



Preliminary Ecological Appraisal Report

Renshaw House, Manchester

Reference: 81-561-R1-1

Date: January 2024



PRELIMINARY ECOLOGICAL APPRAISAL REPORT

Renshaw House
Manchester

Prepared for:
Mia James Construction and Interiors Ltd

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EXECUTIVE SUMMARY

Site Address	Renshaw House, 99 Plymouth Grove, Manchester M13 9LQ
Coordinates	E 385327, N 396379
Site Area	Approximately 0.1 ha
Current Site Use and Adjacent Site Use	The site is located in south-east Manchester. The site comprises two buildings, colonised hardstanding, mixed scrub, amenity grassland, introduced shrub, treelines and a hedgerow. The habitats directly adjacent to site comprise buildings, hardstanding roads, scattered trees and amenity grassland.
Designated Sites	No statutory or non-statutory designated sites are located within 1 km of the site boundary. The site is located within the Impact Risk Zone of a Rochdale Canal Special Area of Conservation (SSSI) and Site of Special Scientific Interest (SSSI). Rochdale SAC and SSSI is located approximately 5.8 km north-east of the site boundary. Rochdale Canal SAC is designated for its significant population of floating water-plantain (<i>Luronium natans</i>). Rochdale Canal SSSI is designated for its important habitats of emergent vegetation and submerged aquatic plants, which includes extensive colonies of floating water-plantain. Due to the small size and nature of the works and the distance between the site and Rochdale Canal SSSI, no detrimental impacts (on the SSSI) are anticipated as a result of the development. Furthermore, as per the criteria listed on MAGIC (accessed January 2024), the proposed works will not require further consultation with Natural England concerning potential impacts on the SSSI. Rochdale Canal SAC is designated for its significant population of floating water-plantain, which would be impacted by a drastic increase in air pollution. A Habitat Regulation Assessment (HRA) screening assessment will not be required to assess whether the proposed development will have any 'likely significant effects' on the SAC, as development proposals include the development of a seven-storey student accommodation block, with no allocation granted for car parking spaces within the floor plan of the site. As the site is intended for student accommodation, and due to the proximity of the site to public transport and the site being within walking distance of both Manchester universities, it is unlikely that the development will drastically increase air pollution via increased number of cars in the area.
Survey Results	The site comprises two buildings, colonised hardstanding, mixed scrub, amenity grassland, introduced shrub, treelines and a hedgerow. The site was found to have the following potential ecological constraints:  Potential presence of common amphibians within mixed scrub, hedgerow understorey and treeline understorey on-site.  Potential presence of nesting birds within mixed scrub, hedgerow, treelines and buildings.  Potential presence of badgers on-site and within local area.



	✿ Hedgerow and treelines assessed as having Low potential for foraging and commuting bats. ✿ Two trees (T1 and T2) assessed as having bat roosting potential (PRF-I) on a precautionary basis. ✿ Potential presence of hedgehogs within mixed scrub, hedgerow understorey and treeline understorey. ✿ Potential presence of small reptile population within mixed scrub, hedgerow understorey and treeline understorey.
Conclusions	The following mitigation is recommended: ✿ Updated badger walkover prior to works commencing. ✿ Precautionary Working Methods for badger. ✿ Precautionary Working Methods for reptile. ✿ Common amphibians are to be removed by hand from the working area during construction. ✿ If any artificial lighting is to be installed on site, then a lighting strategy will be required. The lighting strategy is recommended to maintain the hedgerow and treelines as dark areas for bats. ✿ It is recommended that if T1 and T2 require removal, they are to be soft-felled under the supervision of a suitably qualified ecologist. ✿ If buildings require demolition or any vegetation requires removal, it should take place outside of the breeding bird season (March to September inclusive). If this is not possible, a nesting bird check will be undertaken by a suitably qualified ecologist no more than 24 hours before works commence. If a nest, or nest in construction, is located then a stand-off distance will be maintained until the young have fledged. ✿ Vegetation should be retained where possible. If this is not possible, then during site clearance, the mixed scrub, hedgerow understorey and treeline understorey are to be checked for hedgehog prior to clearance to ground level. If the vegetation is too dense to inspect, the vegetation is to be trimmed to 50 cm and checked for hedgehog prior to clearance to ground level. The bases of trees should be checked for sheltering hedgehogs prior to clearance. It is recommended that vegetation clearance takes place outside of December to March (inclusive) to avoid impacting hibernating hedgehogs. If hedgehogs are located, they should be carefully moved by hand to an area outside of construction workings. A gain in biodiversity will be required on-site. If this cannot be achieved onsite, a conservation offset payment, or off-site compensation may be required.



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1. INTRODUCTION

1.1. BACKGROUND

E3P were commissioned by Mia James Construction and Interiors Ltd to undertake a Preliminary Ecological Appraisal at Renshaw House, Manchester, hereafter referred to as “the site”.

This report has been produced by Conor Evans BSc (Hons) MRes QCIEEM Consultant Ecologist. Conor has experience undertaking Preliminary Ecological Appraisals and ecological mitigation for a variety of projects across the UK. Conor also holds a Class 1 Great Crested Newt Natural England licence.

1.2. PROPOSED DEVELOPMENT

Development proposals include the demolition of the existing on-site buildings and the development of a seven-storey student accommodation block.

1.3. SITE LOCATION

The site is located in south-east Manchester. The site is accessed via Hyde Grove, which defines the south-east site boundary. Plymouth Grove runs adjacent to the north-east site boundary. Hyde Grove Chapel is located adjacent to the south-west site boundary. An NHS delivery and collections centre is located adjacent to the north-west site boundary. The wider landscape comprises commercial and residential buildings, hardstanding roads, scattered trees and amenity grassland. Swinton Grove Park is located approximately 110 m south-east of the site boundary. Whitworth Park is located approximately 550 m south-west of the site boundary. An active railway line is located approximately 950 m north-east of the site boundary at its nearest point. Please refer to Figure 1.1 for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the Preliminary Ecological Appraisal are as follows:

- ✦ Identify the major habitats present.
- ✦ Ascertain the presence or potential presence of any legally protected species and habitats.
- ✦ Recommend any further surveys or mitigation that may be required.

The Preliminary Ecological Appraisal comprises a desk study and site walkover. This survey has been completed as a baseline assessment of the site, and as such please see the end of the report for further surveys and mitigation proposed.



2. METHODOLOGY

2.1. DESKTOP STUDY

The following sources of information and ecological records were consulted:

- ✳ MAGIC – A web-based interactive mapping system, on which geographic information regarding key environmental schemes and designations are collated, including details of statutory conservation sites, accessed January 2024.
- ✳ Aerial mapping and ordnance survey maps.
- ✳ Local data records, including Greater Manchester Ecology Unit (GMEU) (received 08th November 2023).

A 1 km search area was utilised for the data search, with this being deemed an appropriate distance for the Zone of Influence of the site due to the small size and urban nature of the site. Records pre-dating 2013 were classified as historic records and were excluded from the desk study unless the records were of particular importance and relevance to the site.

The data search included the request for details of protected and notable species of flora and fauna within 1 km of the central grid reference of the site. In addition, a request was made for any non-statutory designated sites within 1 km of the site boundary.

Please note that a lack of up-to-date records does not confirm the absence of a species from the area. The lack of records may simply be a result of a lack of protected species surveys being undertaken within the local area.

2.2. VEGETATION AND HABITATS

A Preliminary Ecological Appraisal of the proposed development site was undertaken by Conor Evans on 15th November 2023. Assistance was provided by Ciara Bass BSc (Hons), Consultant Ecologist at E3P. Ciara holds a Level 3 Field Identification Skills Certificate (FISC). The weather was mild, still and clear.

The walkover survey was undertaken to the standard methodology as per the “Guidelines for Preliminary Ecological Appraisal” (CIEEM, 2017). A vegetation and habitat plan has been produced for the proposed development site and the immediate surrounding area (please refer to Appendix I). The mapping is based on the UK Habitat Classification Version 2.0 (UKHab, 2023).

Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and uncommon plant communities. All plant nomenclature follows Stace (2019).

Searches were carried out for the presence of invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) including Japanese knotweed (*Fallopia japonica*), Himalayan balsam (*Impatiens glandulifera*) and giant hogweed (*Heracleum mantegazzianum*).



2.3. FAUNA

A thorough search of the site for signs of protected species of fauna was undertaken during the site walkover. These searches considered the following:

- ✦ Suitability of any ponds to support notable amphibians, and the suitability of the site's terrestrial habitats to support amphibians.
- ✦ Suitability of the site to support reptiles by way of habitat structure and refuge piles, as well as links to the wider landscape.
- ✦ Signs of badgers (*Meles meles*), by way of setts, mammal paths, foraging signs or latrines to indicate usage of the site by the species.
- ✦ Search of any watercourses for signs or suitability for water vole (*Arvicola amphibius*) and otter (*Lutra lutra*) by way of burrows, resting places, holts and foraging signs.
- ✦ Suitability of the site to support roosting, foraging and commuting bats.
- ✦ Suitability of the site to support notable bird species.
- ✦ Suitability of the site to support notable invertebrates.
- ✦ Search of the site for any invasive species.

2.4. PRELIMINARY ROOST ASSESSMENT

A Preliminary Roost Assessment (PRA) was undertaken by Conor Evans on 15th November 2023. Assistance was provided by Ciara Bass.

The survey involved undertaking a systematic search of the buildings and trees on site, searching for signs of bats, or spaces where bats would be able to access. The survey was undertaken utilising suitable binoculars and ladders to access all areas where safe to do so. The methodology followed that described in *Bat Surveys for Professional Ecologists, 4th Edition* (Collins, 2023). The buildings and trees were categorised for their bat roosting potential as described in Table 2.1 and Table 2.2 in accordance with Collins (2023).

TABLE 2.1 BAT ROOSTING POTENTIAL CLASSIFICATION OF BUILDINGS

CATEGORY	DESCRIPTION
NONE	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e., a complete absence of crevices/suitable shelter at all ground/underground levels).
NEGLIGIBLE	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.
LOW	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. 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 a large number of bats.



CATEGORY	DESCRIPTION
MODERATE	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.
HIGH	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. These structures have the potential to support high conservation status roosts.

TABLE 2.2 BAT ROOSTING POTENTIAL CLASSIFICATION OF TREES

CATEGORY	DESCRIPTION
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.5. SURVEY LIMITATIONS

A Preliminary Ecological Appraisal does not constitute a full botanical survey. Instead, key species are identified to give a representative description of each habitat type.

This survey was undertaken in November and as a result of differing flowering times between species, it is possible that some species of flora may have been missed or misidentified. It is possible that some invasive/non-native species could have been missed during the survey. This is not deemed to be a major constraint due to the urban nature of the habitats identified on-site.

Access to all areas within 30 m of the site to search for badger field signs was not possible due to such areas being on private land, therefore, some features may have been missed. However, considering the mostly urban areas which surround the site, this is not thought to pose a significant constraint.

These constraints have been taken into consideration during the assessment



3. SURVEY RESULTS

3.1. SITE CONTEXT

The site is located in south-east Manchester. The site comprises two buildings, colonised hardstanding, mixed scrub, amenity grassland, introduced shrub, treelines and a hedgerow. The habitats directly adjacent to site comprise buildings, hardstanding roads, scattered trees and amenity grassland. These habitat types offer limited opportunities for local fauna, with the scattered trees expected to provide nesting opportunities for birds and commuting and foraging opportunities for bats.

One area of open mosaic habitat is located within 1 km of the site boundary. The area of open mosaic habitat is located approximately 460 m north-east of the site boundary. The area is listed on MAGIC as an open mosaic habitat on previously developed land. The open mosaic habitat is anticipated to offer resources for local wildlife, including foraging opportunities for terrestrial mammals and birds. There is a lack of connectivity between the site and the area of open mosaic habitat due to the urban nature of the areas surrounding the site, with no available wildlife corridors.

Several areas of isolated Deciduous Woodland, a Priority Habitat, are present within 1 km of the site. The nearest area of Deciduous Woodland is located approximately 535 m south-west of the site boundary. These areas of woodland are anticipated to form foraging, commuting and resting habitats for a variety of local wildlife, as well as nesting and roosting habitats for birds and bats within the trees present. There is a lack of connectivity between the site and the areas of Deciduous Woodland due to the urban nature of the areas surrounding the site, with no available wildlife corridors.

No watercourses or waterbodies are located on-site, adjacent to the site boundary or within 250 m of the site boundary.

3.2. DESIGNATED SITES

No statutory or non-statutory designated sites are located within 1 km of the site boundary.

The site is located within the Impact Risk Zone of a Rochdale Canal Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). Rochdale Canal SAC and SSSI is located approximately 5.8 km north-east of the site boundary. Rochdale Canal SAC is designated for its significant population of floating water-plantain (*Luronium natans*). Rochdale Canal SSSI is designated for its important habitats of emergent vegetation and submerged aquatic plants, which includes extensive colonies of nationally scarce floating water-plantain. The site also supports a diverse range of aquatic vegetation, most notably its assemblage of pondweeds (*Potamogeton* sp.). The canal also provides habitat for a variety of birds, including coot (*Fulica atra*), mallard (*Anas platyrhynchos*), moorhen (*Gallinula chloropus*), kingfisher (*Alcedo atthis*) and grey wagtail (*Motacilla cinerea*).

Due to the small size and nature of the works and the distance between the site and Rochdale Canal SSSI, no detrimental impacts (on the SSSI) are anticipated as a result of the development. Furthermore, as per the criteria listed on MAGIC (accessed January 2024), the proposed works will not require further consultation with Natural England concerning potential impacts on the SSSI.

Rochdale Canal SAC is designated for its significant population of floating water-plantain, which would be impacted by a drastic increase in air pollution. A Habitat Regulation Assessment (HRA) screening assessment will not be required to assess whether the proposed development will have any 'likely significant effects' on the SAC, as development proposals include the development of a seven-storey student accommodation block, with no allocation granted for car parking spaces within the floor plan of the site. As the site is intended for student accommodation, and due to the proximity of the site to public



transport and the site being within walking distance of both Manchester universities, it is unlikely that the development will drastically increase air pollution via increased number of cars in the area.

3.3. HABITATS

The main habitats encountered during the survey are described in the following subsections. Please refer to Appendix I for the UKHab Habitat Plan.

3.3.1. BUILDINGS (U1B5)

Two buildings, connected internally by a single storey extension, were present in the centre of the site. Both buildings comprised redbrick walls and gable-to-gable pitched tile roofs. A detailed assessment and further photographs of the building are outlined in Appendix II.

PLATE 1 SHOWING BUILDING



3.3.2. DEVELOPED LAND; SEALED SURFACE (U1B)

A hardstanding car park was present in the south-west of the site. The hardstanding had been colonised in parts by species comprising green field-speedwell (*Veronica agrestis*), smooth sow-thistle (*Sonchus oleraceus*), common fleabane (*Pulicaria dysenterica*), eastern rocket (*Sisymbrium orientale*), herb robert (*Geranium robertianum*), creeping thistle (*Cirsium arvense*), petty spurge (*Euphorbia peplus*), common nettle (*Urtica dioica*), rosebay willowherb (*Chamerion angustifolium*), colt's-foot (*Tussilago farfara*) and false oat-grass (*Arrhenatherum elatius*).



PLATE 2 SHOWING HARDSTANDING CAR PARK



A small section of colonised gravel was present along the south-west site boundary, adjacent to the hardstanding car park. Species present comprised butterfly-bush (*Buddleja davidii*), greater plantain (*Plantago major*), wood avens (*Geum urbanum*) and herb robert.

PLATE 3 SHOWING GRAVEL



3.3.3. MIXED SCRUB (H3H)

An area of mixed scrub was present along the western site boundary, adjacent to the hardstanding car park. Species present comprise bramble (*Rubus fruticosus* agg.), hawk's-beard sp. (*Crepis* sp.), firethorn (*Pyracantha* sp.), hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), field maple saplings (*Acer campestre*), holly (*Ilex aquifolium*), wood avens, common nettle, colt's-foot and herb robert.



PLATE 4 SHOWING MIXED SCRUB



Two areas of mixed scrub were present in the north and north-east of the site. The northern most section comprised spindle (*Euonymus europaeus*) and evergreen spindle (*Euonymus japonicus*). The eastern most section comprised silver birch (*Betula pendula*), juniper (*Juniperus communis*), yew (*Taxus Baccata*), common ivy (*Hedera helix*), sessile oak (*Quercus petraea*), bramble, spindle and evergreen spindle.

PLATE 5 SHOWING MIXED SCRUB



3.3.4. MODIFIED GRASSLAND (G4)

An area of actively managed amenity grassland was present in the north-east of the site. Species present comprised creeping buttercup (*Ranunculus repens*), common ragwort (*Jacobaea vulgaris*), ribwort plantain (*Plantago lanceolata*) and mouse-ear hawkweed (*Pilosella officinarum*). The grass was mown too short to identify the grass species present.



PLATE 5 SHOWING MODIFIED GRASSLAND



3.3.5. NATIVE HEDGEROW (H2A)

A boundary hedgerow was present along the north-west site boundary. Species present comprised dog rose (*Rosa canina*), elm sp. (*Ulmus* sp.), firethorn and bramble. The hedgerow understorey comprised field maple saplings, common nettle, bramble and herb robert. The hedgerow was approximately 25 m in length and 3 m wide.

PLATE 7 SHOWING HEDGEROW



3.3.6. LINE OF TREES (W1G6)

Two treelines were present along the north-east and south-east site boundaries. The north-east treeline (TL1) comprised cherry sp. (*Prunus* sp.), sycamore (*Acer pseudoplatanus*), ash (*Fraxinus excelsior*) and sessile oak. The south-east treeline (TL2) comprised goat willow (*Salix caprea*), silver birch, cherry sp., sycamore and sessile oak. Butterfly-bush was also present along the fence line adjacent to the treeline.



PLATE 8 SHOWING LINE OF TREES



3.4. PROTECTED AND NOTABLE SPECIES

3.4.1. AMPHIBIANS

Consultation with GMEU did not identify any records of great crested newt (*Triturus cristatus*) within the 1 km search area.

Consultation with MAGIC did not identify any great crested newt European Protected Species Licences within 1 km of the site boundary. The nearest such licence was located approximately 5.8 km north-west of the site boundary. The licence was active between 2010 and 2011 for the destruction of a great crested newt resting place.

Great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist where habitat connectivity is of high quality) (English Nature, 2001). Considering that no waterbodies are located on-site or within 250 m of the site boundary, the presence of great crested newts on site is reasonably discounted.

Consultation with GMEU did not identify any records of common amphibian within the 1 km search area.

The site was assessed as being unsuitable to support common amphibians during their breeding phase as no waterbodies were located on-site. The mixed scrub, hedgerow understorey and treeline understorey were assessed as providing suitable terrestrial habitat for common amphibians. As such, common amphibians may potentially be present on-site.

3.4.2. BATS

Consultation with GMEU identified records of common pipistrelle (*Pipistrellus pipistrellus*), pipistrelle species (*Pipistrellus* sp.), brown long-eared bat (*Plecotus auritus*) and noctule (*Nyctalus noctula*) within the 1 km search area. The nearest such record was for common pipistrelle, located approximately 130 m south-east of the site, within an area of broadleaved woodland.

Consultation with MAGIC identified four Natural England Bat Mitigation Licences within 1 km of the site. Please refer to Table 3.1 for details of all bat licences within 1 km of the site boundary.



TABLE 3.1 BAT LICENCES WITHIN 1 KM OF THE SITE BOUNDARY.

SPECIES	YEARS ACTIVE	DESCRIPTION	DISTANCE FROM SITE
COMMON PIPISTRELLE	2015 – 2016	Destruction of a resting place.	240 m north-west
COMMON PIPISTRELLE	2014 – 2015	Damage of a resting place.	540 m north
COMMON PIPISTRELLE	2016 - 2021	Destruction of a resting place.	670 m south
COMMON PIPISTRELLE	2016	Destruction of a resting place.	890 m south-east

All buildings and trees on-site were assessed for their suitability to support roosting bats, as detailed in Collins (2023). Both buildings (B1 and B2) were well-sealed with no obvious features that could be utilised by roosting bats, and were therefore determined to have negligible bat roosting potential. Please refer to Appendix II for the full building assessment. A total of two trees (T1 and T2) were assessed as having bat roosting potential (PRF-I) on a precautionary basis due to an open trunk cavity (T1) and ivy cover (T2). Please refer to Appendix III for the full bat potential tree assessment. The remaining trees were assessed as having no bat roosting potential due to the small size and young age of the trees, resulting in a lack of suitable bat roosting features.

The site was assessed as having Low potential for foraging and commuting bats, with the habitats providing the highest value for bats being the hedgerow and treelines, which are expected to attract invertebrate prey. The site is not anticipated to act as a wildlife corridor between habitats of higher value for bats, due to the majority of the site comprising hardstanding, buildings and amenity grassland, as well as the poor quality habitats surrounding the site.

3.4.3. BADGER

Consultation with GMEU did not identify any records of badger within the 1 km search area. No badger setts or field signs of badger were located on-site or within 30 m of the site boundary where access was possible.

The site is assessed as having suitability for badger as sett building opportunities are present within the mixed scrub, hedgerow and treelines. These habitats, as well as the modified grassland, are anticipated to offer foraging opportunities for the species.

3.4.4. OTHER TERRESTRIAL MAMMALS

Consultation with GMEU identified multiple records of European hedgehog (*Erinaceus europaeus*) within the 1 km search area. The nearest such record of hedgehog was located approximately 350 m south-east of the site boundary, associated with a residential garden.

The site was assessed as having suitability for hedgehogs within the mixed scrub, hedgerow understorey and treeline understorey, which provide optimal foraging, shelter and hibernation habitat for the species.

3.4.5. OTTER AND WATER VOLE

Consultation with GMEU did not identify any records of otter or water vole within the 1 km search area.

No watercourses are present on-site or adjacent to the site boundary. The nearest watercourse, the River Medlock, is located approximately 1.36 km north-west of the site boundary. The watercourse is located within the highly urbanised area of Manchester City Centre, and is separated from the site by a series of buildings, hardstanding roads and amenity grassland. As no aquatic habitats are situated on-site or



adjacent to the site boundary, both otter and water vole are reasonably discounted from further assessment.

3.4.6. BREEDING BIRDS

Consultation with GMEU identified records of dunnoek (*Prunella modularis*), herring gull (*Larus argentatus*), house sparrow (*Passer domesticus*), peregrine (*Falco peregrinus*), song thrush (*Turdus philomelos*) and starling (*Sturnus vulgaris*) within the 1 km search area.

Wood pigeon (*Columba palumbus*), magpie (*Pica pica*), robin (*Erithacus rubecula*) and blue tit (*Cyanistes caeruleus*) were identified on-site during the survey. Common bird species are anticipated to be present on-site and there is potential to support nesting birds within the mixed scrub, hedgerow, line of trees and buildings. Ground nesting birds are discounted due to the short length of the grass on site.

3.4.7. REPTILES

Consultation with GMEU did not identify any records of reptile within the 1 km search area.

The site was largely found to be unsuitable for reptiles due to the majority of the site comprising buildings, hardstanding and actively managed amenity grassland. There is a possibility that reptile may be present within the mixed scrub, hedgerow understorey and treeline understorey; however, due to a lack of reptile records and the isolated nature of the site from other more suitable habitat, it is unlikely that reptile are present within these habitats in large numbers.

3.4.8. INVERTEBRATES

Consultation with GMEU identified records of cinnabar moth (*Tyria jacobaeae*) within the 1 km search area.

Overall, the presence of notable invertebrates is reasonably discounted due to a lack of good quality habitat on-site that would support such species, such as waterbodies with diverse aquatic vegetation.

3.5. INVASIVE PLANT SPECIES

Consultation with GMEU identified no records of non-native invasive plant species within the 1 km search area.

No invasive species were identified on-site during the survey.



4. ECOLOGICAL CONSTRAINTS AND MITIGATION

4.1. DEVELOPMENT PROPOSALS

Development proposals include the demolition of the existing on-site buildings and the development of a seven-storey residential block.

4.2. HABITATS

The site comprises habitats that were found to be widespread within the local area. The site offers value for local wildlife, including birds, bats, common amphibians and terrestrial mammals within the mixed scrub, hedgerow and treelines.

4.2.1. HEDGEROW AND TREELINES

It is recommended that, where possible, the hedgerow and treelines are retained and protected throughout the development.

It is recommended that the landscape planting comprises native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species. Species deemed suitable for this development could include berry-bearing native species such as:

-  Hawthorn
-  Rowan (*Sorbus aucuparia*)
-  Holly
-  Whitebeam (*Sorbus aria*)
-  Spindle
-  Dog rose
-  Guelder rose (*Viburnum opulus*)
-  Elder (*Sambucus nigra*)

All planting should be from a trusted pest-free source and, where possible, be of local provenance. Any trees or shrubs within the site boundary, to be retained, are to be appropriately protected during the construction phase. Temporary protective demarcation fencing will be used to protect the trees and shrubs. The fencing must extend outside the canopy of the retained trees and must remain in position until all plots have been developed to ensure protection is provided throughout the construction phase.

The fencing will be in accordance with BS 5837:2012 *Trees in Relation to Design, Demolition and Construction: Recommendations*.



4.3. PROTECTED AND NOTABLE SPECIES

4.3.1. AMPHIBIANS

The site may support small numbers of common amphibians within the mixed scrub, hedgerow understorey and treeline understorey on-site. It is recommended that during the clearance phase of works, any common amphibians encountered be moved by hand away from construction activities.

4.3.2. BREEDING BIRDS

The site itself was assessed as having value for common species within the mixed scrub, hedgerow, treelines and buildings, which are all of high value to the species group. It is recommended that these areas are retained and enhanced where possible.

If any vegetation, including the mixed scrub, requires removal or is to be disturbed during the development, it should be removed or outside of the breeding bird season (March – September inclusive). If this is not possible, then a suitably qualified ecologist should inspect the area no more than 24 hours prior to the commencement of construction works. Should any nests, or nests in construction be located, a suitable stand-off distance should be maintained until the young have fledged. The ecologist will advise on a suitable stand off and provide a toolbox talk to all site contractors regarding their working limits and legal implications.

4.3.3. BATS

The site was assessed as having some value for foraging and commuting bats, with the on-site hedgerow and treelines expected to attract invertebrate prey. Therefore, it is recommended that the proposed lighting plan considers the habitats of highest importance and maintains these habitats as dark areas where not already illuminated by artificial street lighting. If this is not possible, then a lighting plan for the site will need to be produced. It is recommended that any security lighting during construction is appropriately placed to avoid being directed at retained habitats.

To reduce the potential lighting impacts for bats, the following recommendations are advised for the lighting strategy:

- ✿ Warm white tones are preferable to blue toned lights (3000k).
- ✿ LED lights are preferable as they produce minimal UV.
- ✿ To avoid light spill skyward, ensure lights face downwards.
- ✿ Make use of vegetation to block light spill into dark areas.

Lighting should follow the protocols outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and BCT’s “Bats and Artificial Lighting at Night” (2023) to minimise disturbance and sky-glow off site.

T1 and T2 were assessed as having PRF-I bat roosting potential due to the presence of potential roost features which may support small numbers of roosting bats on an occasional basis. Please refer to Appendix III for the full bat potential tree assessment. The trees should be retained where possible. If this is not possible, the trees should be soft felled under the supervision of an ecologist. The trees should be cut below the potential roost feature and slowly lowered to the ground. If the trees can be inspected and deemed free of bats once on the ground, then the trees can be removed immediately. Ivy will need



to be removed from the trees to inspect for bats. If the trees cannot be fully inspected once on the ground, then the trees are to be left overnight, with the roost feature facing upward, to allow any bats to escape before being removed the next day.

It is recommended that any planting within the site be of native fruiting/flowering species in order to enhance the site for foraging bats post-completion. Bat boxes could be installed on retained trees post-construction to enhance the site for the species group.

4.3.4. BADGER

No badger setts were located during the survey, though the habitats on-site were identified as being suitable for the species. Badgers are highly mobile and can create new setts in a short period of time. It is recommended that an updated site walkover prior to the development is carried out to identify any new badger setts.

In the unlikely event that a badger sett is located, a stand-off distance may be required as well as precautionary working methods. If the sett requires closure, a Natural England Badger Licence would be required. Please note that badger licences can only be obtained between July and November each year to avoid potential impact on pregnant females.

The following precautionary working methods will be adhered to during construction phase to ensure that no badgers within the local area are impacted by the proposed development:

- ✳ All site operatives will be inducted to the presence of the species and their working limits and legal responsibilities.
- ✳ All site operatives will be inducted as to identifying potential badger setts and should be vigilant if they suspect they locate a new sett during works and inform the project ecologist immediately.
- ✳ All excavations will be battered at a 45-degree angle or have a ramp installed to allow escape should animals become trapped. Excavations can also be covered overnight to prevent badgers becoming trapped.
- ✳ All site machinery and materials will be appropriately stored to avoid harm to the species, notably between July and November each year when extra care is needed to avoid potential impacts on pregnant females.

It is not anticipated that the development will have a significant negative impact on badgers within the local area.

4.3.5. REPTILES

There is a limited possibility that reptiles are present within the mixed scrub, hedgerow understorey and treeline understorey on site. It is therefore recommended that the following Precautionary Working Methods are to be followed during site clearance of these habitats in the western area of the site to minimise potential impacts on the species:

- ✳ All site contractors are to be inducted as to the potential presence of the species group, their legal responsibilities and working limits, by a suitability qualified experienced ecologist.
- ✳ Any mixed scrub, hedgerow understorey or treeline understorey to be removed will be checked by an ecologist for the presence of reptiles. If the vegetation is too dense to inspect, then it is to



be strimmed to a length of approximately 150 mm under the supervision of the ecologist. Once the area is deemed free, the vegetated can be cleared.

- ✧ During works the site should be kept tidy of debris and material, and any vegetation within the working areas should be maintained below 50 mm in height to discourage amphibians or reptiles from re-entering these areas.
- ✧ In the unlikely incidence that a reptile is identified, works should cease, and the project ecologist contacted immediately to capture the individual.

4.3.6. HEDGEHOGS

Vegetation should be retained where possible. If this is not possible, then during site clearance, the mixed scrub, hedgerow understorey and treeline understorey are to be checked for hedgehog prior to clearance to ground level. If the vegetation is too dense to inspect, the vegetation is to be strimmed to 50 cm and checked for hedgehog prior to clearance to ground level. The bases of trees should be checked for sheltering hedgehogs prior to clearance. It is recommended that vegetation clearance takes place outside of December to March (inclusive) to avoid impacting hibernating hedgehogs. If hedgehogs are located, they should be carefully moved by hand to an area outside of construction workings.

Post-development, a series of hedgehog houses could be installed throughout the site to enhance the site's value for the species.



5. FURTHER SURVEYS

5.1. BATS

The site was assessed as having Low value for foraging and commuting bats (Collins, 2023), with the on-site hedgerow and treelines expected to attract invertebrate prey. Should the proposed development result in a major loss of these habitats or an increase in artificial light disturbance, it is recommended that Night-time Bat Walkover (NBW) surveys are undertaken. These should be undertaken following best practice guidance 2023 (Collins, 2023), one survey per season (Spring – April/May, Summer – June/July/August, and Autumn – September/October (inclusive)). Further surveys may be required if these surveys, or the results of the static detector surveys, reveal activity of interest that requires more observation on-site.

Please refer to Table 5.1 for a summary of further surveys required to inform a planning application.

TABLE 5.1 RECOMMENDED FURTHER SURVEYS

MITIGATION	DESCRIPTION
NIGHT-TIME BAT WALKOVER SURVEYS AND STATIC DETECTOR SURVEYS	One night-time bat walkover per season (Spring – April/May, Summer – June/July/August and Autumn – September/October (inclusive)) if development proposals affect retained foraging and commuting habitats. Static detectors deployed at the same locations per month (April to October (inclusive)) for a minimum of five consecutive nights.



6. BIODIVERSITY NET GAIN

The scheme should strive to achieve a 10% in biodiversity net gain. In line with The Environment Act 2021, this will be a mandatory requirement on all planning applications approved after January 2024. Full details of this and a calculation of net gain could be finalised after detailed landscape plans have been prepared. It is recommended that an ecologist is consulted during the design stage to ensure, where possible, biodiversity net gain can be achieved. The following habitat measures will increase the on-site biodiversity:

-  Retaining the hedgerow and treelines, where possible.
-  Native scrub planting.
-  Broadleaved tree planting.

Habitat measures should be provided within areas of open space or designated wildlife zones. A 30-year management plan should be produced to ensure biodiversity is secured on-site.



7. REFERENCES

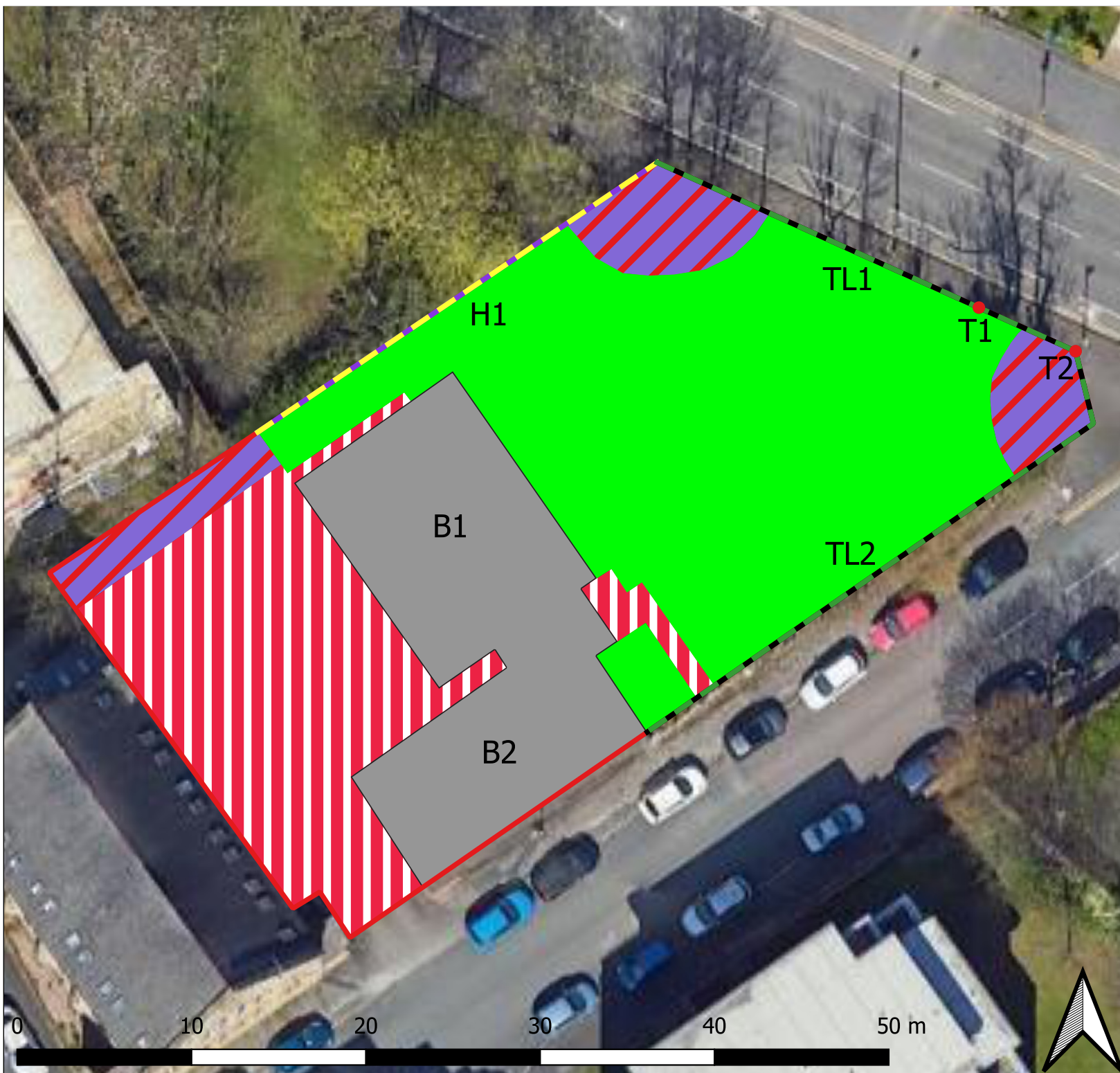
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END OF REPORT



APPENDIX I

UKHAB HABITAT PLAN



Key:

- Site boundary
- Bat potential tree
- Line of trees
- Native hedgerow
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Buildings

Notes

Issue: 1	Revision: 1	Date: 11/01/24	Drawn: CE	Authorised: CK
Client: Mia James Construction			Job No. 81-561	Date: 11/01/24
			Drawing No.	Scale: 1:300 @ A4
Job title: Renshaw House, Manchester			Drawing title: UKHab Habitat Plan	



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APPENDIX II

BUILDING DESCRIPTIONS

REF.	DESCRIPTION	PHOTOGRAPH
B1	B1 comprised an active two-storey university student halls of residence. The building comprised red brick walls and a gable-to-gable pitched tile roof. Casement windows with uPVC frames were present on the north-west, north-east, south-east and south-west aspects of the building. The windows were in good condition, with no obvious cracks or crevices that could be utilised by opportunistic bat species. The building was in excellent condition, with no features that could be utilised by roosting bats observed within the roof, walls or soffits. An internal inspection of the building and loft space was undertaken during the survey. The building was well sealed internally, with no obvious access points that could be utilised by roosting bats. No evidence of roosting bats or entrance points into the loft space were identified. B1 was therefore assessed as having Negligible bat roosting potential.	



REF.	DESCRIPTION	PHOTOGRAPH
B2	B2 comprised a two-storey university student halls of residence. The building comprised red brick walls and both a gable-to-gable pitched tile roof and a mono-pitched tile roof. Casement windows with uPVC frames were present on the north-west, north-east, south-east and south-west aspects of the building. The windows were in good condition, with no obvious cracks or crevices that could be utilised by opportunistic bat species. The building was in excellent condition, with no features that could be utilised by roosting bats observed within the roof and walls. Barge boards were also flush against the brickwork. An internal inspection of the building and loft space was undertaken during the survey. The building was well sealed internally, with no obvious access points that could be utilised by roosting bats. No evidence of roosting bats or entrance points into the loft space were identified. B2 was therefore assessed as having Negligible bat roosting potential.	   



APPENDIX III

BAT POTENTIAL TREE

DESCRIPTIONS

REF.	DESCRIPTION	PHOTOGRAPH
T1	T1 comprised an ash tree within TL1, adjacent to the north-east site boundary. A large open cavity was present on the north-east aspect, approximately 3 m high. The tree stem was approximately 30 cm across at the centre of the cavity. The cavity entrance was approximately 30 cm in length and 3 cm across. No evidence of roosting bats was identified. The cavity may provide roosting opportunities for opportunistic crevice dwelling bat species on an occasional basis. The cavity was determined to be too open to support multiple bats. T1 was therefore assessed as PRF-I bat roosting potential.	
T2	T2 comprised an ash tree within TL1, adjacent to the north-east site boundary. The tree was covered in dense ivy from approximately 0.5 m to 4 m high. No evidence of roosting bats was identified. T2 was therefore assessed as PRF-I bat roosting potential on a precautionary basis, as the dense ivy cover may be hiding potential bat roost features.	

