



Manchester Grammar School

Old Hall Ln, Manchester

Precautionary Working Method Statement

Prepared For: OMI Architects

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1.0 Introduction

- 1.1 This is an ecological Precautionary Working Method Statement (PWMS) in relation to protection of species and habitats during the enabling and construction phases on behalf of OMI Architects (hereafter referred to as 'the Client'), to inform proposed works at Manchester Grammar School, Old Hall Ln (hereafter referred to as 'the site').

Site Description

- 1.2 The site is located north of Old Hall Ln, Manchester, M13 0XT (central grid Ref: SJ 85991 94613). The site is surrounded by residential houses on all aspects and the site boundary is shown within Figure 1 below.



Figure 1: Site location and local context

Background and Survey History

- 1.3 The Environment Partnership Limited (TEP) was commissioned in 2023 by OMI Architects to undertake an ecological assessment (TEP Ref: 9991.002) of the site to support the application for full planning permission for demolition of an existing pavilion and Sieff theatre building and the construction of a 2 storey (plus basement) sports pavilion an Sixth Form centre, as well as elevational alterations to the English building.
- 1.4 Full planning permission was granted by Manchester City Council on 15th September 2023 (ref: 137612/FO/2023). Details of the 2023 ecological assessment, including results of the nocturnal bat surveys, are provided within Annex A.

- 1.5 Although no active bat roosts were identified during the 2023 nocturnal bat roost surveys, the buildings to be impacted by the demolition works do provide potential roosting features suitable for bats and therefore a pre-commencement inspection of the buildings will be required immediately prior to demolition.

Scope

- 1.6 This Precautionary Working Method Statement (PWMS) has been produced in line with the recommendations of the ecological assessment report (TEP Ref: 9991.002) and to discharge condition 9 of the decision notice (137612/FO/2023).
- 1.7 Condition 9 of the decision notice states:
- 1.8 *'No demolition works or vegetation clearance shall take place during the optimum period of bird nesting (1st March – 31st August inclusively) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works'.* All bats, their breeding and resting places are internationally protected under The Conservation of Habitats and Species Regulations 2017 (as amended). In England and Wales, bats are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Although no active bat roosts were identified during the 2023 nocturnal bat roost surveys, the buildings to be impacted by the demolition works do provide potential roosting features suitable for bats and therefore a pre-commencement inspection of the buildings will be required immediately prior to demolition.
- 1.9 The PWMS deals with the "Ecological Management" phase of works as well as detailing the requirement for ecology supervision/attendance during vegetation and building clearance.
- 1.10 This PWMS must be adhered to at all times by the project manager, the client, and all contractors working on site.
- 1.11 This is to be considered a 'live' document and is subject to additions and changes as works progress.
-

2.0 Precautionary Working Methods

Ecological Clerk of Works (ECoW)

- 2.1 An Ecological Clerk of Works (ECoW) will be appointed to provide ecological support and supervision as required throughout the duration of the works. The appointed ECoW will be an experienced ecologist and member of CIEEM.
- 2.2 The ECoW will be responsible to the appointed contractors 'environmental champion' who will update the ECoW with regards to the programme of works as and when required where impacts on ecologically sensitive areas may be affected. The ECoW will then advise on potential ecological impacts that will require supervision or pre-commencement oversight.
- 2.3 The ECoW will be responsible for providing ecological 'toolbox talks' as part of the Site induction process, to all relevant sub-contractors with regards to potential impacts to protected species and habitats on Site and their status, if required.

Habitats and Flora

- 2.4 The following methods will be implemented during both the initial vegetation clearance and construction phases on site:
- 2.5 The 'biodiversity champion' will be responsible for scheduling the ECoW and will be responsible for general monitoring of the site during construction for the presence of any protected species. Should any animals be found within the site, particularly during any excavations, the biodiversity champion will contact the ECoW for further advice.
- 2.6 It will be the responsibility of the biodiversity champion to outline the specific area in which works will be undertaken and to schedule the ECoW as required.

Trees

- 2.7 Suitable tree protection measures should be put in place to avoid damage to retained trees, following guidelines set out in BS 5837:2012 Trees in Relation to Design, Demolition and Construction.

Biosecurity

- 2.8 Biosecurity is defined as ensuring that good practice measures are in place to reduce and minimise the risk of spreading invasive non-native species as a result of interference. Good biosecurity practices are always essential, even if invasive non-native species are not always apparent.
-

- 2.9 Biosecurity should be considered at the earliest stage when planning any site work, from surveying an area to treating or removing invasive non-native species as well as any other works on site. Some biosecurity measures can be as simple and as quick as making sure footwear is clean.
- 2.10 Care should be taken by the contractor and surveyors undertaking site surveys and/or treatment, to clean footwear prior to leaving the contaminated area.

Fauna

Bats

Relevant Legislation

- 2.11 All bats, their breeding and resting places are internationally protected under The Conservation of Habitats and Species Regulations 2017 (as amended). In England and Wales, bats are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence to:
- Deliberately capture, injure or kill bats;
 - Damage or destroy a breeding or resting place;
 - Obstruct access to their resting or sheltering places;
 - Possess, sell, control or transport live or dead bats, or parts of them;
 - Intentionally or recklessly disturb a bat while it's in a structure or place of shelter or protection.
- 2.12 Works that can affect bats include:
- Renovating, converting or demolishing a building;
 - Cutting down or removing branches from a mature tree;
 - Repairing or replacing a roof;
 - Repointing brickwork;
 - Insulating or converting a loft;
 - Installing lighting in a roost, or outside if it lights up the entrance to the roost;
 - Removing 'commuting habitats' like hedgerows, watercourses or woodland;
 - Changing or removing bats' foraging areas;
 - Using insecticides or treating timber.
- 2.13 Under Schedule 5 of the Wildlife and Countryside Act 1981 and Conservation (Natural Habitats etc.) Regulations 1994: Schedule 2, it is an offence to handle bats without either a survey licence or a development licence obtained from Natural England. In the unlikely event that a bat is identified at any point on site, it must not be moved or handled and all works on site must cease immediately until advice from a TEP ecologist is obtained. In the unlikely event that a confirmed bat roost is present at the time of demolition works and the disturbance of bats cannot be avoided, then a mitigation licence from Natural England may be required before works can commence.
-

Precautionary Working Measures

- 2.14 Best practice, works should be timed to avoid bat-sensitive periods and are ideally be undertaken between September and October or between March and April, this would avoid breeding and hibernation periods, during which bats are more susceptible to impacts from disturbance. However, demolition works can take place at any time of year, with the implementation of the measures outlined below intended to ensure no death or injury to roosting bats if present.
- 2.15 A pre-commencement checks of the roof spaces and inspection of the potential roost features such as barge boards and lifted tiles within the buildings will be undertaken by the licensed bat ecologist immediately prior to the demolition commencing. An endoscope may be used, and some parts of the inspection may need to be undertaken using ladders and/or MEWP. The licensed bat ecologist will also supervise the destruction of the potential roost features.
- 2.16 In the event that roosting bats are identified, all works on the site must cease immediately and the ecological consultant (TEP) is to be contacted.

Nesting Birds

Relevant Legislation

- 2.17 Under the Wildlife and Countryside Act, 1981 (as amended) it is an offence to intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built.

Precautionary Working Measures

- 2.18 All vegetation clearance should ideally be carried out outside of the nesting bird season (March - August inclusive). If it is not possible to complete works outside of the nesting bird season, a nesting bird check must be carried out by a suitably qualified ecologist no more than 24 hours prior to the works commencing, to establish that no active bird nests will be disturbed or destroyed.
- 2.19 If active nests are found a protective buffer should be retained around the nest until the chicks have fledged. The length of time and size of buffer will be species and location specific.
-

3.0 Key Contacts

- 3.1 Any contractors requiring advice with regard to this PWMS are welcome to contact any of the following for further information:

TEP - Head Office (01925 844004)

Lindsey Roberts, Principal Ecologist, TEP (07721 126372)

Hayley Smith, Consultant Ecologist, TEP (07721 126373)

Annex A

9991.002 Ecological Assessment Report



Manchester Grammar School

Old Hall Ln, Manchester

Ecological Impact Assessment

Prepared For: OMI Architects

Document Reference: 9991.002

July 2023

Version 1.0

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Appendix A: Target Notes

Appendix B: Desk Study Report

Drawings

Phase 1 Habitat Survey Map: G9991.007

Executive Summary

Site Details	The site is located at Old Hall Ln, Manchester M13 0XT
Proposals	Application for Full Planning Permission for demolition of an existing pavilion and theatre building and the construction of a new building, housing a new Sixth Form Centre
Designated wildlife sites	Rochdale Canal SAC & SSSI lies 6.9km north-east of the site
Important Ecological Features present within or adjacent to the site	<p>The most valuable habitat on site is amenity grassland.</p> <p>Potential roosting features for bats</p> <p>Potential nesting opportunities for birds</p>
Recommendations	<p>The following recommendations are made to ensure that delivery of the project remains compliant with relevant legislation and policy:</p> <p>A licence bat consultant will be required during the demolition of the buildings to undertake a pre-demolition inspection of the potential roosting features and supervise the works to ensure no bats are present during demolition.</p> <p>A pre-commencement nesting bird check is required immediately prior to works on T1 and B1 if undertaken inside the bird breeding season (March-August).</p>
Conclusions	<p>As the potential roost features of both B1 and B2 present roosting opportunities for bat species, a licence bat consultant will be required on site during the demolition of the buildings to undertake a pre-demolition inspection of the potential roosting features and supervise the works, to ensure no bats are present during demolition. In the unlikely event that bats are present within the buildings at the time of demolition, all works affecting the roosts must cease until a licence has been obtained from Natural England.</p> <p>With implementation of the recommended precautionary working methods and mitigation features, no residual significant ecological effects are expected to impact upon the site or statutory / non-statutory wildlife sites, notable habitats or protected / notable species.</p>

This Executive Summary is not a substitute for the full report. Refer to the full text of this report for further detail.

1.0 Introduction

- 1.1 The Environment Partnership (TEP) was commissioned by OMI Architects in May 2023 to undertake an Ecological Assessment to support an Application for Full Planning Permission for demolition of two existing buildings (B1 and B2) and removal of one tree (T1) for the construction of a new building at Manchester Grammar School, Old Hall Ln, (hereafter referred to as ‘the site’).
- 1.2 An Ecological Desk Study has been produced to support this Ecological Assessment, reported under separate cover (TEP Ref: 9991.001). This report should read in conjunction with the Desk Study.
- 1.3 This report includes details of the methods employed and any limitations of the surveys undertaken. Results are provided with supporting maps, together with an evaluation of the ecological features within the site, an assessment of the potential impacts associated with the development proposals and requirements for mitigation. The assessment has been undertaken with due consideration for current best practice guidelines (CIEEM 2017a¹, 2018²).
- 1.4 The results of this report remain valid for up to 12 -18 months after the date of survey (i.e. June – December 2024), as per CIEEM guidance³. Should the planning application be delayed the results of this report should be reviewed by an ecologist and a repeat site survey may be required.

Proposals

- 1.5 Application for Full Planning Permission for demolition of an existing pavilion and theatre building and the construction of a new building, housing a new Sixth Form Centre.

Planning Context

- 1.6 Relevant information regarding local planning policy is provided in the Ecological Desk Study (TEP Ref 9991.001).
- 1.7 The following policies within Manchester City Council’s Local Development Framework Core Strategy Development Plan are of relevance to ecology and biodiversity:
- Policy EN9 relates to 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

¹ CIEEM (2017a) Guidelines for Ecological Report Writing, 2nd Edition. Chartered Institute of Ecology & Environmental Management, Winchester

² CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester

³ CIEEM (2019) On the Lifespan of Ecological Reports & Surveys, April 2019. Chartered Institute of Ecology and Environmental Management, Winchester.

and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure; and

- Policy EN15 relates to Biodiversity and Geological Conservation: 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.

- 1.8 Under the National Planning Policy Framework 2021 (NPPF), opportunities to achieve biodiversity net gain within developments should be pursued.

Site Location

- 1.9 The site is located on Old Hall Ln, Manchester. The location of the site is depicted by the red line shown in Figure 1. The approximate central grid reference of the site is SJ 85991 94613. The site is surrounded by residential houses on all sides.

Figure 1: Site location



Scope

- 1.10 This ecological assessment considers potential effects upon any ecological receptors such as notable habitats or species which may be present or adjacent to the site.
- 1.11 This report provides baseline information on the habitats and protected species present on site, gathered during June 2023:
- An ecology desk study (TEP Ref: 9991.001; Appendix B);
 - An Extended Phase 1 habitat survey and UKHab & conditions assessment survey;
 - A preliminary bat roost assessment.

1.12 This report presents the findings of the Ecological Assessment, the objectives of which are to:

- Detail the methods and results of the aforementioned surveys;
- Identify features of ecological value within the application site such as legally protected species or habitats of importance to biodiversity;
- Identify any non-native invasive species on site and provide advice regarding removal or management;
- Advise on avoidance or mitigation requirements that may be needed prior to development commencing; and
- Provide outline recommendations for biodiversity enhancement within site proposals in accordance with Manchester City Council's Local Development Framework Core Strategy Development Plan and the National Planning Policy Framework (NPPF).

2.0 Methods

Desk Study

- 2.1 In line with current best practice (CIEEM, 2016⁴, 2017b⁵), information regarding designated sites, notable habitats and existing protected and notable species records from the past decade, within a 2km minimum radius of the site was collated and reviewed to inform this ecological assessment. Further detail regarding ecological zones of influence (EZOI) applied for different ecological features and the sources of information included are presented in the Ecological Desk Study (TEP Ref 9991.001; Appendix B).
- 2.2 In brief, key data sources included Natural England (open source data), Environment Agency (open source data); Manchester City Council's Local Development Framework Core Strategy Development Plan (adopted 11th July 2012), and other relevant planning documentation such as the Manchester Local Plan Review (Local Plan set to be adopted in Winter 2024), Places for Everyone (proposed adoption 2023) Greater Manchester Ecology Unit (GMEU) and Greater Manchester Local Biodiversity Action Plan (LBAP) and a review of relevant (within the past ten years) species records.
- 2.3 Statutory designated wildlife sites were searched for as follows (EZOI applied for each is indicated in brackets):
- Ramsar sites (10km);
 - National Sites Network (10km), includes Special Areas of Conservation (SAC) and Special Protection Areas (SPA);
 - Site of Special Scientific Interest (SSSI) (5km);
 - National Nature Reserve (NNR) (5km); and
 - Marine Nature Reserve (MNR) (5km);
 - Local Nature Reserves (LNR) (2km).
- 2.4 Non-statutory designated wildlife sites were searched for within 2km of the site and, within Greater Manchester, these include Sites of Biological Importance (SBI).
- 2.5 Regionally Important Geological Sites (RIGS) are also identified in the search results provided by GMEU, but assessment of RIGS and other geological features do not fall within the scope of this assessment and are not discussed further.
- 2.6 Notable habitats were searched for on and adjacent to the site. Notable habitats may include those listed under any of the following:
- Ancient woodland;
 - Main rivers;

⁴ CIEEM (2016) Guidelines for Accessing and Using Biodiversity Data. Chartered Institute of Ecology & Environmental Management

⁵ CIEEM (2017b) Guidelines for Preliminary Ecological Appraisal, 2nd Edition. Chartered Institute of Ecology & Environmental Management

- Habitats of principal importance (HPI) as listed by the requirements of Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006⁶; and
- Local Biodiversity Action Plan Habitats (LBAP).

2.7 Pre-existing records for notable species were reviewed from the combined data sources, where found from within approximately 2km of the site. Notable species include those listed under any of the following:

- Protected animal species under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (EPS);
- Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Invasive non-native plant species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Invasive non-native species under the Invasive Alien Species (Enforcement and Permitting) Order 2019 (IAS);
- Species of principal importance (SPI) as listed by the requirements of S41 of NERC;
- Protection of Badgers Act 1992 (PBA);
- Red and Amber listed Birds of Conservation Concern (BRd/BAM); and
- Greater Manchester Biodiversity Action Plan Species (LBAP).

Limitations

2.8 Species records can provide a useful indication of the species present within the search area, although the absence of a given species from the dataset cannot be taken to represent actual absence.

Habitats and Flora

Habitat Survey

2.9 An extended Phase 1 habitat survey was completed by TEP ecologist, certified to Level 3 under the Field Identification Skills Certification⁷. The survey was completed on 08th June 2023. The survey was carried out in accordance with the Phase 1 habitat assessment methods (JNCC, 2010⁸), UK Habitat Classification (UKHab) assessment method⁹ and Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017b⁴). The

⁶ Section 41 of the Natural Environment and Rural Communities Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

⁷ A national skills certification scheme operated by Botanical Society of Britain and Ireland. FISC 4 is the competency level recommended for Biodiversity Net Gain (BNG) field assessments

⁸ JNCC (2010) Handbook for Phase 1 Habitat Survey – a technique for environmental audit

⁹ The UK Habitat Classification User Manual Version 1.1 September 2020

method records the habitat types present, within the survey area, based on the JNCC/UKHab descriptions. Plant species were identified in accordance with the New Flora of the British Isles (Stace, 2019¹⁰) and recorded as target notes using the DAFOR¹¹ scale, where relevant. Habitats present within the site boundary are displayed on Drawing G9991.007.

Limitations

- 2.10 Any ecological survey represents a snapshot of ecological conditions at the time of survey; ecological conditions may change over time. Efforts to identify dominant plant species for the purposes of characterising broad habitat types do not constitute a detailed botanical survey.

Fauna

- 2.11 Ordnance Survey maps and aerials were reviewed to identify potentially suitable habitats offsite within influence (e.g. dispersal distances for mobile species) of the site. The Ecological Desk Study identified any pre-existing records for protected and notable species within at least 2km of the site.
- 2.12 The habitat survey included an extended assessment of the habitats present for their potential to support notable or protected wildlife species. Any signs indicating the presence of these species were recorded.
- 2.13 In combination, this data informed the scope for further surveys required to inform this Ecological Assessment.

Limitations

- 2.14 All surveys were completed within appropriate seasons over appropriate periods in accordance with industry standards for the specific survey. Nevertheless, the surveys will only identify habitats present at the site at the time of surveys. Additionally, the species investigated are mobile and will move into and out of areas over time. For these reasons a precautionary approach has been taken in the prediction of impacts. Where there is any doubt, except where specifically noted, species are assumed to be present, and the impact assessment assumes a higher level of significance (within the spectrum of possible significance).

Preliminary Bat Roost Assessment

- 2.15 A daytime building survey was carried out at two buildings on site on 08th June 2023 by Bat licensed TEP Ecologist and H&S assistant.
- 2.16 One tree (T1) on site will be unavoidably impacted by the proposed development, located adjacent to the east of B2. The tree is a semi-mature plain tree which shows signs of regular management. Superficial knot holes are present where previous

¹⁰ Clive Stace (2019) New Flora of the British Isles

¹¹ DAFOR = Dominant, Abundant, Frequent, Occasional & Rare

pruning cuts have been completed however, these features do not lead to crevice or cavity spaces suitable for roosting bat species.

- 2.17 The buildings were inspected both externally and internally for field signs of bats such as droppings, scratch marks, insect remains and urine smear marks and actual bat presence. Binoculars were used as aids. The survey was conducted with year-round use by bats in mind.
- 2.18 Buildings were categorised according to their bat roost suitability as determined by the characteristics and potential roost features (PRF) detailed in Table 1.

Table 1: Categorisation of buildings for bat roost suitability

Suitability	Characteristics	Potential Roost Features
High <i>Several of the following features:</i>	Pre – 20th century buildings. Agricultural buildings of traditional brick, stone or timber construction. Large unobstructed flying spaces. Roof warmed by sun, in particular south facing roofs without shade. Large roof timbers with gaps at joints (e.g. mortise joints), cracks and holes. Numerous access points for bats to fly into. Buildings near woodland and/or water. Low levels of disturbance. Buildings may be poorly maintained or aged, providing access points for bats into roof structures or crevices in bridges, but at the same time not too draughty, wet or cool.	PRF that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time (e.g. maternity/hibernation) due to their size, shelter, protection, conditions and surrounding habitat.
Moderate <i>Some of the following features:</i>		One or more PRF 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 (maternity/hibernation).
Low	Modern/intact buildings with few potential access points for bats. Brick buildings often with pitched slate or tile roofs but may have small or cluttered roof space. Flat roofed buildings with weatherboards or similar feature at the eaves with potential bat access behind or into building. Cooler, shaded, light or draughty voids. Buildings often lacking connectivity to woodland or areas of water.	One or more PRF that could be used by individual bats opportunistically, however, these PRFs do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
Negligible	Flat roof structures lacking weatherboards, hanging slates or cladding. Modern/intact buildings with no bat access points. Lacking connectivity to any woodland or areas of water. High levels of regular disturbance. High levels of internal/external lighting. Buildings in very poor condition such that internal spaces are not weatherproof, being exposed to high levels of light, wind and/or rain.	Negligible habitat features on site likely to be used by roosting bats.

Nocturnal Bat Roost Survey

- 2.19 Three nocturnal surveys, comprising two dusk emergence and one dawn re-entry survey were completed on the buildings proposed for demolition on the site.
- 2.20 Surveys were led by Licensed TEP Ecologists. Eight surveyors were stationed at fixed vantage points around the buildings such that all elevations and gables were in view. All potential building access points for bats were covered by strategic placements of surveyors. A combination of dusk emergence and dawn re-entry surveys were used. Dusk emergence surveys commenced 15 minutes before sunset and finish 1.5 hours after sunset. Dawn re-entry surveys commence 1.5 hours before sunrise and finish 15 minutes after sunrise.
- 2.21 One survey was required at building B2 as this was assessed as having 'Low' suitability for roosting bats during the preliminary bat roost assessment and no roosts were recorded during the first survey. Surveyor numbers were then reduced to six during survey visits two & three for full coverage of B1.
- 2.22 One heterodyne and one frequency division or full spectrum detector (Anabat Express / Anabat Scout / Elekon Batlogger) were employed at each vantage point on all surveys and one Night Vision Aid camera (NVA) was positioned at B1.
- 2.23 During each survey, observations such as bat species, the number of bats entering or leaving the building, the location of entry and exit points, behaviours such as close interest in a building or its features, commuting or passing bats and weather conditions were recorded.
- 2.24 Weather conditions were recorded at the start and end of surveys in addition to any significant change in condition during the survey, as provided in Table 3. Weather was optimal during all three nocturnal surveys undertaken, being dry with little breeze and temperatures ranging from 18°C at the start to 12°C at the finish. Surveys were carried out during the optimal survey period of the year (May to August)
- 2.25 Recordings of the bat calls were analysed to verify species identification after the completion of nocturnal surveys using Kaleidoscope analysis software by TEP. The nocturnal surveys were completed in line with best practice guidance (Collins, 2016¹²) between July and August 2023.

Table 1: Weather Conditions During Roost Surveys 2023

Survey Date	Sunset/Sunrise Time	Survey Time		Temperature (*c)	Rain	Cloud Cover (Oktas)	Wind (Beaufort)
25.07.2023	21:17	Start	21:02	14.5	0	1	1

¹² 4 Collins, J(ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

		End	22:47	12.5	0	4	1
08.08.2023	20:52	Start	20:37	18	0	3	1
		End	22:32	17	0	1	1
23.08.2023	06:02	Start	04:47	15	0	7	1
		End	06:17	14	0	8	1

Limitations

- 2.26 Weather conditions during the nocturnal surveys were optimal and surveys were undertaken within the recommended survey season of May - August. Vantage points allowed full vision of all potential roosting features identified during the preliminary roost inspection. There were no constraints to the nocturnal bat roost surveys.

Ecological Assessment Process

- 2.27 This Ecological Assessment follows the published guidelines (CIEEM, 2018²) and accepted best practice approach (BS42020:2013¹³) of the mitigation hierarchy whereby impacts are first avoided or, where this is not possible, reduced or mitigated for. Compensation is used as a last resort.
- 2.28 In summary, the following procedure was undertaken:
- Describe the baseline and identify important ecological features;
 - Describe important ecological features and identify those which may potentially be affected by the Proposed Development;
 - Identify potential impacts upon important ecological features and characterise the effect of such impacts (in respect of biophysical changes and taking account of relevant aspects of ecosystem structure or function);
 - Incorporate measures to avoid or reduce these effects;
 - Determine whether residual ecological effects are considered significant after avoidance or mitigation;
 - Identify appropriate compensation measures to offset significant residual effects; and
 - Identify opportunities for ecological enhancement.
- 2.29 Important ecological features are identified and valued, ecological impacts are characterised and assessed, and recommendations for appropriate mitigation, compensation and enhancement are made, in accordance with CIEEM guidance².
- 2.30 BS42020:2013 defines a significant effect as one “*which is important, notable, or of consequence, having regard to its context*”. CIEEM describes significance as “*a concept related to the weight that should be attached to effects when decisions are made*”. CIEEM defines an ecological effect as significant if it is “*sufficiently important*”.

¹³ British Standards Institution (2013) BS 42020:2013: Biodiversity — Code of practice for planning and development. BSI Standards Limited, London

to require assessment and reporting so that the decision maker is adequately informed of the environmental consequences of permitting a project”.

- 2.31 BS42020:2013 sets out a practical approach to determining the significance of an ecological effect, applicable at all levels of decision making in legal and policy terms, as follows:
- will the effect on biodiversity influence the balance of planning considerations and therefore the decision as to whether planning permission is likely to be refused or granted; and
 - if planning permission is granted, is the effect important enough to warrant the use of planning conditions and/or obligations to guarantee proposed measures or to impose restrictions, or to seek further requirements (e.g. for mitigation, compensation, enhancement, monitoring or site management).
- 2.32 Significance is therefore assessed on a case-specific basis according to the importance of the ecological feature (site, habitat, or species) within the conservation hierarchy, and the effect upon it.

Assumptions

- 2.33 Information provided by third parties, including publicly available information, is assumed to be correct at the time of publication.

3.0 Results

Planning Context

- 3.1 The NPPF at *Chapter 11: Conserving and Enhancing the Natural Environment* requires that development delivers net gains in biodiversity in addition to minimising the impacts on biodiversity. The chapter highlights the need to protect and enhance valued landscapes, geological conservation interests and soils, as well as recognising the wider benefits of ecosystems.
- 3.2 The Greater Manchester Manchester's Local Development Framework was adopted by Manchester City Council on 11th July 2012. Relevant extracts of local planning policy are provided in the Ecological Desk Study (TEP Ref: 9991.001). The following policies relate to biodiversity and nature conservation:
- Policy EN9 relates to 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, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure; and
 - Policy EN15 relates to Biodiversity and Geological Conservation: 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.
 - Neither the site nor adjacent land is allocated for biodiversity purposes within the Manchester Local Plan Development Framework.

Designated Sites

Statutory Wildlife Sites

- 3.3 Full details regarding designated sites are provided within the Ecological Desk Study (TEP Ref 9991.001; Appendix B).
- 3.4 There is one statutory designated site of international importance within 10km of the site, none of national importance within 5km and one of regional or local importance within 2km. These sites are Rochdale Canal (Special Area of Conservation (SAC), located approximately 6.9km northeast, and Highfield Country Park, Levenshulme (Local Nature Reserve (LNR), located approximately 1.9km southeast of the site.
- 3.5 SSSI Impact Risk Zones (IRZ) highlight the potential for effects on a SSSI if certain types of development are planned within a specified radius of it. The site falls within two Impact Risk Zones (IRZ). The proposals do not meet any of the risk parameters identified for this IRZ.

Non-Statutory Wildlife Sites

- 3.6 There are no non-statutory wildlife sites identified within 2km of the site.

Habitats and Flora

Pre-existing Data

- 3.7 The Desk Study identified the following notable habitats connected to the site: deciduous woodland, traditional orchard and statutory main rivers. The closest area of which is on the site.
- 3.8 No records of notable or invasive flora were returned on the site or within 1km.
- 3.9 Habitats present in and around the site are described below and illustrated in Drawing G9991.007. Target notes (TN) illustrative of the habitats described are provided in Appendix A.

Phase 1 Habitat Survey

- 3.10 A Phase 1 Habitat map is provided at the back of this report (Drawing ref: G9991.007) which provides an illustration of the habitats present on the site. These habitats are listed below and brief descriptions of these habitats are also given.
- Amenity grassland;
 - Dense continuous scrub;
 - Scattered broad-leaved trees;
 - Species-poor intact hedge;
 - Introduced shrub;
 - Buildings
 - Hardstanding; and
 - Sports pitches.

Amenity Grassland

- 3.11 Amenity grassland is present throughout the site, the main area is in the south-west where a large sports field is present. This area is regularly maintained with the sward kept to a short length of approximately 10-15mm. Detailed species identification is limited due to this. This area is dominated by perennial rye-grass *Lolium perenne*, with the occasional clover species *Trifolium sp.*, dandelion *Taraxacum sp.* and daisy *Bellis perennis*.

Figure 2: Amenity Grassland in the south-west of the site



Dense continuous scrub

- 3.12 Dense continuous scrub is present in the northwest of the site, which links onto the sports pitch. The scrub here is in the form of occasional young tree regeneration of elder *Sambucus nigra* and ash *Fraxinus excelsior* then the occasional scattered nettle *Urtica dioica* and bramble *Rubus fruticosus* scrub is also present in this area.

Scattered Broad-leaved Trees

- 3.13 A number of scattered broad-leaved trees are present throughout, mainly around the boundary of the site. Along the south of the site is a line of mature London Plane *Platanus x hispanica* trees which are adjacent to the boundary fence. A row of Lime *Tilia sp.* trees also borders the entrance driveway. Along the northern boundary are continuous scattered trees which consist of Sycamore *Acer pseudoplatanus*, Ash *Fraxinus excelsior* and Cherry trees *Prunus sp.* All trees on site range between young to semi-mature in age with the plane trees being more mature.

Figure 3: Scattered broad-leaved trees are present throughout site



Species-Poor Intact Hedge

- 3.14 Numerous species poor intact hedgerows are present around the site boundary. These hedgerows comprise of hawthorn *Crataegus monogyna* to the north. Cherry Laurel *Prunus laurocerasus*, Cotoneaster species *Cotoneaster sp.* and Rhododendron *Rhododendron ponticum* to the east. Then to the south and west the hedge is a single species hedgerow of Beech *Fagus sylvatica*, no ground flora is present along these boundaries of this section. All hedgerows are around 2m in height.

Figure 4: Species poor intact hedgerows around the site boundary



Introduced Shrub

- 3.15 Introduced, ornamental shrubs are planted northeast of site, in front of the main reception building and archway. These shrubs appear to be regularly managed and kept at a variety of heights.

Figure 5: Introduced shrubs north of site



Buildings and hardstanding

- 3.16 The site comprises of numerous brick-built buildings and structures that all vary between size and levels. More detail of the buildings due to be affected by works are detailed in Table 2.
- 3.17 Hardstanding is present on site in the form of car parking areas and pedestrian walkways throughout the site.

Figure 6: Buildings and hardstanding north of site



Sports pitches

- 3.18 Astroturf pitches and a tennis court are present in the southeast of the site. The sports pitches are well maintained and are within a secure metal fence area around 8-10ft in height. There are flood lights above the fenced area surrounding the pitches.

Figure 7: Sports pitch on site



Habitat Connectivity

- 3.19 The site holds little connectivity to habitats outside the site as it is isolated between roads. All boundaries on site and along the site boundaries comprise of hedgerows and fences.

Fauna

- 3.20 The potential for the site to support legally protected and notable species has been assessed using the results of the desk study and observations made during the site survey of habitats within and immediately surrounding the site. Habitats present within the Site are suitable for the following species: further consideration is given below to the likelihood for these species to be present within the site:

- Amphibians;
- Bats;
- Birds; and
- Hedgehog.

- 3.21 The site does not provide suitable habitat for other protected or notable species beyond those listed above. These other species will not be considered further within this report.

Amphibians

- 3.22 No records of amphibians were returned on the site or within 2km of the site.
- 3.23 No ponds are present on site or within 500m therefore there is no suitable breeding habitat for amphibians. No terrestrial habitat suitable for amphibians is present on site due to the lack of cover provided by the limited vegetation and regularly managed grassland. No evidence of amphibians was found on site.
- 3.24 There are no implications for the proposed development with regard to amphibians and therefore they are not discussed further within this report.

Bats

- 3.25 Field records (non-roost) of at least seven species of bat (*Myotis* genus could include multiple species) were returned within the data search from within 2km of the site:
- brown long-eared bat *Plecotus auritus*;
 - common pipistrelle *Pipistrellus pipistrellus*;
 - Daubenton's Bat *Myotis daubentonii*
 - *Myotis* species
 - noctule *Nyctalus noctule*
 - pipistrelle bat *Pipistrellus* sp.; and
 - soprano pipistrelle *Pipistrellus pygmaeus*.

- 3.26 No historic bats roost or field records are present on or adjacent to the site. The closest bat records were soprano pipistrelle which was recorded 200m north-west of the site. Six Natural England mitigation licences for bats were identified within 2km of the site. None of these were recorded on or adjacent to the site.
- 3.27 Trees are present within the site and around the site boundary. The site itself offers suitability for commuting or foraging bats but this is limited in areas due to flood lighting present throughout the site.
- 3.28 Of the buildings present on site, two buildings were assessed for bat roost suitability. The findings of the preliminary bat roost assessment of these buildings are provided in Table 2 below.

Table 2: Preliminary bat roost assessment

Building Ref.	Description	Photographs
B1	<p>External: Building 1 comprises a two-storey 'L' shaped brick building with a pitched roof. There are gaps present between the soffit box and external walls that allow entry into the loft void. A number of tiles are missing or raised that also provide crevice features for roosting bats and additional entrance points into the loft void.</p> <p>Internal: The ground floor consists of a cafeteria, boiler room and changing room facilities, the second floor contains a number of offices and a sports viewing area with a balcony. The loft space is a continuous open space that travels the length of the building. Numerous mouse and rat droppings were identified within the loft space. The loft is generally clean with clear flight lines however, no evidence of historic or current roosting was identified</p> <p><u>Roosting Suitability:</u> High</p>	   

Building Ref.	Description	Photographs
B2	<p>External: Building 2 is a one storey, square shaped building consisting of one room and a roofed walk way to the north. The building has a flat bitumen roof with bargeboards on all aspects. A number of small holes were identified within bargeboards which may present roosting opportunities for individual crevice dwelling species during summer months.</p> <p>Internal: The building contains no roof void. The internal space is lit by daylight through numerous windows which would discourage roosting bats.</p> <p><u>Roosting Suitability:</u> Low</p>	   

- 3.29 No bats were recorded emerging from or returning to roost within B1 or B2 on site during any of the nocturnal surveys undertaken by TEP in July and August 2023.
- 3.30 The first nocturnal survey visit was undertaken on the 25th July 2023. The first bat contact was recorded at 22:01 (sunset + 1hr). The bats recorded were commuting over the site using the northern tree line. Species recorded included common pipistrelle and soprano pipistrelle.

- 3.31 During the second visit undertaken on 08th August 2023 the first bat contact was recorded at 21:34 (sunset + 1hr 12min). Activity comprised individual common pipistrelle and soprano pipistrelle bats commuting over the site as well as one noctule bat commuting high over the site from south to north.
- 3.32 The last contact recorded on the final dawn nocturnal survey undertaken on the on 23th August 2023 was at 05:20 (sunrise - 42 minutes). During the survey, an individual common pipistrelle and soprano pipistrelle was observed commuting over the northern and southern tree line site boundary.
- 3.33 Overall bat activity levels across all three surveys were relatively low, bright external lighting upon the buildings on site are likely to prevent much foraging or commuting opportunities close to B1 and B2. Common and soprano pipistrelle bats were recorded on site over the fields to the south and along the northern tree line, commuting off site to more suitable foraging opportunities. No foraging behaviour was noted during the surveys.
- 3.34 As B1 and B2 do offer suitable roosting opportunities for bat species, there are potential impacts to roosting bats as a result of the development.

Birds

- 3.35 Three records of birds were recorded from within the site boundary which were song thrush *Turdus philomelos*, starling *Sturnus vulgaris* and bullfinch *Pyrrhula pyrrhula*.
- 3.36 Schedule 1 birds recorded within 2km of the site is kingfisher *Alcedo atthis*
- 3.37 Birds of Conservation Concern (BoCC) recorded within 2km of the site: bullfinch *Pyrrhula pyrrhula*, dunnoek *Prunella modularis*, herring gull *Larus argentatus*, house sparrow *Passer domesticus*, linnet *Linaria cannabina*, reed Bunting *Emberiza schoeniclus*, song thrush *Turdus philomelos*, starling *Sturnus vulgaris*, tree Sparrow *Passer montanus*.
- 3.38 Red Listed birds (BRd) recorded within 2km of the site: herring gull, house sparrow, linnet, starling, and tree sparrow.
- 3.39 The scattered trees, scrub and hedgerow habitats on site, including T1 which will be unavoidably lost to the development, do provide nesting opportunities for birds. During the Phase 1 Survey, magpies were sighted with nesting material at the missing tiles of B1 on the southwest aspect. As both T1 and B1 will be lost to the development, there are potential impacts to nesting birds during the works.

Figure 8: Bird seen looking around the missing tile on the roof



Hedgehog

- 3.40 A total of 73 records of hedgehog were returned in the data search. The closest hedgehog record lies 0.1km north-east of the site.
- 3.41 No hedgehog or evidence of hedgehog was observed on site. The site does provide some cover and foraging habitat for hedgehog in the dense continuous scrub northwest to the site. However, as the works planned are more central to the site and not around any dense vegetation, there are no implications with regards to hedgehog and so this species is not discussed any further within this report.

4.0 Assessment of Potential Impacts

- 4.1 This section assesses the potential impacts on ecological features associated with the Proposed Development described in Section 1.1
- 4.2 Consideration is given to the 'mitigation hierarchy', i.e., that impacts are first avoided or where this is not practicable, mitigated and as a final resort, compensated (off-set).

Wildlife Sites

Statutory Designated Sites

- 4.3 The closest statutory designated site is Rochdale Canal SAC & SSSI which is located approximately 6.9km north-east of the proposed development site, separated from the site by buildings and infrastructure.
- 4.4 The closest designated sites of regional or local importance within 2km of the site is Highfield Country Park, Levenshulme (Local Nature Reserve (LNR), is located approximately 1.9km southeast of the site.
- 4.5 Given the distance from the site, the lack of hydrological connection between the site and the designated sites and the proposals are not listed as a concern within the IRZ for the site, no direct or indirect impacts are anticipated with regard to the proposed development.

Non-statutory Designated Sites

- 4.6 There are no non-statutory wildlife sites identified within 2km of the site as such no impacts are anticipated with regard to the proposed development.

Habitats and Flora

Notable Habitats

- 4.7 Deciduous woodland, traditional orchard and statutory main rivers are identified on Natural England's priority habitat inventory which are present on/adjacent the site. However, none of these are local priority habitats listed under the Greater Manchester LBAP. Therefore, there will be no impacts on notable habitats as a result of the development.

Invasive and protected plant species

- 4.8 No non-native invasive (WCA9) species were identified within the site and no invasive non-native species were identified within the site boundary in the historic data search.
- 4.9 During the phase 1 survey, invasive plant species Himalayan balsam *Impatiens glandulifera* was recorded in the northwest of the site.
- 4.10 As the works planned are central to the site there are no implications with regard to invasive plants and the proposed development.

Fauna

Bats

- 4.11 B1, B2 and T1 site will be lost by the proposed development. No evidence of bat roosting was found on site during the daytime bat assessment and no bats were identified to be roosting within the buildings during the nocturnal surveys, as such no further surveys are required prior to works however, as the buildings offer suitable roosting opportunities for bat species, a licenced bat consultant will be required onsite immediately prior to demolition / removal of the building features suitable for bat roosting to ensure that no bats are present on the day of removal. In the unlikely event that bats are found to be present immediately prior to demo, the works must be put on hold until a licence from Natural England has been obtained.

Birds

- 4.12 There is a risk of disturbance of any nesting birds on or around buildings B1 and T1 if works are to be carried out in the nesting period (between March to August inclusively, although geographical position of the site will influence this period and some species will commonly nest outside this period).
- 4.13 There may be temporary disturbance to birds during site clearance and construction activities, however loss of habitat on site is unlikely to have a significant impact on the local bird population and bird boxes can be installed on site to mitigate the loss of nesting habitat.

5.0 Mitigation and Enhancement

- 5.1 This section describes appropriate and proportionate measures for impact avoidance, mitigation and enhancement required or recommended to address the potential ecological effects described in Section 4.0.

Fauna

Bats

- 5.2 All British bats are European protected species, afforded full protection under the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended). Bats are protected from killing or injury, and from disturbance at the place of rest. Bat roosts are also protected from obstruction, damage or destruction (whether or not a bat is in occupation at the time). All bats are also LBAP priority species.

Avoidance and Mitigation Required

- 5.3 As the potential roost features of both B1 and B2 present roosting opportunities for bat species, a licence bat consultant will be required on site during the demolition of the buildings to undertake a pre-demolition inspection of the potential roosting features and supervise the works, in order to ensure no bats are present during demolition. In the unlikely event that bats are present within the buildings at the time of demolition, all works affecting the roosts must cease until a licence has been obtained from Natural England.

Additional Mitigation Measures or Enhancement Recommended

- 5.4 Proposed lighting should be designed in line with the Institution of Lighting Professionals Guidance Note 08/18 Bats and Artificial Lighting in the UK. A Sensitive Lighting Strategy should also be incorporated within proposals to avoid impacts on commuting bats by creating dark corridors.
- 5.5 In addition, roosting habitat for bats should be enhanced within the wider site with the provision of bat boxes incorporated into the new buildings. The model of bat box will be dependent on the species of bat found to be utilising the site during the nocturnal surveys.

Birds

- 5.6 Native nesting birds, their nests and eggs are protected under the Wildlife & Countryside Act 1981 (as amended) from damage and destruction, from the time of nest construction to fledging of the young.

Avoidance and Mitigation Required

- 5.7 Works should be completed outside the nesting period (typically taken to be March to August inclusive). Where avoidance of the nesting period is not practicable, a nesting bird check must be carried out on the B1 and T1 by an ecologist no more than 24

hours prior to the works, to confirm that no active nests are present. In the event that an active nest is identified, works within the surrounding area must halt until the chicks have fledged. The required radius of the exclusion area will depend on the species found nesting and the context of the nesting location.

Additional Measures or Enhancement Recommended

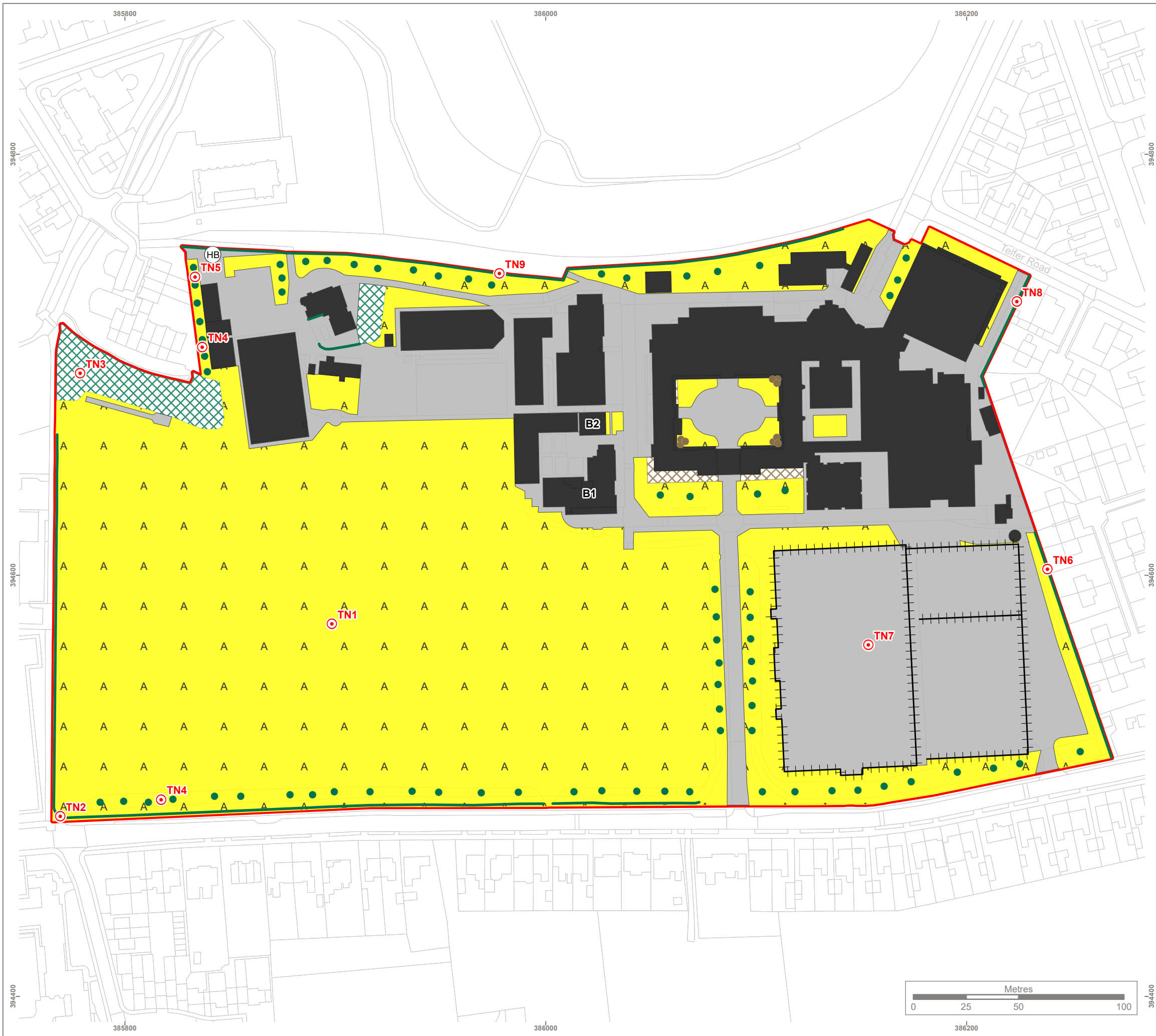
- 5.8 Nesting habitat for birds should be further enhanced within the wider site with the provision of bird boxes mounted onto the new development or incorporated into the new buildings.

6.0 Conclusions

- 6.1 The site is considered to be of low ecological value. The project footprint is small and located within the footprint of the existing hardstanding and buildings.
- 6.2 Two buildings and one tree are to be affected by the proposals; these are readily recreated within the short term. Impacts upon protected or notable species that may utilise the above will be avoidable by undertaking further surveys and the implementation of precautionary working measures including timing demolition to avoid sensitive periods and adopting sensitive construction methods.
- 6.3 No bat roosts were identified within B1 or B2 and so no further surveys are required. A licenced bat consultant will be required on site during the demolition of the buildings to undertake a pre-demolition inspection of the potential roosting features and supervise the works, in order to ensure no bats are present during demolition. In the unlikely event that bats are present within the buildings at the time of demolition, all works affecting the roosts must cease until a licence has been obtained from Natural England.
- 6.4 A nesting bird check must be carried out on the buildings and tree by an ecologist if works are to be completed within the nesting period (typically taken to be March to August inclusive).
- 6.5 All impacts are therefore anticipated to be temporary and reversible in the short term. With implementation of the recommended precautionary working methods, no significant ecological effects are expected on statutory or non-statutory wildlife sites, notable habitats or protected or notable species.

Drawings

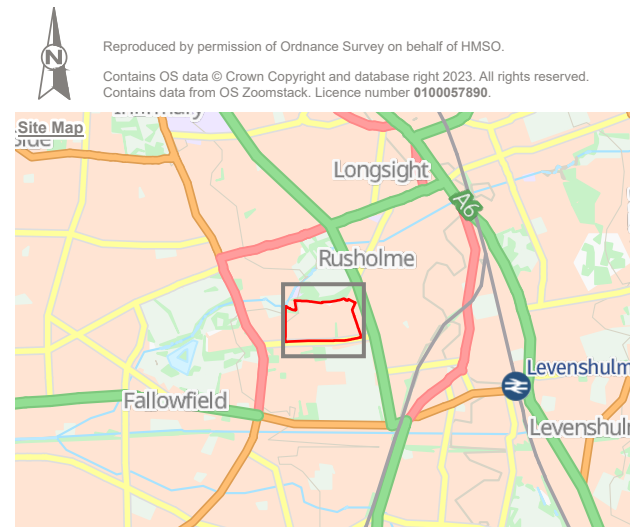
G9991.007 Phase 1 Habitat Survey



KEY

- Site boundary
- Target note
- Himalayan balsam
- Scattered broad-leaved tree
- Scattered introduced shrub
- Species-poor intact hedge
- Fence
- Dense/continuous scrub
- Amenity grassland
- Introduced shrub
- Building
- Hardstanding

Note:
The locations of habitats and habitat features are indicative.



Rev	Description	Drawn	Approved	Date



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Project
Manchester Grammar School

Title
Phase 1 Habitat Survey

Drawing Number
G9991.007

Drawn	Checked	Approved	Scale	Date
SP	CW	HS	1:1,800 @ A3	22/06/2023

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