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Drawing CRM944001-ENZ-XX-XX-DR-Z-0001 – Habitat Map



KEY:

- Site Boundary
- Modified grassland (g4)
- Developed land, sealed surface (u1b)
- Buildings with green roof (u1b5) (86)

Rev	Date	Description	DRA	CHK	APP
P01	09.07.24	Issued for comment / approval	LB	MF	MF

Project
Islington Marina

Client
TMV Architects

Drawing Title
UK Habitat Classification Map

Scale	Date	Status
1:500 @ A3	09.07.24	Preliminary

DWG No. CRM944001-ENZ-XX-XX-DR-Z-0001 **Revision** P01

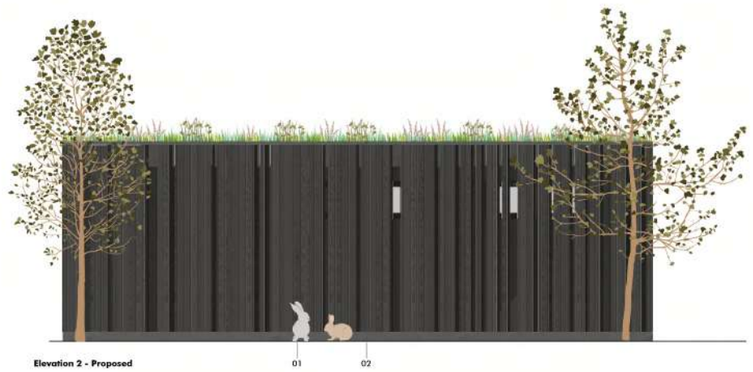
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Cardiff 02920 023 700
Manchester 0161 413 6444
Cambridge 01799 542 473
Sheffield 0114 321 5151
Belfast 07377673948

enzygo
@enzygo
enzygo.com
hello@enzygo.com

Appendix A – Proposed Site Layout



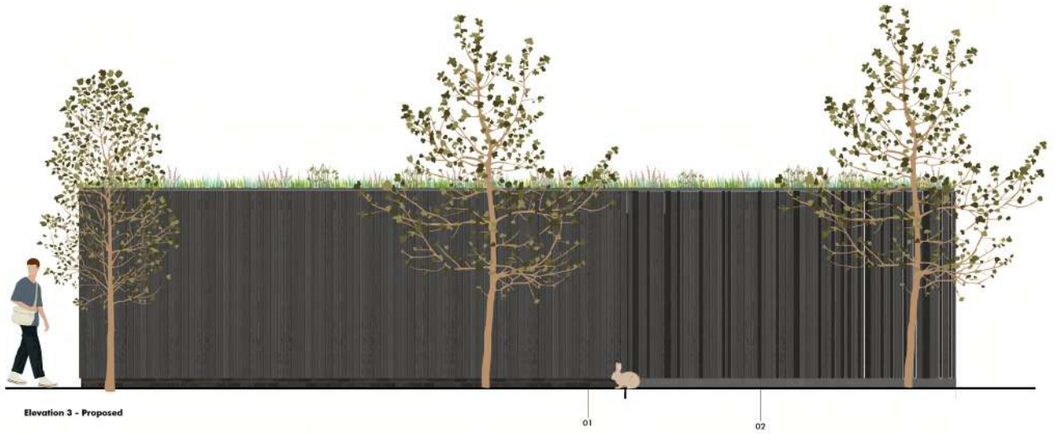
Elevation 1 - Proposed



Elevation 2 - Proposed

Materials

01 Vertical Cladding
02 Green Roof
03 UPVC/Aluminum/Timber windows



Elevation 3 - Proposed



Elevation 4 - Proposed

Rev	Drawn	Date	Details

TMV Architects
The Repeater Station
London Road
Norman Cross
Peterborough PE7 3TB

info@tmvarchitects.co.uk
01733 794 795
tmvarchitects.co.uk

Note
Contractors must work only to figured dimensions which are to be checked on site, any discrepancies are to be reported to the architect before proceeding

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Scale Bar
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Planning

Drawing Name
Proposed Elevations

Project Name
New Islington Marina,
Manchester

Project No.
1053

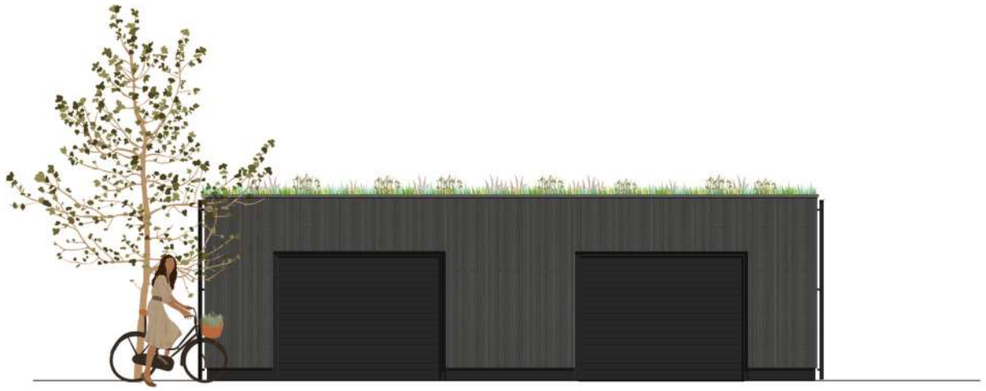
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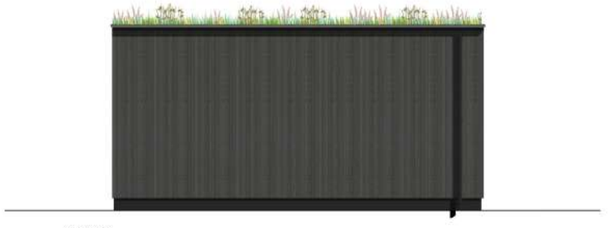
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Drawn
HK

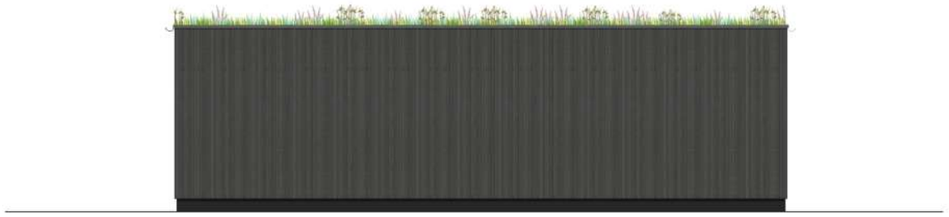
Date
25.10.23



Elevation 1



Elevation 2



Elevation 3



Elevation 4

Materials

01 Vertical Cladding
02 Powder coated roller shutter
03 Green Roof
04 UPVC gutters and downpipes

Rev	Drawn	Date	Details
A		15.01.24	Updated as per planners comments

TMV Architects
The Repeater Station
London Road
Norman Cross
Peterborough PE7 3TB

info@tmvarchitects.co.uk
01733 794 795
tmvarchitects.co.uk

Note
Contractors must work only to figured dimensions which are to be checked on site, any discrepancies are to be reported to the architect before proceeding

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Scale Bar
0 0.5 1 1.5 2 2.5

Planning

Drawing Name
Proposed Elevations - Sheet 1

Project Name
New Islington Marina
New Storage Building

Project No.
1053

Dwg No.
009

Rev.
A

Scale
1 : 50 @ A1

Drawn
DMW

Date
19.09.23

Appendix B – Legislation and National Planning Policy

Wildlife legislation and policy relevant (or potentially relevant pending further survey) to the proposed works, based on the findings of the desk study and field survey are set out below. This legal information is a summary only, and the original legal documents should be consulted for definitive information.

Legislation Protection Afforded to Sites/Habitats that could Potentially be Affected by the Proposed Works

Designated Site/Habitat	Legal Status
None	-

Legislation Protection Afforded to Species that could Potentially be Affected by the Proposed Works

Species	Legal Status
European Protected	
Bats	These animal species and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species (Amendment) Regulations 2012, which makes it illegal to: • Deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs; • Deliberately disturb such an animal; • Damage or destroy a breeding site or resting place of such an animal. European Protected Species (EPS) licences can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed: • The development is for reasons of overriding public interest; • There is no satisfactory alternative; and • The favourable conservation status of the species concerned will be maintained and/or enhanced. Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a legal duty to 'have regard to the requirements of the EC Habitats Directive in the exercise of their functions'. This means that they must consider the above 3 tests when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations. As a consequence, Planning Applications for such developments must demonstrate that the 3 tests will be passed.

Species	Legal Status
Nationally Protected	
Bats, Otter, Water Vole, White-clawed Crayfish, and Protected Fish	These animals receive full protection under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure or take any such animal; • Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and • Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.
Badger	The Protection of Badgers Act 1992 makes it illegal to wilfully kill or injure a Badger, or attempt to do so and also make it illegal to intentionally or recklessly interfere with a Badger sett. This includes damaging or destroying a sett, obstructing access to a sett and disturbing a Badger while it is occupying a sett. Licences can be granted to permit sett closure and/or disturbance between July and November inclusive.
Breeding Birds	All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure, or take any wild bird; • Take, damage, or destroy the nest (whilst being built or in use) or eggs of any wild bird.
Wild Mammals	The Wild Mammals (Protection) Act 1996 makes it illegal to mutilate, kick, beat, nail, or otherwise impale, stab, burn, stone, drown, crush, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

Section 40 of the Natural Environment and Rural Communities Act 2006 (the NERC Act) places a legal duty on public bodies, including planning authorities, to 'have regard' to the conservation of biodiversity when carrying out their normal functions, which includes consideration of planning applications.

In compliance with Section 41 of the NERC Act, the Secretary of State has published a list of species and habitats considered to be of principal importance for conserving biodiversity in England under the UK Post-2010 Biodiversity Framework. This is known as the list of Habitats and Species of Principal Importance (HPI/SPI), of which there are fifty-six habitats and 943 species. The HPI/SPI list is used to guide planning authorities in implementing their duty under the NERC Act.

National Planning Policy

The NPPF (2023) set out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development.

The NPPF states that:

'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.'

'When determining planning applications, local planning authorities should apply the following principles:

- 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;
- development on land within or outside a Site of Special Scientific Interest, 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 Sites of Special Scientific Interest;
- 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;
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements 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

'The following should be given the same protection as European sites:

- potential Special Protection Areas (SPA) and possible Special Areas of Conservation (SAC);
- listed of proposed Ramsar Sites; and,
- site identified, or required, as compensatory measures for adverse effects on European sites, potential SPAs, possible SACs, and listed or proposed Ramsar sites.'
- The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on European sites (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.'



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BRISTOL
The Byre
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA
Tel: 01454 269 237

SHEFFIELD
Samuel House
5 Fox Valley Way
Stocksbridge
Sheffield S36 2AA
Tel: 0114 321 5151

MANCHESTER
Ducie House
Ducie Street
Manchester
M1 2JW
Tel: 0161 413 6444

CARDIFF
Regus House
Malthouse Avenue
Cardiff Gate Buisness Park
CF23 8RU
Tel: 02920 023 700

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