

Ecological Management Plan

Survey site: Site 1 of 2- **Land at Coverdale Crescent, Ardwick, Manchester M12 4EL**

Client: Jigsaw homes Ltd

Date: 25/04/2024

Project:

This report is prepared to inform a planning application with **Manchester Council**. The proposal is described as: *the development of 24 residential units, with gardens and associated parking*

Planning Application Number:

Not yet submitted.

Introduction

The purpose of this plan is to ensure the protection and mitigation of ecological receptors, adhere to best practices and industry standards, and provide adequate supervision by licensed professionals. The EMP also outlines the additional biodiversity enhancements to the site.

Through the EMP, regular reviews will be undertaken, and this document will be shared with all relevant stakeholders (including sub-contractors) to ensure that the environmental requirements are communicated effectively. The details of this document should be considered compulsory unless otherwise stated. All stakeholders will combine this document with their existing site policies and procedures.

The below table provides the wider ecological context of the site

Site Context and Landscape History
<p>The site is 0.2ha in size comprising of young woodland and grassland. It is located 1.4km southeast of central Manchester. The immediate and wider landscape comprises urban development and associated infrastructure. There is a small patch of woodland and grassland immediately north of the site, however there is a lack of connectivity to and from the site to any larger vegetated areas.</p> <p>A detailed description and history is provided in the Preliminary Ecological Appraisal. (Arbtech, 2023).</p>

Ecological Background Information
Detailed using desk study and site survey.
The report is informed by a previous Preliminary Ecological Appraisal (Aug 2023) conducted by Arbtech Consulting Ltd. The habitats on site were deemed to be of low ecological value, containing common and widespread habitats. A CEMP has been created by Tyson Construction and contains relevant noise, dust and pollution control measures. A BNG has also been completed for the site by Arbtech Consulting Ltd. The site is partially isolated and not expected to contain any significant population of any protected species.

The following tables detail the proposed mitigation, habitat creation and biodiversity enhancement measures for the development as well as management requirements to ensure the longevity of these measures. as detailed in the PEA and BNG. These include further details of the habitats on site and the impacts of the development upon them and should be read in conjunction with this document.

Scope

This EMP outlines construction and ecological measures for the following works:
For the planning application for the delivery of Circa 24 units with associated parking. This will include the removal of woodland and grassland currently on the site.

Aims and Objectives

This report aims to identify key stakeholder requirements, ensure compliance by all stakeholders with all relevant legislation, minimise potential adverse effects on the environment and protected/notable species during construction, and provide site-specific methods to avoid, minimise and mitigate construction effects on the environment and protected/notable species.

Work Schedules and Ecological Presence

Work schedules will be developed to ensure activities with specific timing requirements are carried out in a manner that minimises harm to ecological receptors. These schedules will be provided to all relevant personnel and contractors involved in the project. The following measures will be implemented:

Ecological Clerk of Works

A qualified and suitably experienced ecologist will be present on-site during critical phases of construction activities, namely turf stripping. Their role will be to oversee and monitor compliance with the EMP, provide guidance, and take immediate action to prevent any harm to ecological receptors. Should protected species be identified during vegetation clearance, works will be halted whilst a suitably licenced ecologist and/or Natural England is contacted.

Persons Responsible and Lines of Communication

A Development Biodiversity Champion is selected for the construction phase of the development. The Biodiversity Champion should be someone with significant influence during construction, such as the contract, site or project manager. They are responsible for ensuring all actions outlined in the approved EMP are implemented including the provision of a toolbox talk prior to works commencing. Any queries with regards to the mitigation prescriptions should be addressed to the project ecologist and communication should be retained between the Development Biodiversity Champion and project ecologist and/or a suitably qualified Ecological Clerk of Works (ECoW) throughout the construction phase of the development where necessary to ensure the mitigation is applied and impacts to adjacent ecological receptors are effectively minimised. The project ecologist's contact details are located on the title page of this report. It is recommended that the Biodiversity Champion informs the project ecologist and designated ECoW of the commencement of construction works and provides updates where necessary. The ECoW will provide ecological expertise and guidance throughout.

The following key personnel are responsible for the management and implementation of Phase 4 works in accordance with the EMP:

Principal Contractor -RP Tyson Construction Ltd

Ecological Mitigation Measures	This table includes any measure required to obtain or comply with planning permission or other consent and to comply with legislation.
Tree Protection	
<p>Tree root protection areas will be identified based on the existing tree inventory. A buffer for any retained trees will be established and protected throughout the duration of construction activity. No trenches or ground works will be completed within the specified buffer of any retained trees on site. Trees will be appropriately protected in accordance with BS 5837:2012 - “Trees in relation to design, demolition and construction – Recommendations”. As such, it is recommended that the trees be separated from construction works by protective fencing throughout the duration of the construction phase of the development. A fencing specification is included in Figure 1 below.</p>	

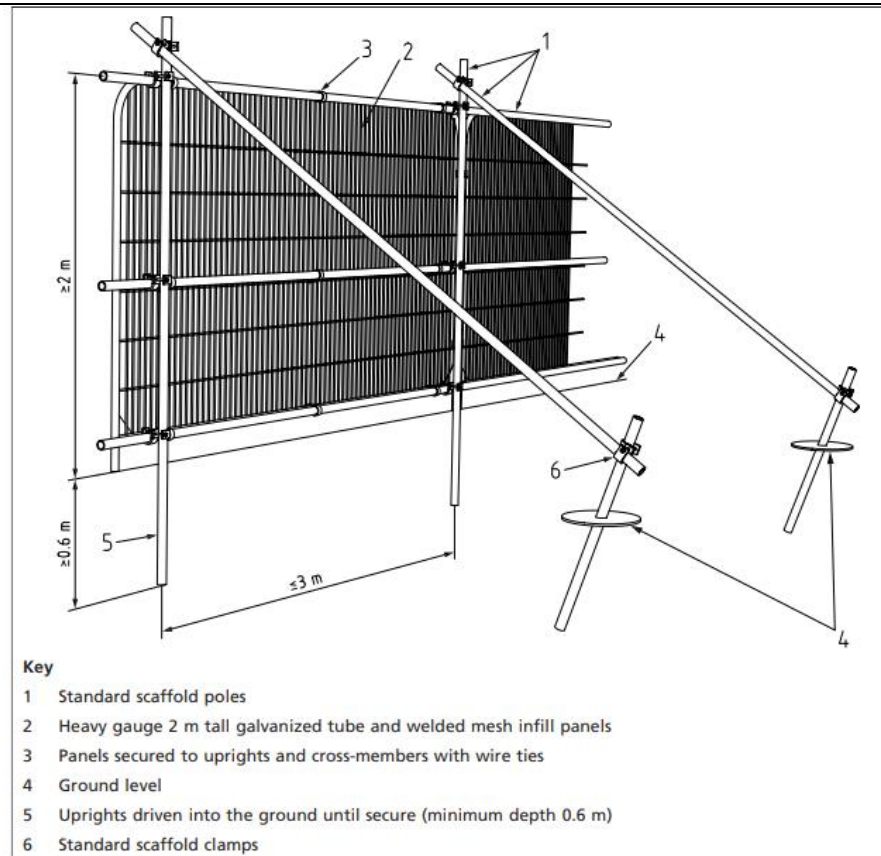


Figure 1: Default protective barrier specification (British Standards Institute 2012).

Biosecurity and Invasive Species Management¹

¹ <https://ccsbestpractice.org.uk/entries/biosecurity-preventing-the-introduction-of-invasive-species-to-site/>

[https://www.nonnativespecies.org/biosecurity/biosecurity-in-the-field/#:~:text=Basic%20biosecurity%20advice%20for%20site%20visits&text=If%20practical%20do%20not%20take,debris\)%20before%20leaving%20the%20site.](https://www.nonnativespecies.org/biosecurity/biosecurity-in-the-field/#:~:text=Basic%20biosecurity%20advice%20for%20site%20visits&text=If%20practical%20do%20not%20take,debris)%20before%20leaving%20the%20site.)

<p><i>Invasive/non-native Species Mgt</i></p>	<p>No invasive non-native species as listed under the Wildlife and Countryside Act (1981) or known otherwise to be problematic are present on site. However, there is a risk that invasive and non-native species could be introduced onto the site during construction via boots, vehicle wheels and imported materials.</p> <p>In the case of this site, which hosts semi-natural habitats, there is an additional risk that native species from other habitats could be imported, which may alter the composition and relative abundances of locally characteristic communities.</p> <p>This risk will be managed via the implementation of appropriate biosecurity measures as listed below.</p>
<p><i>Biosecurity</i></p>	<p>A Biosecurity Declaration Form will be distributed via email to all contractors intending to send plant machinery to the development site. This instructs that power washing of all plants before entry on site to remove all traces of mud debris etc. The completed form must be returned to the site Biodiversity Champion before delivery/access.</p> <p>This form and a copy of the EMP will be sent to all subcontractors who intend to bring machinery onto the site. They should also have a copy of the CEMP created by Tyson Construction Ltd.</p> <p>Upon arrival to the site, the plant item is inspected at a designated quarantine area. This inspection ensures the delivered plant item has been thoroughly cleaned. Should the item of the plant be deemed to be inadequately cleaned it will be refused entry.</p> <p><i>Advice for Contractors on Site.</i></p> <ol style="list-style-type: none"> 1. Arrive at the site with clean equipment, and vehicle, paying particular attention to wheels. 2. Ensure equipment and footwear is clean (visually from soil and debris) before entering/leaving the site. 3. Ensure the vehicle is kept clean - in particular, remove any accumulated mud before leaving the site.

	<p>4. Facilities will be provided on the site in the work zone surrounding the buildings to clean footwear/equipment.</p> <p>Such robust biosecurity measures will prevent the leaving behind of a degraded environment and subsequent financial bills for the control of introduced invasive species, or any species that may alter communities within nearby designated sites.</p>
Wildlife Protection – Precautionary Methods of Working	
<i>Herpetofauna</i>	<p>The site was deemed to be of very low value for both reptiles and amphibians on the site. A pre-development vegetation clearance will aid in dispersing any low number of herpetofauna that may be present at the site and discourage individuals from coming to the site during developments.</p> <p>Ecological Clerk of Works</p> <p>A qualified ecologist will be present on-site to act as an ecological clerk of works (EcOW) during the clearance of vegetation of value to reptiles and amphibians. The EcOW will complete a toolbox talk to contractors immediately before vegetation clearance works to highlight the potential presence of reptiles and amphibians and to outline indicators of their presence.</p> <p>Pre Development of Vegetation Clearance</p> <p>Vegetation clearance works must take place outside of the typical hibernation period for reptiles and amphibians, which is typically between November and February. Reptiles and amphibians are mostly torpid during this timeframe and are thus most vulnerable to injury or death. Undertaking vegetation clearance works during their active period, typically between March and September, will allow individuals to disperse unperturbed to adjacent retained habitats.</p>

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| | <p>a) Before any development, the ground flora on the affected parts of the site will be strimmed down to 50mm, directed towards off-site suitable habitat. Any reptiles that are found should be encouraged to move away of their own volition, or if in immediate danger or likely to find themselves in danger, deposited in a bucket and placed by gloved hand outside of the development area in a retained suitable habitat by a suitably experienced ecologist.</p> <p>b) Any spoil/log or rubble piles should be destructively searched for reptiles at the same time.</p> <p>c) Vegetation removal will be phased in two stages: with an initial cutting of all vegetation to approximately 200-300mm from ground level.</p> <p>d) This will be followed by a rest period of at least 24 hours.</p> <p>e) The second cut will be to ground level/ bare ground. Reptiles and amphibians are most likely to be present at or just below ground level; the phased technique allows any individuals present at this vegetation level to disperse. e) In addition to phasing, any cutting will be conducted systematically, towards areas of retained habitat to encourage any individual reptiles and amphibians to retreat to retained habitat unharmed and thus preventing individuals from becoming trapped in a central habitat island.</p> <p>f) The development zone will be managed thenceforth as bare ground or close mown vegetation.</p> |
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A suitable systematic cutting technique is exemplified below in Figure 1.

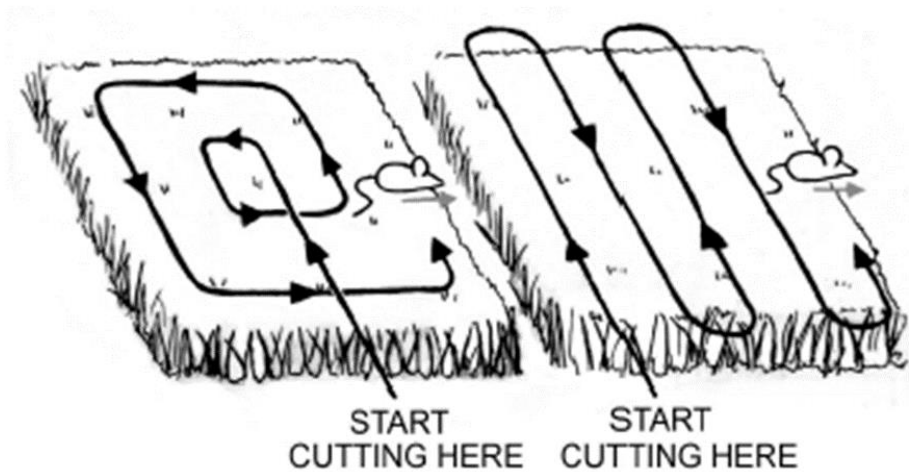


Figure 2: A schematic representation of vegetation cutting patterns as best to eliminate terrestrial opportunities for reptiles and amphibians within the construction zone.

Site Management During Construction

	<ul style="list-style-type: none"> • During the course of construction works a site-wide check for reptiles and amphibians must be carried out by contractors at the commencement of each working day, with any found relocated to safety to the vegetated land on the opposite road to the north. Any materials will be stored on pallets away from tall vegetation or boundaries. • Rubble created during the development will be safely disposed of in a skip. If no skip is available the rubble will be stored off the ground (e.g. on pallets) until it can be removed from site, to prevent common reptiles and amphibians from using the rubble piles for hibernation or refugia. • All trenches will (where possible) be backfilled before nightfall, or a ramp will be left to allow amphibians to easily exit. Any trench that could not be closed the previous day must be checked for reptiles and amphibians at the beginning of the next working day; particularly where this is scheduled for infilling. • Any chemicals or pollutants used or created by the development will be stored and disposed of correctly according to COSHH regulations. • Where for any reason contractors are non-compliant and rubble and other piled items are left on the floor overnight or for any period of time beyond that working day, they must be dismantled by hand. • Any reptiles or amphibians found must be encouraged to move away of their own volition, or if in immediate danger and unable to perambulate themselves, will be captured in gloved hand or by any other means avoiding injury and safely relocated to suitable cover within the retained habitat. No amphibians should be handled via bare hand due to the risk they may absorb toxic compounds through their permeable skin. • If at any point GCN or reptiles are found during development, all works must cease until further advice has been obtained from a qualified ecologist and the relevant regulators.
<i>Birds</i>	<p>The woodland and shrubs on site provide foraging and nesting habitat for a range of woodland and urban species. Habitat loss being relatively minor, it is likely to be inconsequential to local bird populations owing to the small scale of the site, and additional woodland north of the site. There is a lack of trees large enough to provide cavities for certain woodland species.</p>

	<p>However, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests during clearance of the site.</p> <p>Vegetation clearance, topsoil stripping and other activities should be undertaken outside the core nesting period 1st March to 31st August. If this timeframe cannot be avoided, a nesting birds check of the vegetation (and any remaining or regrowth vegetation from earlier cuts) should be undertaken, by the project ecologist or ECoW, within 48 hours prior to the commencement of work. All active nests will need to be retained with a species-appropriate (generally 5m) buffer until the young have fledged (species-specific but typically 4-6 weeks).</p> <p>The buffer will need to be increased in the event of the presence of any Schedule 1 species as disturbance of adults and young near their nests as well of destruction of the nests of such species is an offence.</p>
<i>Bats</i>	<p>Bat roosts are not expected to be directly impacted by the development but may be disturbed during commuting and foraging activities. A lighting strategy is provided later in the report.</p>
<i>Hedgehogs and other terrestrial mammals</i>	<p>The following recommendations are given in order to mitigate against potential harm to hedgehogs, badgers and other mammalian fauna during the development work that may wander onto the site. .</p> <ul style="list-style-type: none"> • The work zone will be checked for wildlife prior to works commencing, with any fauna encouraged to move away via their own volition or transported by gloved hand to the reptile receptor area should this not be possible. • Any inadvertently injured wildlife will be taken to an appropriate local wildlife carer or vet. • Any trenches dug will ideally be backfilled before contractors leave. If this is not possible they should be covered at night or have a rough sawn plank placed in them to act as a ramp for any wildlife which may fall in. They must be checked for wildlife before backfilling. • Security lighting must be directed away from undergrowth and vegetated site boundaries.

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| | <ul style="list-style-type: none"> Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. |
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Lighting Strategy

Additional lighting could impact the behaviour of wildlife. Any proposed external lighting will be installed in accordance with current guidance issued by the Bat Conservation Trust and Institute of Lighting Professionals: Guidance Note 08/18: Bats and Artificial lighting in the UK (BCT & ILP 2023).

The below strategy utilises light prescriptions detailed within this guidance to limit the impacts of artificial lighting on bats and other light-sensitive species using retained habitats on and directly adjacent to the site including badgers and hedgehogs.

In particular, the lighting strategy seeks to influence the lighting design so that impacts can be avoided to key habitats of value including:

- Any woodland or site boundaries/tree lines/scattered trees. Such as the east and west boundary of the site
- The species-specific habitat enhancements detailed below, predominantly the bird and bat boxes.
- Newly proposed landscaping.
- Retained habitats on and directly adjacent to the site, especially the areas of trees north of the site.

The following lighting design prescriptions are considered suitable for the type and scale of the Development to minimise the impacts of artificial lighting on site or within the public realm on bats and other light-sensitive species.

Lighting design prescriptions recommended for the Site comprise:

- Reducing the operating time of any installed public realm lighting and levels of illuminance provided via: Part-night operation. Turning off lights between certain hours, for example between midnight and 06:00.
- The use of motion sensors will be avoided to ensure no unnecessary light spill occurs during night-time hours. Where the use of motion sensors cannot be avoided, lights must be set to be turned on for no longer than 1 minute.

- Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on.
- Avoiding light spill via: The use of directional lighting by using luminaires with rear shields and an upwards lighting ratio of zero; and Consideration to the height and spacing between lighting columns where practicable. Examples include stud LED or footpath lighting. There should be no bare bulbs and no light pointing upwards. The spread of light will be kept in line with or below the horizontal. Use low-level lighting in conjunction with hoods, cowls, louvers and shields.
- Lights will be directional to ensure that light is directed to the intended areas only.
- Light type: Use of lamps that minimise UV emissions or use UV filters to reduce the attractiveness of the lamp to invertebrates. Use high-pressure sodium or LED lamps, ideally warm white as its function as an invertebrate attractant is relatively low.
- The use of landscaping as to block light spill where appropriate.
- Install lighting systems that deliver no greater than a 3lux average illuminance, with a maximum horizontal illuminance of 0.6 uniformity (subject to appropriate maintenance factors).
- Use narrow spectrum light sources to lower the range of species affected by lighting.
- Use light sources that emit minimal ultra-violet light.
- Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin.
- External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on.

- All lighting on the developed site will make use of the most up to date technology available.

Ecological enhancement Measures	This table includes any habitat creation and biodiversity enhancements for the site.
Works	Specification
Habitat enhancements	<p>As per the BNG an area of scrub will be planted along the eastern and northern site boundaries. This will include the following mix.</p> <p>Dog Rose (15%)</p> <ul style="list-style-type: none"> o Dogwood (10%) o Blackthorn (20%) o Hawthorn (20%) o Hazel (10%) o Holly (10%) o Guelder Rose (15%) <p>This is to be planted between November and March and should include small natural openings.</p> <p>This will also include the planting of 40 new small trees across the site. These will all be native trees and purchased as whips or older. A full list of tree species recommendations is within the BNG report.</p> <p>Management of these areas should not take place for a year after planting to let new plants be established.</p> <p><u>Wild meadow</u></p>

	<p>The southern side of the site will be planted as a wildflower meadow in accordance to the BNG This shall be sown as the following.</p> <ul style="list-style-type: none"> • Em2 – Standard General Purpose Meadow Mixture is recommended as this contains a mix of wildflower and grass species which will be beneficial to invertebrates, birds and bats. Included within the seed mix is a species specifically mentioned in the Reading Biodiversity Action Plan, cowslip. • A rate of 4g/m2 should be used. Therefore, to cover the combined 176m2 area of planting proposed in this plan, 0.7kg of seed mix is needed <p>Management:</p> <p>Most sown meadow wildflower and grass species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This annual weed growth is easily controlled by topping or mowing. Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. In the second and subsequent years EM2 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.</p>
Bat Boxes	<p>Two bat boxes are recommended by the PEA (2023) to be installed on the houses that have a southern-facing elevation. Any additional bat boxes to these two will be continued biodiversity enhancements</p> <p><i>Bat boxes specification:</i></p> <ul style="list-style-type: none"> • The recommended bat boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are designed to require no maintenance and have a lifespan of 25 years plus. • Bat boxes should be positioned 3-5m above ground level facing in a south, southeast, or southwest aspect with a clear flight path to and from the entrance, away from artificial light. • Stretcher bond brick, bat bricks will be built into the walls of the new building, as shown in Figure 3 • Trees around the site lack the size and height to install bat boxes onto. • Location of bat boxes are noted on the map in Appendix 1.



Figure 3: Brick bat box (image credit <https://www.birdbrickhouses.co.uk/products/bat-brick-houses/>)

Bird Boxes

Two bird boxes are recommended to be installed on-site, built into the walls of two buildings on the east elevation. Any addition to these two boxes will see additional biodiversity improvements. Additional recommendations include swift bricks or boxes installed in the eaves

Bird box specification:

- The recommended bird boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are designed to require no maintenance and a lifespan of 25 years plus.
- Stretcher bond brick-fronted bird boxes are recommended and can be built into the fabric of the building – see Figure 4 The location of these is noted on the map in appendix 1
- In addition to any built-in bat boxes Vivara Pro WoodStone Swift Nest Boxes should be positioned at the eaves of the building- these can also be taken by any other bird species in the area.- See Fig 5



Standard nest box, stretcher bond brick fronted

Figure 4: Woodstone Nest Box (<https://www.birdbrickhouses.co.uk/products/bird-brick-houses/>)



Figure 5: Vivara Pro WoodStone Swift Nest Box (image credit <https://www.nhbs.com/woodstone-swift-nest-box>)

Insect Box	<p>An insect box can be installed adjacent any retained tree around the site boundary on installed on any fencing around the site, preferably to face the new planted wild meadow grassland (Figure 6). An insect box suitable for the site (or a similar alternative brand) can be found here: https://www.nhbs.com/national-trust-apex-insect-house</p>  <p>Figure 6: Insect box (image credit https://www.nhbs.com/national-trust-apex-insect-house)</p>
Hedgehog House	<p>Fences separating gardens should be built with suitable space for hedgehogs to be able to continue navigating the space. These can be installed with a fencing plate such as that in Figure 7. This will help emphasise the purpose of spaces in the fence for residents who move into the property.</p> <p>The addition of a hedgehog house in a vegetated corner of the site under trees and shrubs will provide new hibernating and nesting opportunities for this species. This should be installed in the southwest or southeast vegetated corners of the site. An example of a hedgehog box is in Figure 8</p>



Figure 7- Hedgehog access plate (image credit- <https://www.nhbs.com/eco-hedgehog-hole-fence-plate>)



Figure 8- Hedgehog nesting box.(image credit- <https://www.nhbs.com/hedgehog-nest-box?bkfno=179141>)

Compliance and Reporting

The EMP requires stakeholders to comply fully with the pre-construction and construction-related elements of any mitigation strategies agreed with the Local Planning Authority and Natural England under any license requirements. Construction activities will therefore be conducted strictly in accordance with the approved CEMP. Regular inspections and monitoring will be undertaken to ensure compliance with the plan's requirements.

Any deviations or incidents that may affect ecological receptors will be immediately reported to the designated ecologist / Natural England. Updates to the CEMP will be relayed to the Local Planning Authority.

The CEMP will be periodically reviewed and updated as necessary throughout the construction phase to address changing site conditions and evolving ecological considerations.

Bat box, Stretcher bond brick fronted

These bat boxes are best positioned in sunlit clusters, at a height of 3-6 metres and ideally facing a variety of aspects as bats will move around a building as the seasons change.

This product makes an ideal bat house for most of the UK's bat species, including Pipistrelles, who will use it for roosting, hibernating and (in maternity roosts) bringing up their young. The entrance hole and internal design can be tailored to suit different species of bat e.g. Bechstein's and Serotina. The box is self-cleaning thanks to an internal tilt board at the base; this works by diverting droppings out of the entrance hole. The back of each box is lined with wood; in front of this sits a removable untreated sawn timber baffle board which divides the main area into two, giving extra roosting space. The bat boxes are supplied with a non-removable front as standard, as access is only permitted by licensed bat workers. Should removable fronts be required, please let us know at the point of order.

Indicative locations shown by red dots

Bird box, Stretcher bond brick fronted

Standard nesting boxes are suitable for House Sparrows and members of the Tit family. The single entrance hole allows the entire internal area to be available for nesting and roosting. The aperture size will vary according to the target species and box fronts can be removable if required.

Indicative locations shown by Blue dots

Products specified supplied by - Bird Brick Houses

DK-Architects

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Appendix 2

Post Development Habitat Plan according to BNG Metric



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Status	Issue	Name	Date
Draft	1.0	Annabel Sharpe BSc (Hons) Consultant Ecologist Survey Class Licence CL17	25/04/2024
Reviewed	1.1	Merry Anderson BA(Hons) Consultant Ecologist Bat Level 3/4 Survey Class Licence CL19 &CL20 GCN CL08	01/05/2024
Final	2.0	Annabel Sharpe BSc (Hons) Consultant Ecologist Survey Class Licence CL17	01/05/2024
Amended	2.1		