



Ecological Impact Assessment

Land at Riverpark Road, Manchester

Kellen Homes

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Ecological Impact Assessment

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Non-Technical Summary

- i. In May 2024 Enzygo Ltd was commissioned by Kellen Homes (the Client) to provide an Ecological Impact Assessment (EclA) of Land at Riverpark Road, Manchester, M40 2XT (central grid reference: SJ 87238 99442) located within the Manchester City Council planning authority. The study will inform proposals for demolition of existing buildings.
- 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**– (*Areas of woodland and scrub on the rail embankment to the north contribute to notable green infrastructure through the urban landscape*) - Demolition works will retain and protect existing woodland habitat including implementing a sensitive lighting scheme.
 - **Bats** – (*Bat surveys including a Preliminary Bat Roost Assessment and further nocturnal presence/absence surveys have confirmed a likely absence of roosting bats at the buildings to be demolished. Incidental low levels of activity of a common and typical assemblage of bats were identified using the rail embankment corridor to the north*) - Although the presence of roosting bats has been discounted, best practice measures are to be implemented during the demolition, including a protocol to follow in the unlikely event roosting bats are discovered.
 - **Badger** - (*no evidence of presence, however limited extent of suitable habitat present and historic records in the surrounding area*) – precautionary best practice measures to be implemented during the demolition phase to minimise the risk of killing/injury to a negligible level;
 - **Breeding Birds** – (*the buildings to be demolished provide a limited extent of sub-optimal nesting habitat for a restricted range of species likely to be present in the urban setting*) – Demolition should be undertaken outside of the bird nesting season of March to August (inclusive), or if necessary during this period due to the project programme, only be undertaken following nesting bird checks by a suitably qualified ECoW. Given the extent and condition of habitats present, and the urban location, it is not considered any further pre-determination Breeding Bird Surveys are proportionate or justified in this instance.
 - **Common Reptiles and Other Notable and Priority Species** (*Low risk of the demolition works results in the killing/injury of notable species including Hedgehog which may stray into the works area*) – Best practice measures to be implemented during the demolition phase.
 - **Invasive Flora** – (*Large stands of Japanese Knotweed are present at the north of the site associated with the rail embankment*) – The area of Japanese Knotweed should be identified and taped off prior to works commencing to ensure during the demolition works do not result in the spread of invasive flora in the wild.
- iv. Being a demolition application, impacting existing buildings and surrounding hardstanding only, these proposals are exempt from the biodiversity net gain requirements in accordance

with The Environment Act 2021. It is confirmed that the future separate residential development proposals will be required to demonstrate minimum 10% overall net gain in habitat units in accordance with the DEFRA Statutory Biodiversity Metric, with irreplaceable habitats retained and habitat trading rules satisfied. Additional biodiversity enhancements appropriate to the urban landscape will include bird and bat boxes and deadwood hibernacula creation.

- v. This report has demonstrated that no significant residual impact on roosting bats could be expected, and as a result the proposed demolition will result in 'no net loss in biodiversity' in accordance with NPPF and Local Planning Policy.

1 Introduction

1.1 Commission

- 1.1.1 In May 2024 Enzygo Ltd was commissioned by Kellen Homes (the Client) to provide an Ecological Impact Assessment (EclA) of Land at Riverpark Road, Manchester, M40 2XT (central grid reference: SJ 87238 99442) located within the Manchester City Council planning authority. The study will inform proposals for demolition of existing buildings.
- 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 a planning application for the demolition of existing buildings associated with a former abattoir. The proposals would include removal of all buildings with retention of a corridor of trees and scrub along the existing rail embankment to the north, and which will utilise existing road accesses to the south on to Riverpark Road. It is understood a separate application is to be submitted for future proposed residential development at the site.
- 1.2.2 This assessment identifies potential impacts and effects of the proposals, and recommends proportionate avoidance, mitigation and/or compensation strategies, where necessary. This information will advise the client on the potential constraints to the demolition proposals. A corresponding zone of influence has been considered (this includes any transboundary effects regardless of administrative areas).

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, identifies potential impacts resulting from the proposed application, associated effect to identified ecological features, outlines proportionate avoidance/mitigation/compensation strategies, and suitable enhancements that can 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' 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), is in accordance with Biodiversity – Code of practice for planning and development BS42020:2013 (BSI, 2013).

1.4 Background

- 1.4.1 A search of the Manchester City Council planning has identified a previous 2014 "outline application for a maximum of 340 residential dwellings with associated open space, highways, landscaping with all matters reserved with the exception of access which is proposed to be taken off Riverpark Road" (planning reference 106592/OO/2014/N1). This application was supported by a March 2014 Preliminary Ecological Appraisal (Wardell Armstrong, 2014) which includes details of a desk study, extended Phase I Habitat Survey and Preliminary Bat Roost

Assessment. This document has been reviewed and relevant information has been used to inform the applicable section of this report. It is noted that this 2014 PEA report recommended further surveys in relation to roosting bats and invasive flora, however, no further survey documents appear to be available on the Council planning website, so it is unknown whether these were completed.

- 1.4.2 No further applications have been identified at the site or nearby surrounds with any supporting ecological survey information which is applicable to the assessment presented in this report.
- 1.4.3 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 application. Additionally, we have not been informed of any Local Validation requirements i.e., biodiversity checklist for completion or specific standards for surveys.

1.5 Local Planning Policy

- 1.5.1 The following policies of the Manchester City Council Core Strategy 2012-2027 (Manchester City Council, 2012) are applicable to biodiversity and nature conservation (summary of policy provided, refer to Core Strategy document for full details):
- **Policy EN 9: Green Infrastructure** - *New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure*
 - **Policy EN 15: Biodiversity and Geological Conservation** – *seek to maintain and enhance sites of biodiversity value. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.*
- 1.5.2 The Manchester Biodiversity Strategy 2022-2030 (Manchester City Council, 2022) provides further information on nature in Manchester, objectives and priorities, and an action plan in addition to further supplementary information in relation to planning policy and requirements. This document has been reviewed and used to inform the scope of assessment and recommendations presented here as appropriate.
- 1.5.3 No additional supplementary planning guidance documents (SPDs) have been identified which are applicable to nature conservation or biodiversity, and no saved policies of the Unitary Development Plan are specifically applicable to this assessment or location.
- 1.5.4 Refer to Appendix C for relevant details of European and National Legislation, and National Planning Policy.

1.6 Site Context

- 1.6.1 The approximately 7.5ha site lies within an urban area of East Manchester and comprises a former abattoir with associated large, predominantly vacant, buildings and surrounding

hardstanding with localised areas of modified grassland. At the north of the site is a rail embankment which supports dense scrub, broadleaf woodland and scattered trees.

- 1.6.2 A rail line lies to the north with industrial development beyond, with further industrial development to the immediate east with Clayton Vale County Park beyond. Riverpark Road lies to the south with Phillips Park Cemetery and the River Medlock beyond. The western beyond is demarcated by Briscoe Lane with further industrial land beyond. The wider landscape is characterised by extensive built development associated with East Manchester which is bisected by green corridors including those associated with Clayton Vale, Phillips Park, the River Medlock and rail lines.
- 1.6.3 The site lies within the Manchester Conurbation National Character Area (Natural England, 2013) which *“is characterised by dense urban and industrial development, commercial, financial, retail and administrative centres, commuter suburbs and housing, interspersed with a network of green infrastructure.”*

Figure 1 – Survey Area



Image courtesy of Google Image Pro 7.3.6.9750 [Grid Ref: SJ 56701 59495]. Imagery date 7th April 2023. Image accessed 21st February 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 [15th May 2024] (DEFRA, 2024);
- Tree Preservation Orders (TPOs) and Biodiversity Conservation Areas within the immediate zone of influence [15th May 2024] (Manchester City Council);
- Waterbodies within a 0.5km radius (Online mapping sources including: Google Maps; MAGIC; and Ordnance Survey Street View, 15th May 2024); and
- Locally designated wildlife sites & any notified Local Biodiversity Action Plan (BAP) Habitats, 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 important hedgerows/veteran trees within the immediate zone of influence ([Greater Manchester Local Records Centre (GMLRC) [16th February 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, Using and Sharing Biodiversity Data in the UK (CIEEM, 2023).

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 Preliminary Bat Roost Assessment	08/02/2024	Chris Schofield MSc BSc (Hons) ACIEEM – Principal Ecologist and Melissa Finch MSc BSc (Hons) – Consultant Ecologist under the guidance of Derek Allan MCIEEM MSc BSc [Hons] (Director of Ecology at Enzygo and a licensed bat surveyor (Natural England licence Level 2, 2015-14659-CLS-CLS))	Overcast (100% cloud cover) with occasional light rain and snow, 1°C and a moderate breeze.
Nocturnal Bat Survey 1 – Dusk Emergence	06/06/2024	Survey orchestrated by Derek Allan MCIEEM MSc BSc [Hons] (Director of Ecology at Enzygo and a licensed bat surveyor (Natural England licence Level 2, 2015-14659-CLS-CLS)), with six field surveyors: 1) Lauren Taylor BSc (Hons) (Android with Echo Meter Touch 2 Pro) 2) Jordan Prendergast BSc (Hons) (iPhone with Echo Meter Touch 2 Pro) 3) Jack Adams BSc (Hons) (Android with Echo Meter Touch 2 Pro) 4) Melissa Finch MSc BSc (Hons) QCIEEM (iPad with Echo Meter Touch 2 Pro) 5) Richard Lowe (Android with Echo Meter Touch 2 Pro) 6) Sam Lea BSc (Hons) (Android with Echo Meter Touch 2 Pro) 7) Chris Schofield MSc BSc (Hons) ACIEEM (Batlogger M2)	Sunset Time: 21:31 Survey Start: 21:16 Survey Finish: 23:01 Dry and partly cloudy, (25% cloud cover), and 14°C with light wind.
	26/06/2024	Survey orchestrated by Derek Allan MCIEEM MSc BSc [Hons] (Director of Ecology at Enzygo and a licensed bat surveyor (Natural England licence Level 2, 2015-14659-CLS-CLS)), with six field surveyors: 8) Jack Adams BSc (Hons) (Android with Echo Meter Touch 2 Pro) 9) Lauren Taylor BSc (Hons) (Android with Echo Meter Touch 2 Pro) 10) Ellen Sharp BSc (Hons) (Android with Echo Meter Touch 2 Pro) 11) Jordan Prendergast BSc (Hons) (iPhone with Echo Meter Touch 2 Pro) 12) Melissa Finch MSc BSc (Hons) QCIEEM (iPad with Echo Meter Touch 2 Pro) 13) Chris Schofield MSc BSc (Hons) ACIEEM (Batlogger M2) 14) Sam Lea BSc (Hons) (Android with Echo Meter Touch 2 Pro)	Sunset Time: 21:41 Survey Start: 21:26 Survey Finish: 23:11 Dry and clear, (10% cloud cover), and 20°C with no wind.

Survey	Date	Staff/Licence	Environmental Conditions
	27/06/2024	Survey orchestrated by Derek Allan MCIEEM MSc BSc [Hons] (Director of Ecology at Enzygo and a licensed bat surveyor (Natural England licence Level 2, 2015-14659-CLS-CLS)), with six field surveyors: 15) Sam Lea BSc (Hons) (Android with Echo Meter Touch 2 Pro) 16) Ellen Sharp BSc (Hons) (Android with Echo Meter Touch 2 Pro) 17) Chris Schofield MSc BSc (Hons) ACIEEM (Batlogger M2) 18) Melissa Finch MSc BSc (Hons) QCIEEM (iPad with Echo Meter Touch 2 Pro) 19) Jordan Prendergast BSc (Hons) (iPhone with Echo Meter Touch 2 Pro) 20) Jack Adams BSc (Hons) (Android with Echo Meter Touch 2 Pro) 21) Lauren Taylor BSc (Hons) (Android with Echo Meter Touch 2 Pro)	Sunset Time: 21:42 Survey Start: 21:27 Survey Finish: 23:12 Dry and overcast, (100% cloud cover), and 15°C with moderate wind.
Nocturnal Bat Survey 2 – Dusk Emergence	23/07/2024	Survey orchestrated by Derek Allan MCIEEM MSc BSc [Hons] (Director of Ecology at Enzygo and a licensed bat surveyor (Natural England licence Level 2, 2015-14659-CLS-CLS)), with six field surveyors: 1) Sam Lea BSc (Hons) (Android with Echo Meter Touch 2 Pro) 2) Chris Schofield MSc BSc (Hons) ACIEEM (Batlogger M2) 3) Jack Adams BSc (Hons) (Android with Echo Meter Touch 2 Pro) 4) Ellen Sharp BSc (Hons) (Android with Echo Meter Touch 2 Pro) 5) Richard Lowe (Android with Echo Meter Touch 2 Pro) 6) Lauren Taylor BSc (Hons) (Android with Echo Meter Touch 2 Pro) 7) Jordan Prendergast BSc (Hons) (iPhone with Echo Meter Touch 2 Pro)	Sunset Time: 21:19 Survey Start: 21:04 Survey Finish: 22:49 Dry and partly cloudy, (25% cloud cover), and 18°C with light wind.
	24/07/2024	Survey orchestrated by Derek Allan MCIEEM MSc BSc [Hons] (Director of Ecology at Enzygo and a licensed bat surveyor (Natural England licence Level 2, 2015-14659-CLS-CLS)), with six field surveyors: 8) Chris Schofield MSc BSc (Hons) ACIEEM (Batlogger M2) 9) Joe Cooper BSc (Hons) MRes (iPhone with Echo Meter Touch 2 Pro) 10) Jordan Prendergast BSc (Hons) (iPhone with Echo Meter Touch 2 Pro) 11) Melissa Finch MSc BSc (Hons) QCIEEM (iPad with Echo Meter Touch 2 Pro) 12) Sam Lea BSc (Hons) (Android with Echo Meter Touch 2 Pro) 13) Jack Adams BSc (Hons) (Android with Echo Meter Touch 2 Pro) 14) Lauren Taylor BSc (Hons) (Android with Echo Meter Touch 2 Pro)	Sunset Time: 21:17 Survey Start: 21:02 Survey Finish: 22:47 Dry and overcast, (100% cloud cover), and 17°C with light wind.

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 recorded 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.

Preliminary Bat Roost Assessment

Preliminary Daylight Roost Assessment of Buildings

- 2.2.6 In accordance with current guidance (Collins, 2023), a systematic thorough search of the exterior and interior of the existing buildings was undertaken. This included any roof spaces, cellars, and unoccupied rooms. Equipment used to aid the survey included: ladders, low/high-powered torches and binoculars. Crawl boards and specialised PPE for confined spaces/asbestos were not utilised. Notes were made on the following:
- Type, construction and age of buildings (particularly if traditional materials have been used or the presence of specialist bat roosting features);
 - Presence/absence of potential roost features throughout the interior (i.e. uncluttered isolated roof voids, warm and dark undisturbed spaces, gaps around ridge beams, exposed beam joints, gaps within traditional bituminous felt/wooden sarking boarding etc);
 - Presence/absence of potential roost features throughout the exterior (i.e. raised ridge tiles, hanging tiles, raised/missing tiles or lead flashing that would allow access beneath roofing structures, crevices behind soffit boxing/barge boarding/ship-lap

boarding, gaps around window frames and doors, boarded up windows, gaps within mortar or brickwork, access into wall cavities etc);

- Presence/absence of potential hibernation features (i.e. underground spaces or rooms that would provide an isolated stable temperature and moist conditions during the winter period 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, modern Breathable Roofing Membranes (BRMs) or other modern tight fitting roofing materials, recent timber treatment or pest control, ultrasonic rodent deterrents, draughty/exposed conditions, 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).

2.2.7 Results of the Preliminary Bat Roost Assessment are included in Appendix A.

Nocturnal Bat Presence/Absence Surveys

2.2.8 Due to the limitations associated with the size of the buildings and the inability to survey all required surveyor positions in one survey, the number of further nocturnal presence/absence survey repetitions was increased above the stated requirements of current best practice guidelines (Collins, 2023). In this instance, two further nocturnal repetitions were undertaken at buildings assessed as of Low suitability for roosting bats, and one repetition at buildings assessed as of Negligible suitability (i.e. an increase of one survey in each instance compared to the guidance requirements).

2.2.9 The dusk surveys commenced approximately 15 minutes prior to sunset and lasted until approximately 1.5 hours after sunset.

2.2.10 A total of 21 positions were utilised to adequately cover all aspects of the buildings & potential egress points for Survey 1, with 14 positions for Survey 2. During the survey, the surveyors recorded the time, location, species, and behaviour (i.e. emergence/ re-entry, foraging, commuting or swarming) of each bat pass. Additional factors, such as, the number of bats, flight height, bat appearance and relative speed, were recorded where observed. The surveyors were equipped with full spectrum bat detectors. Bat echolocation calls were saved to analyse later as appropriate. Results of the nocturnal bat surveys are included in Appendix B.

2.2.11 Infra-red Night Vision Aids were also utilised to overcome the limitation of light levels dropping, and potential emergences being missed by surveyors. A Pulsar Axion 2LRF XQ35 Pro night vision aid was used to assist the surveyor where darkest conditions were experienced.

2.2.12 No additional capture methods, such as hand nets, were used. Where applicable, details of the roost characterisation information were recorded (e.g. egress points, materials, dimensions etc.) to inform a Natural England licence application as necessary.

2.3 Assessment

Assessment of Suitability of Features for Roosting Bats

- 2.3.1 Based on the findings of the survey, the buildings have 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:
- **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 occasion; or
 - **None** – No habitat features on site likely to be used by any roosting bats at any time of year.
- 2.3.2 Where buildings, structures and trees are found to contain features with the potential to support roosting bats during a Preliminary Bat Roost Assessment or a roost is identified, the building, structure or trees is subject to emergence surveys in accordance with current guidelines (Collins, 2023) to determine the presence/absence of roosting bats. Subsequent roost characterisation surveys (including recording existing environmental conditions, egress points etc) may then be required should a roost be identified, and to inform on any required mitigation measures, including details to inform a Natural England European Protected Species Mitigation (EPSM) licence where required.
- 2.3.3 In accordance with current guidance (Collins, 2023) based on the above assessment, buildings and structures should be subject to the following level of survey, although this is also subject to review by the ecologist:
- **Known or confirmed roost** – Survey effort to be decided by ecologist, but sufficient information should be obtained to satisfy Natural England requirements in support of EPS Licence (should determine species/roost status/time of year when in use, which part of the structure bats utilise/likely egress points/environmental conditions etc);
 - **High Suitability** – Three separate dusk emergence survey visits from May to September, with at least two surveys between May and August.
 - **Moderate Suitability** – Two separate dusk emergence survey visits from May to September, with at least one survey between May and August.

- *Low Suitability* – One dusk emergence survey visit from May to August for buildings and structures; and
- *None/Negligible Suitability* – No further survey.

2.3.4 Note that in this instance, due to the constraints associated with the size of the site and buildings, and ability to survey all surveyor positions in a single visit, the number of further surveys undertaken was increase by one (i.e. Low suitability buildings had two repetitions, Negligible had one repetition).

2.3.5 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.

2.3.6 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 (<i>Pipistrellus pipistrellus</i>), Soprano Pipistrelle Bat (<i>Pipistrellus pygmaeus</i>), Brown Long-eared Bat (<i>Plecotus auritus</i>)	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 (<i>Rhinolophus hipposideros</i>), Whiskered Bat (<i>Myotis mystacinus</i>), Brandt's Bat (<i>Myotis brandtii</i>), Daubenton's Bat (<i>Myotis daubentonii</i>), Natterer's Bat (<i>Myotis nattereri</i>), Leisler's Bat (<i>Nyctalus leisleri</i>), Noctule Bat (<i>Nyctalus noctula</i>), Nathusius' Pipistrelle Bat (<i>Pipistrellus mathusii</i>), Serotine Bat (<i>Eptesicus serotinus</i>)	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 (<i>Rhinolophus ferrumequinum</i>), Bechstein's Bat (<i>Myotis bechsteinii</i>), Alcathoe Bat (<i>Myotis alcathoe</i>), Barbastelle Bat (<i>Barbastelle barbastellus</i>), Grey Long-eared Bat (<i>Plecotus austriacus</i>)	Greater Horseshoe Bat, Whiskered Bat, Brandt's Bat, Bechstein's Bat, Alcathoe Bat, Noctule Bat, Nathusius' Pipistrelle Bat, Serotine Bat, Barbastelle Bat	Whiskered Bat, Brandt's Bat, Alcathoe Bat, Noctule Bat, Nathusius' Pipistrelle Bat, Leisler's Bat	Whiskered Bat
*Vagrant species and occasional visitors	Greater Mouse-eared Bat (<i>Myotis myotis</i>), Parti-coloured Bat (<i>Vespertilio murinus</i>), Kuhl's Pipistrelle Bat (<i>Pipistrellus kuhlii</i>), Savi's Pipistrelle Bat (<i>Hypsugo savii</i>), Pond Bat (<i>Myotis dasycneme</i>), Notch-eared Bat (<i>Myotis emarginatus</i>), Northern Bat (<i>Eptesicus nilssoni</i>)			

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)

Assessment of Potential Development Impacts

- 2.3.7 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).
- 2.3.8 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.
- 2.3.9 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.
- 2.3.10 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. 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.
- 2.3.11 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.

- 2.3.12 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.
- 2.3.13 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).
- 2.3.14 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.

2.4 Limitations

- 2.4.1 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.
- 2.4.2 Natural England do not hold information of Ancient Woodland less than 2ha in size.
- 2.4.3 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.
- 2.4.4 Sites designated for Landscape or Geological reasons have not been included within this report.
- 2.4.5 At certain times of year flora species may be in a state of senescence and are not readily identifiable. However, February represents a suitable time to identify the majority of flora species and it was possible to easily classify commonly occurring habitat types. It is though recognised that given the timing of the survey that stands of invasive flora may have been missed and the extent mapped here may underrepresent what is present at the height of the growing season. A precautionary approach is therefore recommended within this report regarding the treatment and eradication of invasive species during the construction phase.
- 2.4.6 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.

- 2.4.7 All areas of the site, including internal areas of buildings, were fully accessible during the PEA survey. However, the size and nature of the buildings meant that a close detailed inspection of all building elevations and internal areas was not feasible. This has been considered in the scope of further nocturnal bat surveys, with a precautionary approach adopted, and greater than the minimum number of further surveys in accordance with current guidance (Collins, 2023) undertaken.
- 2.4.8 It should be noted that Long-eared Bats in particular echolocate more quietly, and Horseshoe Bat species in particular echolocate more directionally, compared to other bat species and so can sometimes be more difficult to detect and often go unrecorded. Species from the *Myotis* and *Nyctalus* genera are notoriously difficult to distinguish in the field and from recorded sonograms, as there is considerable overlap in their range of echolocation frequencies. Where the species cannot be determined only the genus is stated.
- 2.4.9 Sufficient surveyors were utilised to observe all aspects of the buildings and the surveys were conducted at a suitable time of year and under suitable survey conditions; no significant survey limitations were experienced. However, it is recognised that once light levels drop below a given point it is possible to miss bats emerging from egress points. As a result, whilst every effort is made to detect emerging bats during the nocturnal bat surveys in full accordance with current guidance, and with the use of night visual aids, it cannot be guaranteed that all emerging bats will be detected.

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 appended drawings 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		
Rochdale Canal Special Area of Conservation (SAC) 2.05km North-east	Annex II species that are a primary reason for selection of this site: Floating Water Plantain (<i>Luronium natans</i>). Rochdale Canal supports a significant population of floating water-plantain <i>Luronium natans</i> in a botanically diverse waterplant community which also holds a wide range of pondweeds <i>Potamogeton</i> spp. The canal has predominantly mesotrophic water. This population of <i>Luronium</i> is representative of the formerly more widespread canal populations of north-west England.	European
Statutory sites designated under national legislation (& Impact Risk Zones)		
Impact Risk Zone (IRZ) <i>No SSSIs within a 2km radius</i>	LPA should consult Natural England on likely risks from the following: - Airports, helipads and other aviation proposals. - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. - 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 Proposals for demolition and development of residential units does not meet criteria for which the LPA are advised to consult Natural England.
Local Nature Reserves		
Clayton Vale Local Nature Reserve (LNR) 200m East	Clayton Vale was reclaimed from land fill by Manchester City Council in the early 1980's and forms a valley with the river Medlock running along its base.	County

Ecological Feature	Details	Ecological Importance
Other locally designated wildlife sites		
Bank Bridge Meadow Site of Biological Importance (SBI) 60m South	An area of neutral and marshy grassland with semi-natural broadleaved woodland and scrub. The grassland has been reseeded and has been established and in management for over eight years. The site forms part of a matrix of habitats along the River Medlock corridor in the Clayton area of Manchester. Site is noted as having good access and well used by the public.	County
Clayton Vale SBI 480m East	Site is noted for its ponds, reedbed and swamp, and fen habitat. The site contains two ponds situated on the valley sides to the north and south of the River Medlock. Ponds are a Greater Manchester BAP Priority Habitat and support good stands of common reed swamp. Water Vole were recorded at the site in 2004. Site is noted as having an established network of paths and boardwalks, which are well used by the public.	County
Rochdale Canal: Stott's Lane to Ducie Street Basin SBI 480m North-west	Site is noted for its canal standing open water habitat.	County
Ashton Canal (West) SBI 600m South	Site is noted for its canal standing open water habitat.	County
Brookdale Clough (West & East) SBI 1.6km East	Site is noted for its woodland habitat.	County
Broadhurst Clough SBI 1.8km North-east	Site is noted for its habitat mosaic.	County
England HPI, Local BAP Habitats, Ancient Woodland, Important Hedgerows, Veteran Trees, TPOs and Conservation Areas		
Lowland Mixed Deciduous Woodland HPI 50m South	No woodland within or immediately adjacent to the site is indicated as Lowland Mixed Deciduous Woodland HPI. Magic map indicates a total of approximately 20ha of the Priority Habitat within a 500m radius, with the closest approximately 50m to the south associated with the River Medlock corridor (DEFRA, 2024). No woodland identified as Ancient Woodland within a 500m radius.	Local
Woodpasture and Parkland HPI 125m South	An approximately 11ha area of Woodpasture and Parkland Priority Habitat within a 500m radius, located 125m south at the closest point (DEFRA, 2024).	Local
Tree Preservation Orders	No TPOs indicated by Manchester City Council within or immediately adjacent to the site.	N/A
Green/Blue & Aquatic Infrastructure, Dark Zones, and Local Policy		
Green Infrastructure	The predominantly building and hardstanding habitats within the site boundary do not provide any notable green infrastructure function. However, the localised areas of woodland and scrub on the rail embankment to the north provide a limited extent of habitat connectivity and across the urban landscape.	Local

Ecological Feature	Details	Ecological Importance
Blue & Aquatic Infrastructure	No watercourses or waterbodies within or immediately adjacent to the site, and no known hydrological connectivity with any watercourses in the surrounding landscape (e.g. the River Medlock 50m to the south).	N/A
Dark Zones	The site does not lie within a specified dark zone however in accordance with the standard guidance specified in the <i>Guidance Notes for Reduction of Obtrusive Light</i> (Institution of Lighting Professionals , 2011), the application site likely falls under Environmental Zone E4: Urban (High district brightness).	N/A
Habitat Types		
Buildings (u1b5) 	The site supports a range of buildings which were formerly in use as an abattoir with associated large, predominantly vacant, building units which are numbered B1 to B5 within this report and the separate Preliminary Bat Roost Assessment report. B1 and B2 at the west of the site represent two-storey flat-roof adjoined units with office space and other vacant units. B3 represents a large ring-shaped two-storey flat roof building with a large enclosed central circular courtyard, with access tunnel to the east. B4a, B4b and B4c represent a set of large, adjoined building with warehouse space and large vacant space associated with the former abattoir workings. B5 is a small rectangular brick-and-mortar buildings approximately 25x10m in size, with a flat bitumastic roofing felt roof, and is in current use as office and commercial space. No notable vegetation assemblage is associated with these buildings. Buildings for not represent any UK or Local BAP habitat.	Negligible

Ecological Feature	Details	Ecological Importance
Developed Land Sealed Surface (u1b) 	Occupying the majority of the remainder of the site is hardstanding bare ground comprising service yards, car parking, access roads etc. These habitats are almost entirely unvegetated with significantly sparse (<1% cover) of vegetation colonising from the edges and areas of damage. This species assemblage is characterised by occasional Annual Meadow-grass (<i>Poa annua</i>), Broad-leaved Willowherb (<i>Epilobium montanum</i>), Dandelion (<i>Taraxacum officinale</i> agg.) and Wavy Bittercress (<i>Cardamine flexuosa</i>). This habitat does not represent any UK or Local BAP habitat.	Negligible
Other Broadleaved woodland (w1g) 	At the north-west corner of the site is a localised area of broadleaf woodland habitat, supporting young to early mature trees. The canopy is characterised by abundant Sycamore (<i>Acer pseudoplatanus</i>) and Hybrid Black Poplar (<i>Populus x canadensis</i>), with occasional Common Lime (<i>Tilia x europaea</i>). The understorey supports abundant Hawthorn (<i>Crataegus monogyna</i>), with frequent Garden Privet (<i>Ligustrum ovalifolium</i>) and <i>Forsythia</i> sp., and occasional Holly (<i>Ilex aquifolium</i>) and Hazel (<i>Corylus avellana</i>). The ground flora is characterised by abundant Bramble (<i>Rubus fruticosus</i> agg.), with occasional Wood Aven (<i>Geum urbanum</i>), Male Fern (<i>Dryopteris filix-mas</i>) and Lords-and-ladies (<i>Arum maculatum</i>). It is not considered this woodland parcel represents or contributes to any distinct Lowland Mixed Deciduous Woodland habitat, recognising the significantly restricted and localised nature, and the conditions within the urban landscape. However, as above, this woodland does contribute to notable green infrastructure through the urban landscape.	Negligible

Ecological Feature	Details	Ecological Importance
Bramble Scrub (h3d) 	On the embankment at the north of the site is unmanaged Bramble-dominated scrub habitat with occasional scattered trees. This habitat is characterised by dominant Bramble, with frequent Hawthorn, Sycamore, Ash (<i>Fraxinus excelsior</i>) and Japanese Knotweed (<i>Reynoutria japonica</i>), and occasional Dog Rose (<i>Rosa canina</i>) and Gorse (<i>Ulex europaeus</i>). Introduced species including Garden Privet and Forsythia are abundant at the edge of the hardstand habitat to the west, and Common Nettle (<i>Urtica dioica</i>) and Cleavers (<i>Galium aparine</i>) are abundant within the ground layer throughout. This scrub habitat does not represent any UK BAP Priority Habitat.	Negligible
Modified Grassland (g4) 	Throughout central areas of the site and margins and small localised parcels of notably species-poor modified grassland habitat. This grassland has an average of four species per metre square and appears to be occasional mown, although no recent management had taken place at the time of survey, no notable variation in sward and no localised bare ground habitat. This grassland is characterised by abundant Red Fescue (<i>Festuca rubra</i>), with frequent Yorkshire-fog (<i>Holcus lanatus</i>) and Perennial Rye-grass (<i>Lolium perenne</i>), and occasional Creeping Buttercup (<i>Ranunculus repens</i>), Dandelion, Ribwort Plantain (<i>Plantago lanceolata</i>) and Spring Turf-moss (<i>Rhytidiadelphus squarrosus</i>). This is a common and typical assemblage with no indicators of any species-poor or uncommon grassland type. This grassland does not represent or contribute to any Priority Habitat.	Negligible
Fence and Wall (u1e 612 853) 	The site boundaries support lines of metal palisade fencing, concrete panel fencing, and various brick-and-mortar and concrete sections of wall. The features do not support any notable vegetation assemblages, and do not represent or contribute to any UK or Local BAP habitat.	Negligible

Ecological Feature	Details	Ecological Importance
Legally Protected & Priority Species (& Consultation Zones where applicable)		
Bats	The Preliminary Bat Roost Assessment confirmed existing buildings to be demolished range from Low suitability (B3, B4b, B4c and the Tunnel beneath B3), Negligible suitability (B2, B4a) and no suitability (B1 and B5) for roosting bats in accordance with current guidance (Collins, 2023). In addition, all trees have been assessed as having no potential roosting features or suitability for roosting bats. Refer to Appendix A for further survey result details. Further nocturnal presence/absence surveys of the buildings did not detect any evidence of roosting bats. Notably low levels of incidental bat activity was recorded during these surveys, with several instances of surveyors recording no bats throughout surveys, and in many cases individual numbers of common species such as Common Pipistrelle only. Refer to Appendix B for further nocturnal survey results. The presence of roosting bats at the buildings to be demolished is reasonably discounted, although precautionary best practice measures are recommended in the mitigation section below. The hardstanding and building habitats which dominant the site provide negligible suitability foraging and commuting habitat for bats, with the localised areas of woodland and scrub associated with the northern rail embankment providing a significantly limited extent of suitable habitat and connectivity to the surrounding landscape. Considering the location and nature of the site, it is likely the site and immediate supports may support common and widespread species only, and those which tolerate urban conditions, disturbance and some artificial lighting. This assessment is supported by the notably low number of incidental records of bats during the nocturnal emergence surveys, with this predominantly restricted to low levels of Common Pipistrelle (<i>Pipistrellus pipistrellus</i>) activity associated with the rail embankment to the north. The local data search revealed a total of five records of bat roosts within a 2km radius in the last 10 years, comprising two records of roosts of Common Pipistrelle, two of Pipistrelle species (<i>Pipistrellus</i> sp.) and one of an unidentified bat species. GMLRC also hold a total of 71 records of 'other signs' of bats within a 2km in the last 10 years, comprising records of Common Pipistrelle, Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), Pipistrelle species, Noctule (<i>Nyctalus noctula</i>), Myotis species (<i>Myotis</i> sp.), and unidentified bat species. The closest are two records of foraging Common Pipistrelle from 2021 at a location 700m to the south-west. Magic Map (DEFRA, 2024) indicates two records of previous Natural England EPS licence applications within a 2km radius of the site. These comprise a 2019 licence 1.2km to the west associated with Common Pipistrelle (licence reference 2019-43484-EPS-MIT), and a 2020 licence record located 1.7km to the south-west also associated with Common Pipistrelle (licence reference 2019-41924-EPS-MIT-1).	Local

Ecological Feature	Details	Ecological Importance
Badger	No evidence of Badger detected within the site or accessible 50m radius, and no evidence detected during previous 2014 survey (Wardell Armstrong, 2014). The predominantly hardstanding and urban habitats do not provide any suitable shelter, refuge, foraging or sett creation potential for Badger. However, the localised areas of woodland and scrub do provide a significantly limited extent of suitable habitat, albeit largely isolated within the urban landscape, though with some connectivity along the rail corridor. The local records centre hold records of Badger setts within a 2km in the last 10 years, all beyond 500m from the site boundary (specific location details withheld to keep Badger records confidential).	Local
Dormouse	The predominantly building and hardstanding habitats provide no opportunities for Dormouse which typically inhabit mature hedgerow and woodland copses in open countryside. In addition, the site is in an area of the Country where this species is significantly rare, if not extinct. No records of Dormouse within a 2km radius.	Negligible
Otter & Water Vole	There are no watercourses or waterbodies within or immediately adjacent to the site providing any opportunities for Otter or Water Vole. There are also no habitats likely to attract these species from watercourses in the wider landscape such as the River Medlock to the south. No records of Otter or Water Vole within a 2km radius in the last 10 years.	Negligible
Other Protected Mammals	No evidence of, or specific opportunities for, any other species of protected mammal, and no records of any other protected mammal species revealed by the data search.	Negligible
Specially Protected Birds	It is not considered the site provides any notable opportunities for any specially protected Schedule 1 species associated with urban areas, including no particularly high-level buildings or structures providing any nesting opportunity for Peregrine (<i>Falco peregrinus</i>), no extensive undisturbed open ground providing suitable nesting habitat for Little Ringed Plover (<i>Charadrius dubius</i>), no significant likelihood the site supports breeding Black Redstart (<i>Phoenicurus ochruros</i>) (which are known to have an individual number of nest sites across Greater Manchester) with no favourable sparsely weedy and stony areas for foraging, and no complex industrial structures or notable holes or ledges within buildings providing any likely nest sites. In addition, there are no suitable nesting or roosting opportunities for Barn Owl (<i>Tyto alba</i>), and no extent of suitable rough grassland foraging habitat for this species. The local records search has revealed records of Barn Owl, Kingfisher and Peregrine within a 2km radius in the last 10 years (specific locations withheld to keep record details confidential).	Negligible

Ecological Feature	Details	Ecological Importance
Breeding, Wintering and Migratory Birds	The areas of woodland, scrub, scattered trees, and to a lesser extent the buildings to be demolished, provide a limited extent of suitable habitat for a range of nesting species which are likely present in the local area recognising the urban conditions. The open disturbed hardstanding habitats do not provide suitable nesting conditions for any ground-nesting bird species such as Skylark (<i>Alauda arvensis</i>) and Lapwing (<i>Vanellus vanellus</i>). No habitats present which are likely to specifically attract or provide opportunities for migratory or wintering bird species. The local records centre holds records of Priority Species comprising Bullfinch (<i>Pyrrhula pyrrhula</i>), Curlew (<i>Numenius arquata</i>), Dunnock (<i>Prunella modularis</i>), Herring Gull (<i>Larus argentatus</i>), House Sparrow (<i>Passer domesticus</i>), Lapwing (<i>Vanellus vanellus</i>), Lesser Redpoll (<i>Carduelis cabaret</i>), Linnet (<i>Linaria cannabina</i>), Skylark, Song Thrush (<i>Turdus philomelos</i>), Spotted Flycatcher (<i>Muscicapa striata</i>), Starling (<i>Sturnus vulgaris</i>) Willow Tit (<i>Poecile montanus</i>), Wood Warbler (<i>Phylloscopus sibilatrix</i>). The closest is a 2016 record of Song Thrush nesting in Bramble scrub at the north of the site.	Local
Common Reptiles	The predominantly disturbed hardstanding and building habitats does not provide any opportunities for common reptiles. The localised areas of woodland and scrub provide suitable shelter and refuge, however, are isolated within the urban landscape and the presence of any reptiles is considered unlikely with potential for individual numbers only. No records of reptiles within a 2km radius in the last 10 years.	Local
Great Crested Newt	No waterbodies providing any potential for breeding Great Crested Newt (GCN) within the site or within an unobstructed 500m radius of the site boundary. Aerial imagery and OS maps indicate two ponds within a 500m radius, located 390m east and 390m south, however these both lie beyond major amphibian dispersal barriers including major roads and the River Medlock. In addition, the predominantly hardstanding and building habitats within the urban environment do not provide any suitable terrestrial habitat for GCN, with the localised areas of woodland and scrub unlikely to attract GCN from the wider area. No records of GCN within a 2km radius in the last 10 years reported by the local records centre, and no records of any previous EPS licences in the area associated with GCN (DEFRA, 2024).	Negligible
Other Protected Herpetofauna	There are no records of protected herpetofauna within the search radius and no specific opportunities within the site.	Negligible

Ecological Feature	Details	Ecological Importance
Protected Fish/Marine	No watercourses or waterbodies present within or adjacent to the site providing any opportunities for protected fish species. No records of any protected fish within a 2km radius.	Negligible
White-clawed Crayfish	No watercourses or waterbodies present within or adjacent to the site providing any opportunities for White-clawed Crayfish (<i>Austropotamobius pallipes</i>). No records within a 2km radius.	Negligible
Protected Invertebrates	Only widespread and common habitats typical of the landscape are present. No habitats present which are likely to support a range or diversity of invertebrates or likely to support any protected invertebrate species. The data records search has not revealed any protected invertebrate species within the search area.	Negligible
Protected Flora	No protected flora species detected during the PEA survey or during previous 2014 survey (Wardell Armstrong, 2014). Only common and typical species present, and habitats are unlikely to support any protected flora species.	Negligible
Invasive Flora 	Large stands of Japanese Knotweed are present within the scrub habitat at the north of the site. In addition, recognising the time of year at which the survey was conducted, it is considered further invasive flora species may be present and a precautionary approach to mitigation is recommended below.	Sch 9 species
Invasive Fauna	No invasive fauna detected during the surveys and no significant risk the works will lead to the spread of any invasive fauna in the wild.	Negligible
Priority Species	Localised areas of woodland and scrub, provide a limited extent of suitable shelter, refuge and foraging habitat which be used by Priority Species including Hedgehog (<i>Erinaceus europaeus</i>), Common Toad (<i>Bufo bufo</i>) and a restricted range of invertebrates. The local records search indicates records of Cinnabar (<i>Tyria jacobaeae</i>), Hedgehog, and White-letter Hairstreak (<i>Satyrrium w-album</i>) within a 2km radius in the last 10 years, and a 2006 record of Yellow Bird's-nest (<i>Hypopitys monotropa</i>) 190m to the south.	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 i.e. no impacts to stat sites/wider woodland etc as no recreation pressure/air pollution/aquatic runoff etc. Specifically, considering the nature and location of works, no pathways for potential impacts have been identified on any statutory designated sites (i.e. Rochdale Canal SAC), any further Local Nature Reserves (e.g. Clayton Vale LNR) or Sites of Biological Importance (e.g. Bank Bridge Meadow SBI), or any additional Habitats of Principal Importance in the surrounding area. It is assumed that given the nature of the site and proposals, that no Ecology Environmental Statement (ES) Chapter will be required. 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 damage/degradation of green infrastructure and wildlife corridor function, and habitats of principal importance. Minor adverse, permanent, reversible impact	Retained woodland and trees will be protected throughout the construction phase in accordance with BS5837:2012 <i>Trees in relation to design, demolition and construction. Recommendations</i> , including installing and maintaining appropriate protection fencing. To avoid potential degradation of the new and retained habitats through excessive artificial lighting overspill, there shall be no night lighting or floodlighting implemented during the demolition phase.	None required.	No significant effect anticipated
Bats	Low risk of killing/injury and destruction of roosts during building demolition. Unlikely, significant, adverse, permanent, irreversible impact. Risk of damage of suitable bat foraging and commuting habitat.	Although the presence of roosting bats at the buildings to be demolished has been reasonably discounted, 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. No specific timing restrictions or supervision of building works are recommended recognising the notably low risk of roosting bat presence. However, in the unlikely event that a roosting bat is discovered or suspected, works will immediately cease, and Natural	None required.	No significant effect anticipated

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
	Minor adverse, permanent, reversible impact	England would be consulted on the need to undertake further surveys and/or obtain an EPS Licence. As necessary, this can be subject to a planning condition, and does not require any further survey prior to planning determination. The recommendations above for the retention and protection of existing woodland and trees on the rail embankment to the north will ensure any potential impacts on associated potential roosting features are avoided. These protection measures will also minimise the risk of loss and/or degradation of suitable foraging and commuting habitats for bats.		
Badger	Low risk of killing/injury of Badger which enter the site from surrounding area during works. Minor, adverse, temporary, irreversible impact.	As suitable habitats for Badger are present and they are known to be present in the wider area, this species is at risk of being harmed by construction activities if they were to enter the site, the construction phase will implement a set of precautionary reasonable avoidance measures. These RAMs are to include details of: - covering any holes, trenches or other excavations in which Badger may fall into and become trapped overnight, or otherwise a means of escape provided (e.g. a plank of wood); - 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 excavation; - Any pipes between 0.1 and 0.5 in diameter must be stored with caps on to prevent Badger access; and - Any chemicals must be stored securely so that they cannot be accessed by inquisitive Badger accessing the site from the wider area.	None required.	No significant effect anticipated

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Breeding Birds	Risk of disturbance of nesting birds during demolition phase. Minor adverse, temporary, irreversible impact. (no significant loss of habitat).	To avoid an offence being committed in respect of nesting birds, building demolition works should be planned 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 qualified ECoW should direct supervise/inspect immediately prior to determine the presence or absence of nesting birds at the areas to be 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.	None required.	No significant effect anticipated
Common Reptiles and Other Notable and Priority Species	Risk of killing/injury of Common Reptiles and other Priority Species during the demolition phase. Minor adverse, temporary, irreversible impact.	It is recommended that the demolition phase implement a series of best practice precautionary measures to minimise the risk of killing/injury of wildlife such as common reptiles, amphibians and mammals, including avoiding leaving open any pits or trenches in which wildlife may become trapped. Any trenches or pits in which wildlife may become trapped should either be covered, infilled, or a suitable means of escape provided (e.g. plank of wood) overnight.	None required.	No significant effect anticipated
Invasive Flora	Low risk of causing the spread of invasive flora in the wild. Minor adverse, temporary, reversible impact.	Although no impacts of the demolition works are anticipated on the embankment to the north, Prior to the start of works, the area of Japanese Knotweed should be identified and taped off to further minimise the risk of the demolition works resulting in the spread of this species in the wild.	None required.	No significant effect anticipated

5 Enhancement and Monitoring

- 5.1.1 It is recognised the proposals and nature of the demolition application is not required to demonstrate an overall 10% net gain in accordance with The Environment Act 2021, however it is confirmed that any future redevelopment proposals which be required to provide such confirmation as demonstrated through a DEFRA Metric calculation. This future scheme will also present notable opportunities to incorporate further enhancement measures such as bird and bat boxes, and deadwood hibernacula, which are not accounted for within the DEFRA Metric.
- 5.1.2 No post-determination monitoring is perceived necessary. To comply with guidance set out in BS42020:2013, a Demolition Management Plan (CEMP) which includes consideration of biodiversity can be produced prior to the commencement of site clearance works.

6 Conclusion

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

7 References

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**Drawings – UK Habitat Classification Map, Preliminary Bat Roost
Assessment Map and Nocturnal Bat Presence/Absence Surveys Maps**



KEY:

- Site Boundary
- Modified Grassland (g4)
- Bramble scrub (h3d)
- Developed land, sealed surface (u1b)
- Buildings (u1b5)
- Built linear features (u1e)
- Wall and Fence (612, 853)
- Other broadleaved woodlands (w1g)
- Scattered Trees (33)
- Japanese Knotweed

Rev	Date	Description	DRA	CHK	APP
P01	22.02.24	Issued for comment / approval	LB	CS	CS

Project
Land at Riverpark Road, Manchester

Client
Kellen Homes Limited

Drawing Title
UK Habitat Classification Map

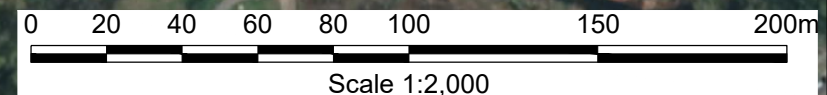
Scale 1:2,000 @ A3	Date 22.02.24	Status Preliminary
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DWG No. SHF920001-ENZ-XX-XX-DR-Z-0001	Revision P01
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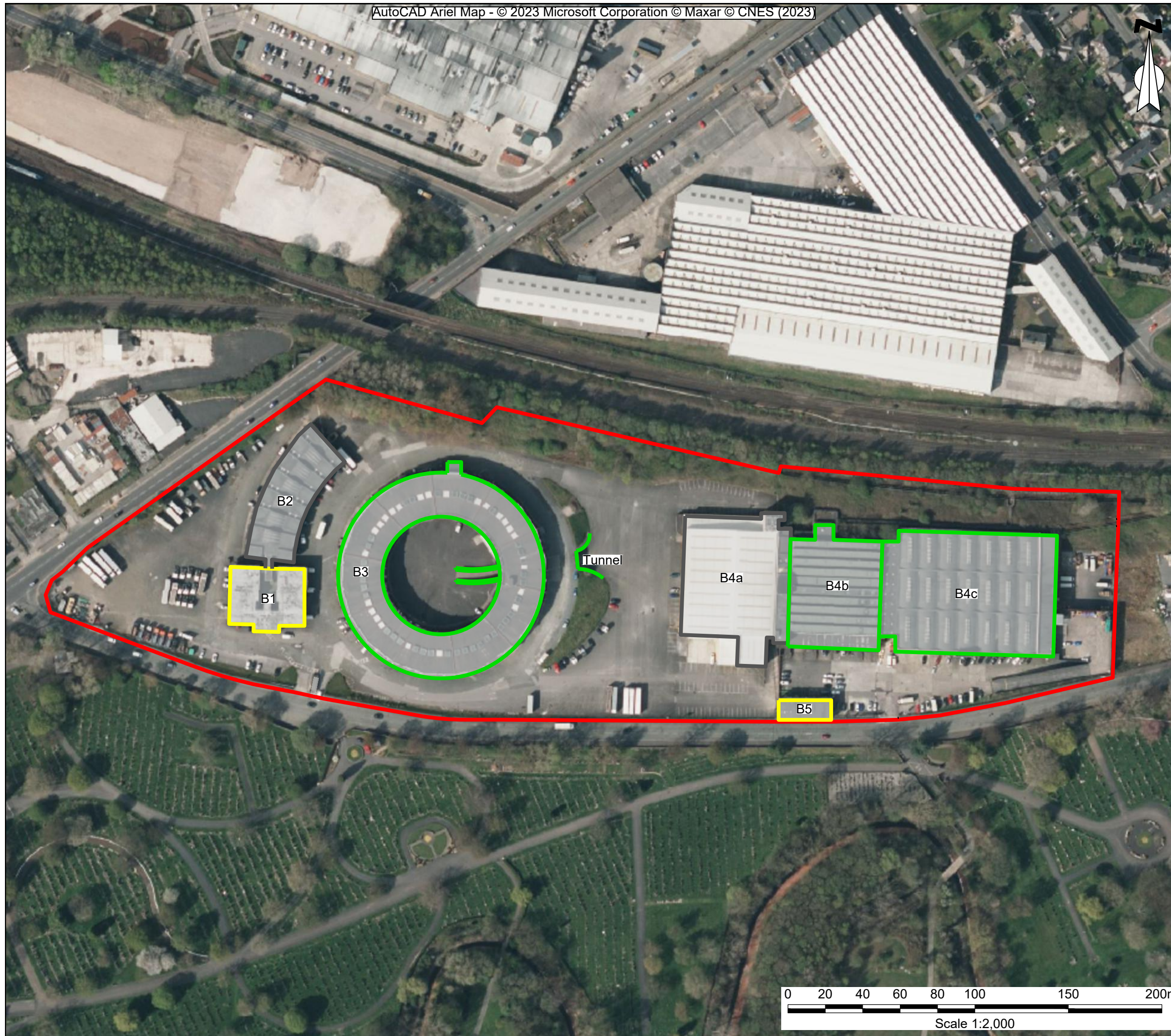
@enzygo
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KEY:

- Site Boundary
- Buildings
- High Suitability for Roosting Bats
- Moderate Suitability for Roosting Bats
- Low Suitability for Roosting Bats
- Negligible Suitability for Roosting Bats
- None Suitability for Roosting Bats



P01	22.02.24	Issued for comment / approval	LB	CS	CS
Rev	Date	Description	DRA	CHK	APP

Project
Land at Riverpark Road, Manchester

Client
Kellen Homes Limited

Drawing Title
Bat Preliminary Roost Assessment

Scale 1:2,000 @ A3	Date 22.02.24	Status Preliminary
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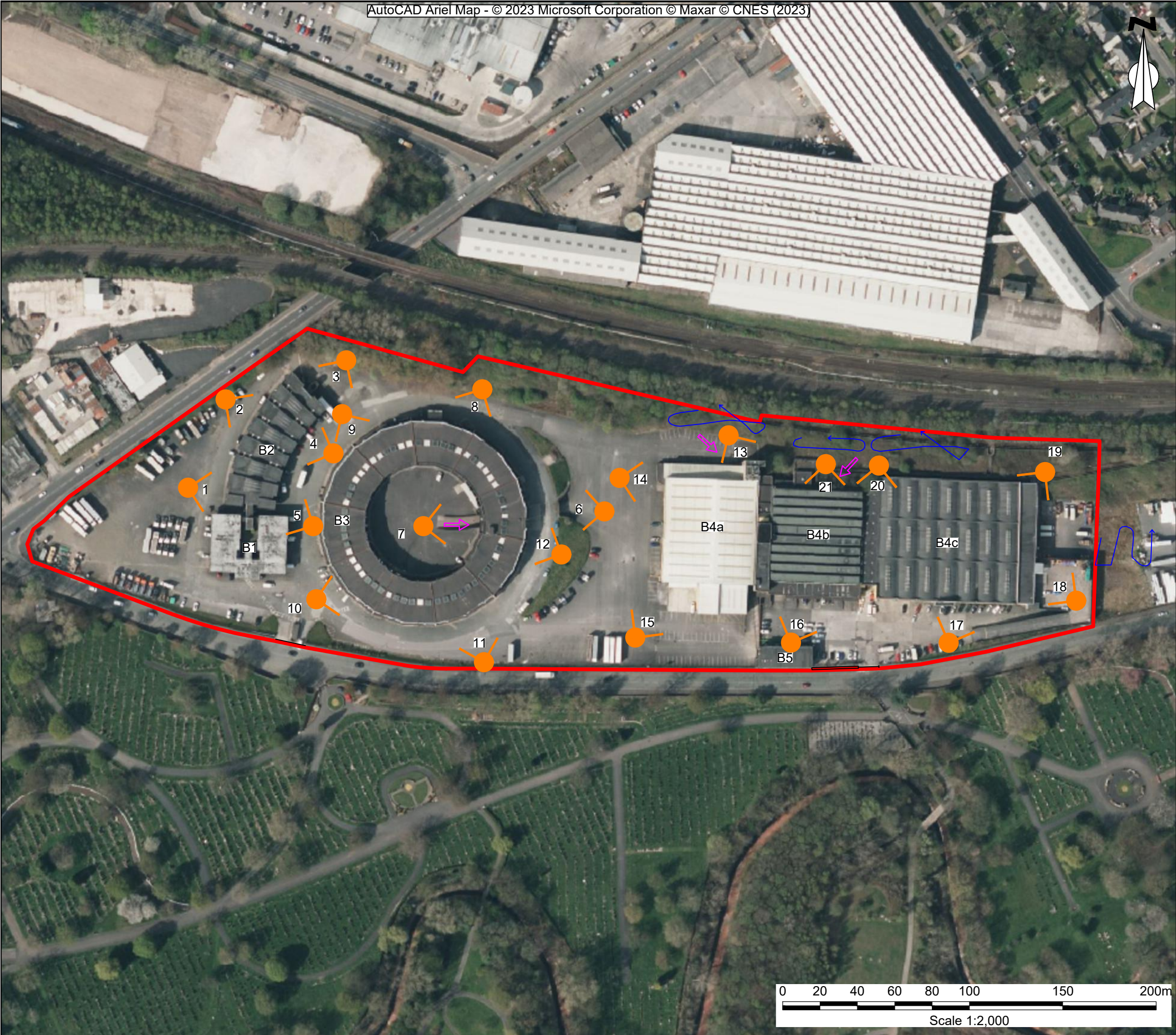
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Bristol
01454 269 237
Manchester
0161 413 6444
Sheffield
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Cardiff
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KEY:

- Site Boundary
- Surveyor Position and Field of View
- Night Visual Aid
- Observed Common Pipistrelle Activity

P01	23.07.24	Issued for comment / approval	SD	CS	CS
Rev	Date	Description	DRA	CHK	APP

Project
Land at Riverpark Road, Manchester

Client
Kellen Homes Limited

Drawing Title
Nocturnal Bat Survey 1

Scale 1:2,000 @ A3	Date 23.07.24	Status Preliminary
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DWG No. SHF920001-ENZ-XX-XX-DR-Z-0003	Revision P01
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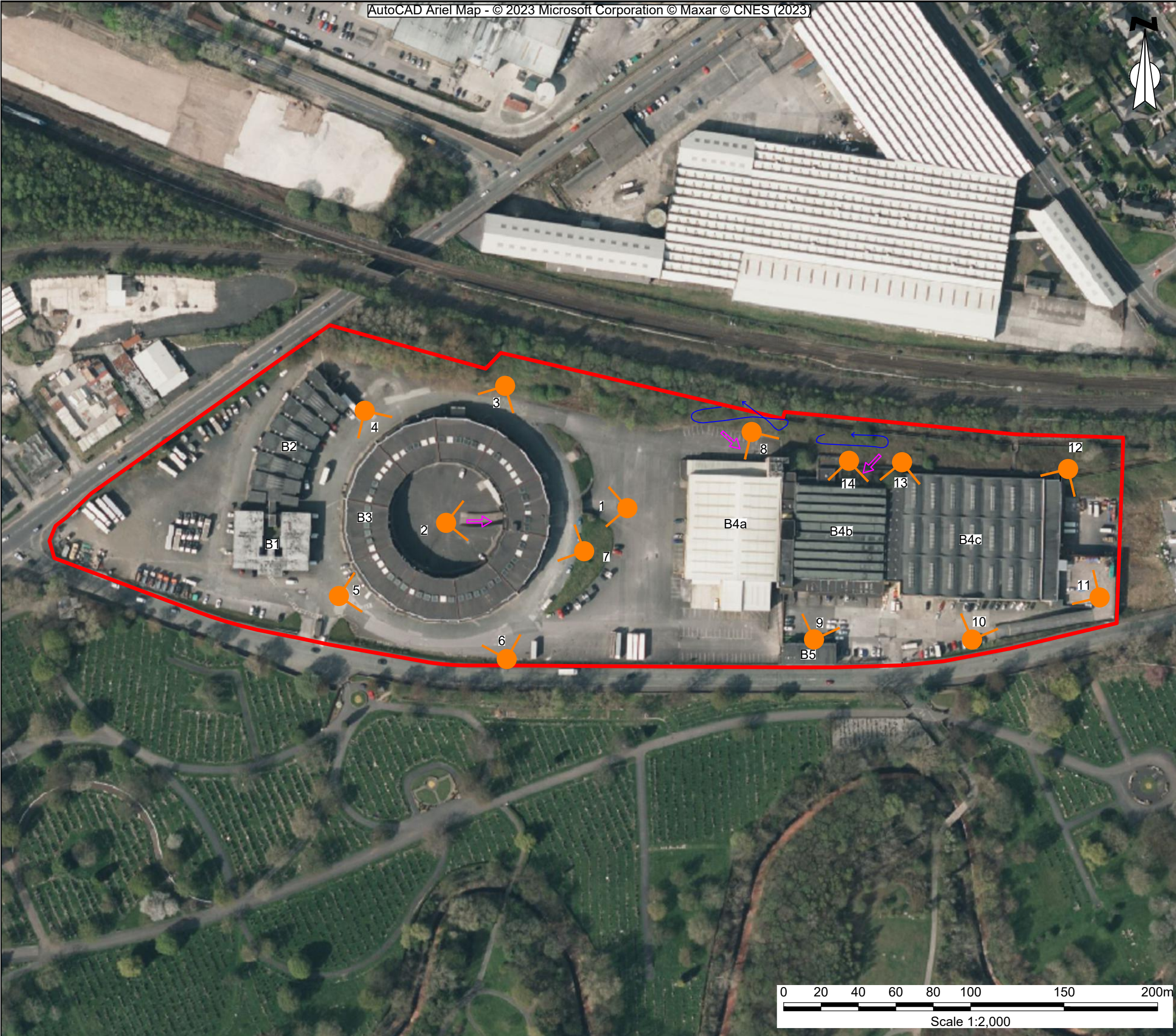
Sheffield
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KEY:

- Site Boundary
- Surveyor Position and Field of View
- Night Visual Aid
- Observed Common Pipistrelle Activity

P01	23.07.24	Issued for comment / approval	SD	CS	CS
Rev	Date	Description	DRA	CHK	APP

Project
Land at Riverpark Road, Manchester

Client
Kellen Homes Limited

Drawing Title
Nocturnal Bat Survey 2

Scale 1:2,000 @ A3	Date 23.07.24	Status Preliminary
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DWG No. SHF920001-ENZ-XX-XX-DR-Z-0004	Revision P01
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Appendix A – Preliminary Bat Roost Assessment Results

Reference	Photos	Description	Assessment of Bat Roosting Potential (Collins, 2023)
Building B1	 	Building B1 comprises a two-storey flat roof unit which is in current use as office space throughout. The block is connected to Building B2 at the northern elevation by a narrow connecting corridor. The building is of a brick-and-mortar construction, with sections of wall with a concrete render, extensive glass windows across all elevations, and roofing felt covered flat roof. The building is in notably good condition throughout with no gaps, crevices or signs of damage associated with the brickwork, no gaps around any windows panels, or broken glass panes. No evidence of, or notably opportunities for, roosting bats, with no potential roosting features present including no external potential ingress/egress points, no accessible suitable dark enclosed spaces (e.g. roof voids), and no droppings, feeding remains or other evidence of bat presence. The suitability of the building for bats is assessed as of None in accordance with current guidance (Collins, 2023), with no features likely to be used by any roosting bats at any time of year.	None
Building B2	 	Building B2 represents a two storey flat roof building of a complex construction type, comprising a central open walkway and two levels of units on either side, of which the majority are currently vacant. Similar to Building B1, the building is of a brick-and-mortar construction which concrete render wall sections, large windows and a largely flat-roof covered by bitumastic roofing felt. Only the central domed glass walkway does not have a flat roof. The exterior of the building is in good condition, with few localised sections on the western elevation where minor gaps in the brickwork mortar may provide low quality roosting potential for individual numbers of bats, however are likely unsuitable. No notable gaps, crevices or signs of damage present. Internally, the building is well-lit throughout, with no dark enclosed accessible spaces for bats, however localised sections of flaking ceiling paintwork and gaps around building supports may provide low quality roosting potential if accessible from the exterior,	Negligible Suitability

Reference	Photos	Description	Assessment of Bat Roosting Potential (Collins, 2023)
		though no potential ingress/egress points have been identified. No evidence of roosting bats (e.g. droppings, feeding remains etc.) detected. Overall, the building is assessed as of Negligible suitability for roosting bats in accordance with current guidance (Collins, 2023) with no obvious features likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	
Building B3	  	Building B3 represents a ring-shaped two-storey flat roof building with a large enclosed central courtyard. This is access via a road tunnel to the east of the building which is described and assessed separately below. The building is of a brick and blockwork construction at ground level, with corrugated metal panel walls and extensive windows forming the first-floor elevations, and with a largely flat roofing felt covered roof with skylights. The ground floor of the building is separated into separate units, now largely vacant or used for storage, with a few active commercial units remaining. The first storey is a large open connected space spanning the full circumference of the building. The exterior of the building is in relatively good condition with localised missing window panes, and a section of timber boarding on the western elevation which may provide some limited roosting potential. Internally, there are no accessible dark enclosed spaces, however limited gaps around the complex supporting structures of the open first floor area may provide low quality features. No evidence of roosting bats (e.g. droppings, feeding remains etc.) detected. Overall, the building is assessed as of Low suitability for roosting bats in accordance with current guidance (Collins, 2023) 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).	Low Suitability

Reference	Photos	Description	Assessment of Bat Roosting Potential (Collins, 2023)
Building B4a	  	Building B4a comprises a large warehouse unit which is connected to B4b at the eastern elevation. The building is has blockwork walls to 2m from ground level, with corrugated metal panel walls and shallow pitched corrugated metal roof with skylights. At the northern elevation is loading bay extension with brickwork and corrugated metal walls, and a taller concrete rendered block approximately four storeys high. The exterior of the building is in notably good condition and well-sealed throughout, with no signs of damages, or gaps, holes or crevices providing any roosting potential or suitable ingress/egress points for bats. Internally, with the exception of low level office units at the western and southern elevations, and the taller concrete block to the north-east, the building supports a single large open well-lit space providing no notable opportunities for roosting bats. No evidence of roosting bats (e.g. droppings, feeding remains etc.) detected. Overall, the building is assessed as of Negligible suitability for roosting bats in accordance with current guidance (Collins, 2023) with no obvious features likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	Negligible Suitability
Building B4b		Building B4b lies between B4a to the west and B4c to the west, an represents a large two-storey building unit, with predominantly brick and blockwork walls which is largely concrete rendered, and a complex saw-toothed roof of corrugated metal and glass window glazing. At each of the northern, western and southern elevations are flat-roof extensions. Externally, the building is largely in good condition, however there are several missing window panels associated with the saw-tooth roof, and an extension to the north has a section of missing window along an east facing elevation. Internally, the unit supports two levels of large open spaces, with a dark enclosed ground floor with no notable potential access points, and a open well-lit first storey where the missing roof window panes are located. The northern extension with missing window supports disused undisturbed rooms in which no evidence of	Low Suitability

Reference	Photos	Description	Assessment of Bat Roosting Potential (Collins, 2023)
		roosting bats or notable roosting opportunities were identified, however, the potential for suitable access roosting features cannot be entirely discounted. No evidence of roosting bats (e.g. droppings, feeding remains etc.) detected. Overall, the building is assessed as of Low suitability for roosting bats in accordance with current guidance (Collins, 2023) 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).	
Building B4c		Building B4c lies to the east of B4b and comprises a largely corrugated metal covered brick walled unit, on a blockwork base up to approximately 1m high. The northern elevation shows further exposed brick-and-mortar walls. The roof comprises a multi shallow pitched concrete roof with skylights throughout. Externally, the building is largely in good condition, with limited poor suitability potential roosting features associated with gaps between corrugated metal wall panels and the brickwork beneath, and a section at the western end of the northern elevation where step cracks in the wall may provide low suitability roosting opportunities for crevice-dwelling species. Internally, the unit supports two levels of large open spaces, with a dark enclosed ground floor with no notable potential access points, and an open well-lit first storey again with no notable potential access points or roosting opportunities. Overall, the building is assessed as of Low suitability for roosting bats in accordance with current guidance (Collins, 2023) 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	Low Suitability

Reference	Photos	Description	Assessment of Bat Roosting Potential (Collins, 2023)
		of bats (i.e. unlikely to be suitable for maternity or hibernation).	
Building B5		Building B5 lies along the southern boundary adjacent to Riverpark Road and represents a rectangular brick-and-mortar buildings approximately 25x10m in size, with a flat bitumastic roofing felt roof, and is in current use as office and commercial space. Externally, the building is notably good condition and well-sealed throughout with no gaps, crevices, holes or signs of damage anywhere which may provide potential roosting features or egress/ingress points for bats. This includes no gaps in the brickwork and mortar, no gaps around window panelling or doors, and no gaps associated with the roof line and associated roofing felt. Internally, the building is in current use and regularly disturbed and well-lit throughout. There are no enclosed, dark, disturbed and accessible spaces with any potential to support roosting bats. No evidence of, or notably opportunities for, roosting bats, including no droppings, feeding remains or other evidence of bat presence. The suitability of the building for bats is assessed as of None in accordance with current guidance (Collins, 2023), with no features likely to be used by any roosting bats at any time of year.	None
Tunnel		To provide vehicle access to the centre of the ring-shaped building of Building B3, a tunnel routes beneath the western elevation of the building. This tunnel has walls and roof of uniform concrete in good condition, with no signs of damage or gaps between panels etc. An individual number of low quality potential bat roosting features are associated with gaps around pipework at the centre and darkest part of the tunnel, and which may provide sub-optimal roosting opportunities for individuals numbers of crevice dwelling or free-hanging bats. These are no considered to provide any	Low Suitability

Reference	Photos	Description	Assessment of Bat Roosting Potential (Collins, 2023)
		opportunities for larger numbers of bats, or to be used on a frequent basis by bats. These are also notably exposed to the elements and do not provide any notable hibernation potential. No evidence of roosting bats present. Overall, the structure is assessed as of Low suitability for roosting bats in accordance with current guidance (Collins, 2023) 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).	
All trees		No trees have been identified with any potential roosting features, including none of the scattered trees present around the site, or trees within the localised area of woodland at the north-west of the site. The majority of trees are too young to have developed potential roosting features such as knot-holes, cavities, hollows, deadwood and lifted bark, which are typical of more mature trees. The potential for roosting bats associated with any trees within the site boundary is assessed as None in accordance with current guidance (Collins, 2023).	None

Appendix B - Nocturnal Bat Survey Results

2024 Bat Emergence Survey Results

Survey and Date	Surveyor Position	Time	Species	Notes
1 06/06/2024	1	-	-	No bats detected.
1 06/06/2024	2	-	-	No bats detected.
1 06/06/2024	3	22:39	Noctule	No emergence detected. Single pass heard not seen
1 06/06/2024	4	-	-	No bats detected.
1 06/06/2024	5	-	-	No bats detected.
1 06/06/2024	6	22:18	Common Pipistrelle	No emergence detected. Two foraging passes, heard not seen.
1 06/06/2024	7	22:10	Common Pipistrelle	No emergence detected. Single pass heard not seen.
		22:31	Common Pipistrelle	Single pass heard not seen.
1 26/06/2024	8	-	-	No bats detected.
1 26/06/2024	9	-	-	No bats detected.
1 26/06/2024	10	-	-	No bats detected.
1 26/06/2024	11	-	-	No bats detected.
1 26/06/2024	12	22:08	Common Pipistrelle	No emergence detected. Flew around building and headed north.
1 26/06/2024	13	22:06 to 22:07	Common Pipistrelle	No emergence detected. Foraging over scrub and trees to north.

Survey and Date	Surveyor Position	Time	Species	Notes
		22:10	Common Pipistrelle	Foraging over scrub and trees to north.
		22:13	Common Pipistrelle	Two individuals, foraging over scrub and trees to north.
		22:31	Common Pipistrelle	Foraging over scrub and trees to north.
		22:34	Common Pipistrelle	Foraging over scrub and trees to north.
		22:48	Common Pipistrelle	Single pass heard not seen.
1 26/06/2024	14	22:13	Common Pipistrelle	No emergence detected. Foraging at trees to the north
		22:30	Common Pipistrelle	Heard not seen
1 27/06/2024	15	-	-	No bats detected.
1 27/06/2024	16	-	-	No bats detected.
1 27/06/2024	17	22:29	Common Pipistrelle	No emergence detected. Brief pass, heard not seen.
1 27/06/2024	18	22:30	Common Pipistrelle	No emergence detected. Foraging to the east.
		22:45	Common Pipistrelle	Foraging to the east.
1 27/06/2024	19	21:59	Common Pipistrelle	No emergence detected. Heard not seen.
		22:21 to 22:25	Common Pipistrelle	Foraging at trees and scrub to the north and east.
1 27/06/2024	20	21:52	Soprano Pipistrelle	No emergence detected. Single commuting pass along trees and scrub to north.
		21:56	Soprano Pipistrelle	Single pass along trees and scrub to north
		22:02	Common Pipistrelle	Foraging to the north.
		22:14	Common Pipistrelle	Foraging to the north.
		22:22	Common Pipistrelle	Foraging to the north.
		22:30	Common Pipistrelle	Foraging to the north.
		22:40	Common Pipistrelle	Single pass heard not seen.
		22:46	Common Pipistrelle	Single pass heard not seen.
1 27/06/2024	21	22:01 to 22:03	Common Pipistrelle	No emergence detected. Single commuting pass, heard not seen.
		22:09	Common Pipistrelle	Heard not seen
		22:14 to 22:16	Common Pipistrelle	Foraging activity, heard not seen.
		22:30	Common Pipistrelle	Heard not seen
		22:50	Common Pipistrelle	Heard not seen
		22:53	Common Pipistrelle	Heard not seen

Survey and Date	Surveyor Position	Time	Species	Notes
2 23/07/2024	1	21:45	Common Pipistrelle	No emergence detected. Single pass north to trees
		21:55	Common Pipistrelle	Foraging at trees to north.
		21:59	Common Pipistrelle	Heard not seen.
		22:29	Noctule	Heard not seen.
2 23/07/2024	2	-	-	No bats detected.
2 23/07/2024	3	21:25	Common Pipistrelle	No emergence detected. Heard not seen.
		21:30	Common Pipistrelle	Heard not seen.
		21:33	Common Pipistrelle	Flew along trees.
		21:48	Common Pipistrelle	Single pass heard not seen.
		21:58	Common Pipistrelle	Heard not seen.
		21:59	Common Pipistrelle	Heard not seen.
		22:33	Noctule	Heard not seen.
1 23/07/2024	4	-	-	No bats detected.
1 23/07/2024	5	21:48	Noctule	No emergence detected. Heard not seen.
		21:52	Noctule	Heard not seen.
1 23/07/2024	6	21:23	Common Pipistrelle	No emergence detected. Flew around building entering site from south.
		21:29	Common Pipistrelle	Single pass from south headed north.
		21:31	Common Pipistrelle	Heard not seen.
		21:59	Common Pipistrelle	Heard not seen.
1 23/07/2024	7	21:58	Common Pipistrelle	No emergence detected. Flew along outside of building.
1 24/07/2024	8	21:38 to 21:46	Common Pipistrelle	No emergence detected. Foraging activity at trees and scrub and north side of building
		21:58 to 21:59	Common Pipistrelle	Foraging along trees to north.
1 24/07/2024	9	21:23	Common Pipistrelle	No emergence detected. Heard not seen.
		21:58	Common Pipistrelle	Single pass east to west.
1 24/07/2024	10	-	-	No bats detected.
1 24/07/2024	11	-	-	No bats detected.

Survey and Date	Surveyor Position	Time	Species	Notes
1 24/07/2024	12	21:36	Noctule	No emergence detected. Heard not seen.
		21:55	Common Pipistrelle	Heard not seen.
		22:00	Common Pipistrelle	Two individuals flying north, not from building.
		22:02	Common Pipistrelle	Heard not seen.
		22:05 to 22:10	Common Pipistrelle	Foraging at trees to north.
		22:13	Common Pipistrelle	Heard not seen.
		22:15	Common Pipistrelle	Heard not seen.
		22:21	Common Pipistrelle	Foraging at trees to north.
		22:26	Common Pipistrelle	Foraging at trees to north.
1 24/07/2024	13	21:25	Noctule	No emergence detected. Heard not seen.
		21:28	Common Pipistrelle	Heard not seen
		21:30 to 21:33	Common Pipistrelle	Two individuals foraging at trees and scrub.
		21:35	Soprano Pipistrelle	Heard not seen
		21:48 to 21:50	Common Pipistrelle	Heard not seen
		21:53	Common Pipistrelle	Two individuals foraging at trees and scrub.
		21:54	Common Pipistrelle	Heard not seen
		22:01	Common Pipistrelle	Heard not seen
		22:25	Common Pipistrelle	Heard not seen
1 24/07/2024	14	21:28	Common Pipistrelle	No emergence detected. Heard not seen.
		21:29 to 21:34	Common Pipistrelle	Foraging activity, heard not seen.
		21:37	Common Pipistrelle	Heard not seen
		21:39	Common Pipistrelle	Heard not seen
		21:48	Common Pipistrelle	Heard not seen
		21:50	Common Pipistrelle	Heard not seen
		22:01	Common Pipistrelle	Heard not seen
		22:05	Common Pipistrelle	Heard not seen
		22:21	Common Pipistrelle	Heard not seen

Appendix C – Legislation and National Planning Policy

Legislation

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.
Nationally Protected	
Bats	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.

Species	Legal Status
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.
Nesting Birds (general)	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.
Viviparous/Common Lizard, Grass Snake, Slow-worm	These animals receive limited protection under The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal to intentionally kill or injure any such animal.
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 56 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:

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local

environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate

Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

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; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

The following should be given the same protection as habitats sites:

- potential Special Protection Areas and possible Special Areas of Conservation;
- potential Special Protection Areas and possible Special Areas of Conservation; and
- sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, 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 a habitats site (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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