

Ecological Appraisal & Bat Preliminary Roost Assessment

902 Wilmslow Road, Didsbury, Manchester, M20 5PA



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Project: **902 Wilmslow Road, Didsbury**

Report Reference: **AE90-R01a**

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Date: **8th March 2024**

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SUMMARY

- This report has been prepared by Anser Ecology Limited in relation to a parcel of land at 902 Wilmslow Road, Didsbury, Manchester, M20 5PA. It sets out the findings of a preliminary ecological appraisal to inform future re-development of the site.
- The habitat on site is dominated by dense thickets of bramble scrub with derelict buildings and scattered trees.
- Preliminary site surveys, including an 'extended' Phase 1 habitat survey and bat Preliminary Roost Assessment (PRA) of buildings, were conducted on 22nd February 2024.
- No further surveys for protected species will be necessary but the following ecological constraints should be considered:
 - Biodiversity Net Gain – any future development scheme should aim to provide an overall biodiversity gain on the site. Where applicable, a BNG assessment using the Statutory Biodiversity Metric (or Small Sites Metric if relevant) should also be completed in support of planning proposals.
 - Badger – no badger setts were found on site and setts are unlikely to be present, but a comprehensive search was not possible due to dense thorny vegetation. If any suspected badger setts are found on site at any point during site clearance or construction, works should stop and a Suitably Qualified Ecologist (SQE) contacted for advice.
 - Bats – the derelict garage (B1) and stable (B2) have negligible potential for roosting bats. Any proposals for new external lighting should be sensitively designed to avoid impacts to foraging and commuting bats.
 - Amphibians and Hedgehog – There is negligible potential for great crested newt on the site, but it is possible that other more widespread amphibian species and hedgehog may be present. It is recommended that simple good practice measures to mitigate potential impacts to these species are implemented during future works and a suitable Reasonable Avoidance Measures (RAM) protocol has been provided in Section 5.
 - Nesting birds – vegetation clearance should be timed to occur between September and February to avoid the nesting season, or be preceded by checks for active nests by a SQE.

1. INTRODUCTION

- 1.1. Anser Ecology Limited was commissioned by AM7 Group Ltd (the Client) to undertake ecological survey work in relation a parcel of land at 902 Wilmslow Road, Didsbury, Manchester, M20 5PA (approximate OS centroid SJ 85435 90047), hereafter referred to as 'the site'.
- 1.2. The site lies at the southern edge of the Manchester City Council area. It comprises a roughly triangular plot of land between Wilmslow Road, Kingsway and Moor Park Road, approximately 8km southeast of Manchester city centre. The site is bordered on all sides by post-war residential housing.
- 1.3. The site extends to approximately 0.3 hectares and is largely covered by dense bramble-dominated scrub with derelict buildings and scattered trees.
- 1.4. The purpose of this report is to:
 - Detail ecological survey work undertaken to date including an 'extended' Phase 1 survey and bat Preliminary Roost Assessment.
 - Identify any ecological constraints of potential re-development of the site and requirements for further surveys.
 - Make recommendations for ecological mitigation and enhancement measures to guide future layout or design proposals.

2. LEGISLATION AND LOCAL PLANNING POLICY

LEGISLATION

UK Context

- 2.1. Certain UK species and habitats are afforded legal protection in accordance with the following legislation, which require consideration:
- The Wildlife and Countryside Act (WCA) 1981 (as amended)
 - The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (The Habitat Regulations)
 - The Countryside and Rights of Way (CROW) Act 2000
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - The Hedgerows Regulations 1997
 - The Protection of Badgers Act (PBA) 1992.
- 2.2. The NERC Act 2006 also places a duty on planning authorities to have a regard for biodiversity when considering planning applications.

Biodiversity Net Gain

- 2.3. In England, Biodiversity Net Gain (BNG) is mandatory for all development (unless exempt) under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 2.4. This is a mechanism to ensure that habitats for wildlife are left in a measurably better state than they were before the development.
- 2.5. Small developments are exempt from BNG until 2nd April 2024. A small development can include residential development where the number of dwellings is between 1 and 9 on a site of less than one hectare (or if the number of dwellings is unknown, the site area is less than 0.5 ha), or a commercial development where floor space is less than 1,000m², or total site area is less than one hectare.

Badger

- 2.6. Under the PBA 1992, it is an offence to:
- wilfully kill, injure, ill-treat or trap badgers
 - intentionally or recklessly damage, destroy or obstruct setts which show signs of current use by badgers, including seasonal use
 - disturb badgers whilst they are occupying a sett, or cause a dog to enter a sett.

Bats

- 2.7. In England, the relevant legislation which protects bats is WCA 1981 (as amended), The Habitats Regulations, CROW Act 2000 and NERC Act 2006. This legislation makes it an offence to:
- Deliberately capture, injure or kill a bat
 - Intentionally or recklessly disturb a bat in its roost, or deliberately disturb a group of bats
 - Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
 - Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
 - Intentionally or recklessly obstruct access to a bat roost.

Birds

- 2.8. All birds are protected during nesting under the WCA 1981 (as amended). It is an offence to:
- Intentionally kill, injure or take wild birds
 - Intentionally take, damage or destroy a wild bird's nest while it's being used or built
 - Intentionally take or destroy a wild bird's egg
 - Possess, control or transport live or dead wild birds, or parts of them, or their eggs
 - Sell wild birds or put them on display for sale
 - Use prohibited methods to kill or take wild birds.

Great Crested Newt

- 2.9. In England, the relevant legislation which protects great crested newt (GCN) *Triturus cristatus* is WCA 1981 (as amended), The Habitats Regulations, CROW Act 2000 and NERC Act 2006. This legislation makes it an offence to:
- Deliberately capture, injure or kill GCN
 - Deliberately disturb GCN in such a way as to be likely to significantly affect the ability of the species to survive, breed, or rear their young, affect the local distribution or abundance
 - Deliberately take or destroy the eggs of a GCN
 - Damage or destroy a breeding site or resting place of a GCN
 - Possess or advertise/sell/exchange a GCN (dead or alive) or any part of a GCN.

Reptiles

- 2.10. All native reptiles in the UK are protected under the WCA 1981 (as amended). The four common species, adder *Vipera berus*, grass snake *Natrix natrix*, slow-worm *Anguis fragilis* and common lizard *Zootoca vivipara* are listed on Schedule 5 of the Act and as such, it is an offence to:
- Intentionally kill, injure or take reptiles; and
 - Sell, offer or advertise for sale any live or dead specimen or anything derived from reptiles.

LOCAL PLANNING POLICY

Manchester's Local Development Framework: Core Strategy Development Plan Document (Adopted July 2012)

- 2.11. The current local plan includes the following policies relevant to ecology:
- **Policy EN9: Green Infrastructure**, which states that the Council will "*encourage developers to enhance the quality and quantity of green infrastructure*" and to demonstrate how any losses "*will be mitigated in terms of quantity, quality, function and future management*".
 - **Policy EN15: Biodiversity and Geological Conservation** which states that the Council will, "*seek to maintain or enhance sites of biodiversity and geological value throughout the City*" with reference to protected sites, priority habitats and protected/priority species. Developers "*will be expected to identify and implement reasonable opportunities to enhance restore or create new biodiversity either on-site or adjacent to site*". Where adverse impacts are unavoidable, developers "*will be required to provide appropriate mitigation and/or compensation*".

3. METHODOLOGY

DESK STUDY

- 3.1. A search of local biological records and review of publicly available data was undertaken to compile a preliminary understanding of the site in the local context, including information which is unlikely to be apparent from a site visit alone. This included consultation of the following resources:
- A search of the Local Records Centre (Greater Manchester LRC) database for protected/priority species¹ records within a 1km search radius (see **Appendix 1** for a summary of the data).
 - The Multi-Agency Geographic Information for the Countryside (MAGIC) interactive mapping website² for details of internationally designated statutory sites within 5km, nationally designated statutory sites within 2km, previous Natural England (NE) European Protected Species Licences (EPSL) within 2km and priority habitats on or adjacent to the site.
 - Review of OS mapping and satellite imagery to identify the presence of waterbodies within 250m.

SITE SURVEYS

- 3.2. An ecological survey of the site was undertaken on 22nd February 2024 by Jeff Clarke and Laura Dennis (Co-Directors, Anser Ecology Limited), both suitably qualified and experienced field ecologists.
- 3.3. The weather conditions during the survey were cold (6°C) and dry (rain earlier in the day), with a moderate breeze (Beaufort scale 3) and full-cloud (8 oktas).
- 3.4. The survey comprised the following:
- 'Extended' Phase 1 habitat survey.
 - Bat Preliminary Roost Assessment (PRA) of buildings.

'Extended' Phase 1 Habitat Survey

- 3.5. The survey was based on standard Phase I survey guidance (JNCC, 2010) and involves mapping the distribution of habitat types and recording dominant plant species present, and reference has also been made to relevant UKHabs habitat classification (UKHabs Ltd, 2023) where relevant.
- 3.6. The 'extended' element involves identifying the presence of, or potential for, protected and priority species e.g., great crested newt (GCN), badger, bats etc.

Preliminary Roost Assessment (PRA)

- 3.7. The PRA was carried out in accordance with the standard methodology included in the following: Bat Mitigation Guidelines, Bat Workers Manual *and* Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).

¹ Priority species being those of conservation concern (such as red or amber-listed Birds of Conservation Concern), or which are the subject of local conservation action, i.e., Local Biodiversity Action Plan.

² Available at: <http://www.natureonthemap.naturalengland.org.uk>

- 3.8. The PRA involved an external and internal inspection of all sections of the buildings on site. Evidence of roosting can include bats, droppings, urine stains and feeding remains (i.e., moth wings). Potential roost features (PRF) in buildings include (but are not limited to) gaps between/under roof tiles or lead flashing, gaps in mortar-work which may provide access cavity walls, gaps in soffits and loft spaces or upper floors with external access.
- 3.9. Jeff Clarke's qualifications and experience meet the criteria as defined in the *Technical Guidance Series Competencies for Species Survey: Bats*, prepared by the CIEEM (April 2013), and he holds a Natural England Level 2 bat licence (2022-10428-CL18-BAT).

Equipment List

- 3.10. The following list of the equipment was available for use during this survey:
- 8.5 x 42 Swarovski EL binoculars
 - Samsung S10 lite camera phone
 - Clulite Clubman CB2-L2 high power focussed LED beacon.

SURVEY LIMITATIONS

- 3.11. The site is densely vegetated by bramble and other thorny scrub and it was therefore not physically possible to complete a comprehensive search for badger setts.

4. SURVEY RESULTS AND EVALUATION

DESK STUDY

Protected Sites

- 4.1. There are no internationally designated areas (i.e., Ramsar, SAC, SPA) within 5km or nationally designated areas (i.e., SSSI) within 2km of the site.
- 4.2. There are four non-statutory locally designated sites within 1km:
- Parrs Wood Site of Biological Interest (SBI) – 450m east
 - Fletcher Moss Park SBI – 590m west
 - Mersey Valley Nature Park (SBI) – 740m east
 - Abney Hall Park SBI – 760m southeast

Priority Habitats

- 4.3. There is no priority habitat on or adjacent to the site within the zone of influence, based on priority habitat inventory mapping available on the Magic website.

Waterbodies within 250m

- 4.4. There are no waterbodies within with site boundary, and neither are any present within 250m based on OS 1:10,000 maps and satellite imagery. The River Mersey lies approximately 150m to the south of the site.

Previous Natural England (NE) GCN Records or European Protected Species (EPS) Licences

- 4.5. The following NE bat licences are recorded within 2km of the site:
- 2020-50519-EPS-MIT – relating to impacts to breeding and non-breeding roosts of brown long-eared and common pipistrelle bats – 500m west
 - 2019-39813-EPS-MIT – relating to impacts to non-breeding roosts of Daubenton's bats – 925m south
 - EPSM2010-2649 – relating to impacts to non-breeding roosts of common and soprano pipistrelle bats – 1,420m northwest
 - EPSM2010-2098 – relating to impacts to non-breeding roosts of common pipistrelle bats – 1,900 northwest.
- 4.6. There are no GCN licences or records of GCN presence based on Natural England GCN Class Survey Licence Returns and Pond Surveys (2017-2019) within 2km but there are three records of GCN absence to the south and east of the site within 2km.

Local Records

- 4.7. The Local Record Centre (GMLRC) returned the following data of protected or priority species occurring within 1km during the past 20 years (see also **Appendix 1**):
- Amphibians
 - Common toad *Bufo bufo*
 - Birds
 - Barn owl *Tyto alba*
 - Bullfinch *Pyrrhula pyrrhula*

- Curlew *Numenius Arquata*
- Dunnock *Prunella modularis*
- Herring gull *Larus argentatus*
- House sparrow *Passer domesticus*
- Kingfisher *Alcedo atthis*
- Lapwing *Vanellus vanellus*
- Lesser redpoll *Acanthis cabaret*
- Lesser spotted woodpecker
- Linnet *Linaria cannabina*
- Reed bunting *Emberiza schoeniclus*
- Skylark *Alauda arvensis*
- Song thrush *Turdus philomelos*
- Starling *Sturnus vulgaris*
- Bats (confirmed roosts)
 - Common Pipistrelle *Pipistrellus pipistrellus*
 - Brown Long-eared bat *Plecotus auratus*
 - Daubenton's bat *Myotis daubentonii*
- Bats (other records)
 - Noctule *Nyctalus noctula*
 - Soprano Pipistrelle *Pipistrellus pygmaeus*
 - a Pipistrellus species bat
 - a Myotis species bat
 - Whiskered bat *Myotis mystacinus*
 - Whiskered/Brandt's *Myotis mystacinus/brandtii*
- Other Mammals
 - Badger *Meles meles*
 - Hedgehog *Erinaceus europaeus*
 - Otter *Lutra lutra*
- Reptiles
 - No previous records.

SITE SURVEYS

Phase 1 Habitat Survey

- 4.8. The habitats described below are also shown on **Plan 1** at the end of this report and photographs of the habitats and buildings are at **Appendix 2. Table 1**, below, provides species lists for each habitat present.

Buildings

- 4.9. There are two dilapidated buildings present on site, a garage (B1) and a stable (B2), which are described in more detail in relation to the bat PRA below. Two derelict caravans are also present in the southwest of the site.

Scrub

- 4.10. The overwhelming majority of the site is covered by dense thickets of bramble-dominated scrub habitat which makes the interior of the site very difficult to access. Where gaps are present in the

scrub (at the edges of the site), the ground flora features various pioneer and ornamental garden plants. The ground across much of the site is previously disturbed and very uneven, presumably being made up of various piles of old building and garden waste.

Sparsely Vegetated Ground

- 4.11. The narrow access strip at the west of the site is dominated by a combination of bare earth, woodchip and other garden waste with a mix of pioneer grassland species associated with disturbed ground, ornamental garden plants and scattered self-seeded tree saplings.

Scattered Trees

- 4.1. Trees are scattered around the site which comprise both native and non-native species including common oak, ash, poplar, Leyland cypress and cherry laurel. Some are presumed to be self-seeded and include both early mature and semi-mature specimens.

Table 1. On-site habitats and species present.

Habitat	Species List
Sparsely Vegetated Ground (Dominated by bare earth and brash)	Lesser celandine <i>Ficaria verna</i> Yorkshire fog <i>Holcus lanatus</i> Cow parsley <i>Anthriscus sylvestris</i> Dandelion <i>Taraxacum agg.</i> Herb robert <i>Geranium robertianum</i> Tutsan <i>Hypericum androsaemum</i> Sycamore <i>Acer pseudoplatanus</i> Bramble <i>Rubus fruticosus agg.</i>
Scrub	Bramble (dominant) Elder <i>Sambucus nigra</i> Willow <i>Salix sp.</i> Holly <i>Ilex europaeus</i> Ash <i>Fraxinus excelsior</i> Spiraea <i>Spiraea sp.</i> Butterfly bush <i>Buddleja sp.</i> Dog rose <i>Rosa canina</i> At edges only: Ivy <i>Hedera helix</i> Common nettle <i>Urtica dioica</i> Great willowherb <i>Epilobium hirsutum</i> Common dock <i>Rumex obtusifolius</i> Creeping buttercup <i>Ranunculus repens</i> Cleavers <i>Galium aparine</i> Lesser celandine Tansy <i>Tanacetum vulgare</i> Hyacinth <i>Hyacinthus sp.</i> Spanish bluebell <i>Hyacinthoides hispanica</i>
Scattered Trees	Leyland cypress <i>Cupressus x leylandii</i> Apple <i>Malus sp.</i> Ash Hazel <i>Corylus avellana</i> Sycamore Poplar <i>Populus sp.</i> Cherry <i>Prunus avium</i> Cherry laurel <i>Prunus lauroceras</i> Flowering cherry <i>Prunus sp.</i>

Evaluation

- 4.12. The site is dominated by dense bramble scrub on top of disturbed ground. There are numerous scattered trees including semi-mature and early mature specimens, but overall the very small scale of the site and 'land-locked' location means that the habitats have limited ecological value beyond the context of the site.
- 4.13. However, the habitats do have potential with regards to protected and priority species, which is discussed below.

Preliminary Roost Assessment for Bats

- 4.14. The buildings were examined externally and internally for Potential Roost Features (PRF) or any evidence of roost bats. See **Appendix 2** for photographs of the buildings and **Plan 1** at the end of this report for a general layout of the site.

B1 (garage)

- 4.15. Building B1 is single storey and is constructed of a combination of bricks and timber sheets with a pitched, tiled roof and timber fascias. The building is in a very poor condition, the exterior is partly overgrown with ivy which has penetrated the interior and the wooden parts are rotten. Internally there is a shallow, enclosed loft space above a suspended ceiling. This loft space was filled with dense spider webs, which is indicative of no bat activity internally. The building is open to the elements with no internal climatic stability and there are no clear flight lines to the building.
- 4.16. No evidence of bats was found anywhere on the interior or exterior of the building.
- 4.17. Building B1 has **negligible** bat roost potential. No further surveys or mitigation will be required in relation to future planning proposals or demolition.

B2 (stable)

- 4.18. Building B2 is a former stable block constructed of breezeblocks with a flat roof and rendered exterior. The roof covering is no longer intact and only the roof timbers remain. The building is open to the elements and there is no internal climatic stability which makes it highly unsuitable for roosting bats.
- 4.19. There are no potential roost features present and no evidence of bats was found anywhere on the interior or exterior of the building.
- 4.20. Building B1 has **negligible** bat roost potential. No further surveys or mitigation will be required in relation to future planning proposals or demolition.

Other

- 4.21. Two derelict caravans are also present which do not have potential to support roosting bats.

Bat Tree Roosts

- 4.22. No trees with suitability for roosting bats were recorded during the site survey.

Potential for Protected or Priority Species

Badger

- 4.23. The site provides some suitable habitat for sett-building and based on previous records (as provided by the LRC) badgers are active in proximity of the site (within 1km). A comprehensive search of the site for badger setts was not possible due to the dense, thorny, scrub vegetation, but no setts or other evidence of badger (such as latrines or pathways into the vegetation) was recorded on site in accessible areas. Due to the small, isolated nature of the site, it is unlikely that a badger sett is present. However, the owners of one of the adjacent houses reported that a badger had been seen previously on one occasion, moving between the site and the neighbouring gardens.

Great Crested Newt (GCN) (and other amphibians)

- 4.24. There are no ponds present on-site present or within 250m of the site. The River Mersey lies approximately 150m south of the site but flowing water is generally considered unsuitable for GCN and other amphibians. Therefore, the presence of GCN on site is considered highly unlikely. However, other more common and widespread amphibians, such as common toad *Bufo bufo*, may be present in terrestrial habitats on site.

Nesting Birds

- 4.25. The scrub and scattered trees on site provide suitable nesting opportunities for a variety of passerine species; dunnoek *Prunella modularis* and song thrush *Turdus philomelos* were both observed exhibiting territorial or courtship behaviour during the site survey.

Hedgehog

- 4.26. The site and adjacent habitats provide suitable habitat for hedgehog *Erinaceus europaeus* and this species is likely to be present around the site.

Other

- 4.27. There is no significant potential for any other protected or priority species, such as reptiles or water vole, to be present within the site due to a lack of suitable habitat.

5. ECOLOGICAL CONSTRAINTS AND RECOMMENDATIONS

Protected Sites

- 5.1. It is not anticipated that there will be any significant impacts to statutory or non-statutory designated sites due to the small size of the site and distance from any such sites.

Habitats

- 5.2. The habitats on site are of low ecological importance and the impacts of any future development are likely to be minor. Any impacts to habitats should be suitably compensated on site as far as is possible through the inclusion of native planting as part of the scheme landscape design strategy.

Biodiversity Net Gain

- 5.3. The exact scope of future development proposals is not confirmed but it is probable that the site qualifies for exemption from BNG under 'small site' criteria until 2nd April 2024 (see paragraph 2.5).
- 5.4. After 2nd April 2024, a BNG calculation (using the Statutory Biodiversity Metric) will be a mandatory requirement of planning submission. This can only be completed once detailed layout and landscaping proposals are available. It will be necessary to demonstrate a minimum 10% net gain delivered on-site and the scheme should be revised where possible to ensure an overall net gain can be achieved. Where a 10% net gain is not possible on-site, it should be delivered via off-site habitat management or via a financial contribution to a biodiversity offsetting scheme.

Protected and Priority Species

Bats

- 5.5. It is known that there is a diverse population of bats within a 1km radius of the site which are likely to use the site for foraging purposes. Therefore, any new lighting that is proposed as part of future development proposals should consider potential impacts to bats and should be designed and positioned to avoid light spill onto retained or planted boundary habitats.
- 5.6. Where possible, low impact lighting should be used across the site and where this is not possible, e.g., security lighting, this should be controlled by time/movement sensors and angled/shielded to minimise extraneous light pollution.

Badger

- 5.7. No evidence of badger activity was recorded on or adjacent to the site during the site survey on the 22nd February 2024 but badgers have been recorded locally and therefore an appropriate due diligence approach should be followed with respect to badger during site clearance. If any suspected badger setts are uncovered during vegetation clearance activities (or at any time during construction), works should stop and a Suitably Qualified Ecologist (SQE) contacted for advice.
- 5.8. Badgers and their setts are legally protected under the Protection of Badgers Act 1992. If evidence of badgers is recorded within 30m of works, an impact assessment should be completed, and a NE licence may be required to permit works to go ahead.

Amphibians & Hedgehog

- 5.9. There is a reasonable likelihood of presence on the site of common and widespread amphibians, such as common toad, and hedgehog. The greatest risk of impacts to these species is during initial site clearance and ground works. No further surveys for these species are required but it will be good practice to adopt Reasonable Avoidance Measures (RAM) protocols during the enabling and construction phases of development (see below):

Amphibian and Hedgehog Reasonable Avoidance Measures

- 5.10. It is recommended that the following good practice measures are adopted for the duration of any future site clearance and construction on the site:
- Vegetation clearance of trees or scrub should be completed above ground only in the first instance. Cutting and removing vegetation to a low level (i.e., 100mm), before undertaking any below ground removal to allow wildlife an opportunity to move to other areas.
 - Brash or arisings from the vegetation cutting should be removed from site immediately and not left in piles on site for periods of more than one day.
 - The removal of any existing piles of old garden or building waste should be undertaken sensitively, being aware of the possible presence of wildlife that may be sheltering underneath.
 - Any open excavations or trenches should not be left unsealed overnight. They should be infilled or covered and sealed to prevent ingress by wildlife. Where this is not possible, a means of escape should be installed overnight, such as scaffold plank to act as a ramp. All such excavations should be checked for amphibians, hedgehogs, or other wildlife, prior to work commencing each morning.
 - Stored materials associated with the construction should be elevated off the ground (i.e., on pallets, in containers or rubble sacks).
 - In the unlikely event that a great crested newt (GCN) is discovered at any time during construction, work should stop, and a Suitably Qualified Ecologist (SQE) contacted for advice.
 - Any other amphibians or hedgehogs found during works should be moved to a designated safe location outside of the construction area, such as underneath dense shrubbery that will remain undisturbed.
 - A guide to amphibian identification can be found here: [Amphibian Identification Guide \(ARG UK, 2019\)](#).

Nesting Birds

- 5.11. Timing of works, regarding vegetation clearance of trees, brambles, or any other woody vegetation, must be carefully considered to avoid impacts to nesting birds. All birds are protected during active nesting under the Wildlife and Countryside Act 1981 (as amended) and works should be timed to avoid the breeding season (core period, March – August, inclusive), or be preceded by checks for active nests by a SQE.

OPPORTUNITIES FOR ENHANCEMENT

- 5.12. New landscape planting which is designed as part of any future planning proposals should prioritise the use of native species for hedgerows, shrubs, and trees. This will help to maximise the overall biodiversity of the site, contribute towards a biodiversity net gain outcome and will be in line with local and national planning policy.
- 5.13. Biodiversity enhancements for species should also be incorporated into any proposed development through the provision of integrated bat boxes and bird boxes in any new buildings or on retained trees (e.g., for house sparrows) to provide enhanced roosting and nesting opportunities for these priority species groups.

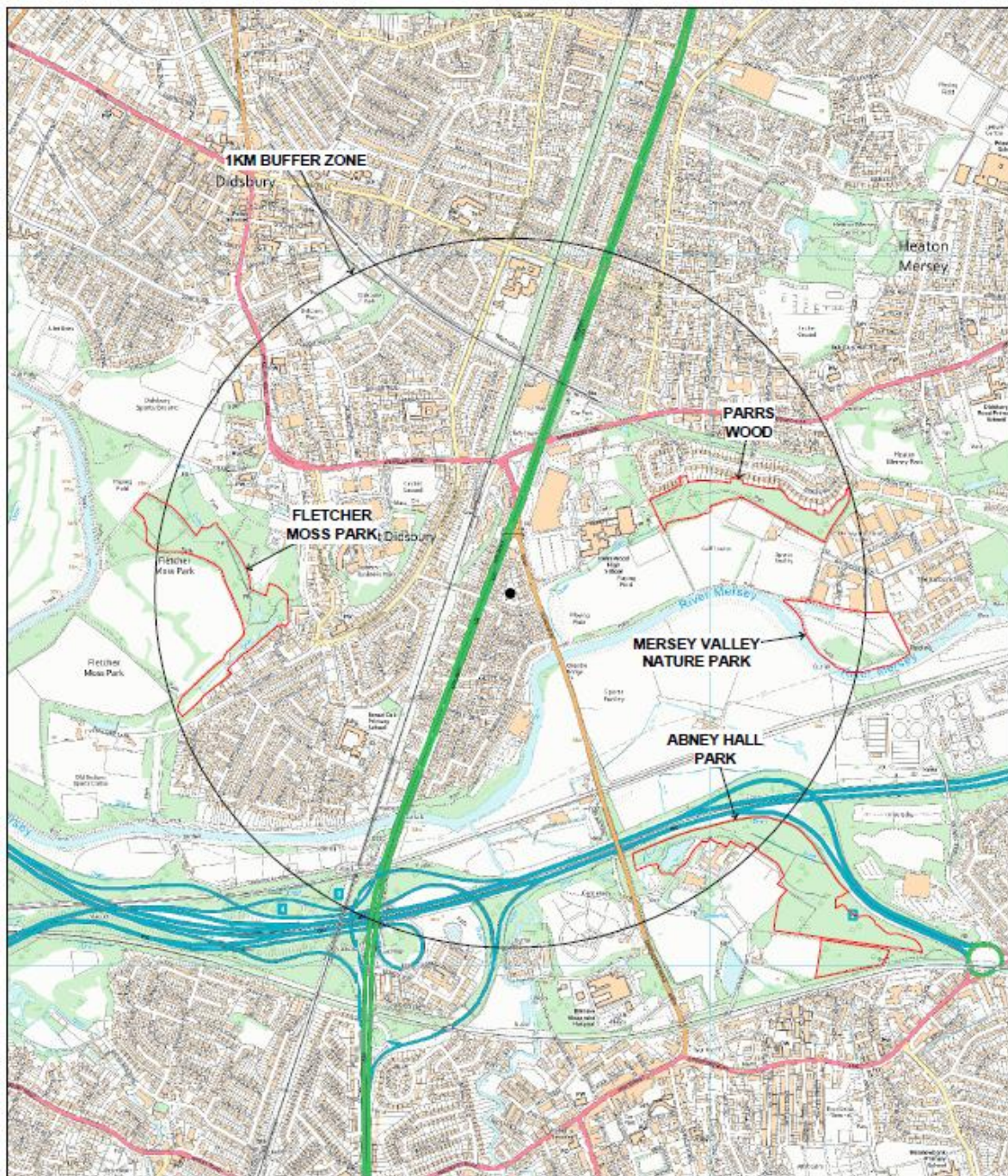
6. CONCLUSION

- 6.1. At the time of the survey there were no significant protected species issues pertaining to the future development of the site.
- 6.2. The development scheme should aim to provide an overall net gain in biodiversity on the site and a Biodiversity Net Gain calculation should be completed using the Statutory Biodiversity Metric (if applicable to the site at the time of planning submission). It will be necessary to demonstrate a minimum 10% net gain delivered on-site. Where a 10% net gain is not possible on-site, it should be delivered via off-site habitat management or via a commuted sum contribution to a biodiversity offsetting/credits scheme.
- 6.3. Ecological considerations in respect of protected or priority species are as follows:
 - Badger – No evidence of badger activity was recorded during the site survey, and it is considered unlikely that any setts are present, but it was not possible to complete a comprehensive search due to the dense scrub vegetation. Therefore, an appropriate due diligence approach should be followed with respect to badger during site clearance.
 - Bats – Any proposals for new external lighting should be sensitively designed to avoid impacts to foraging and commuting bats.
 - Amphibians and Hedgehog – The likelihood of GCN presence is negligible based on proximity of suitable breeding ponds and a search of local records. However, suitable terrestrial habitat is present for other amphibians and hedgehog and a suitable RAMs protocol of simple good practice measures has been provided to avoid potential impacts to these species.
 - Nesting Birds – Any vegetation clearance or building demolition should be timed to avoid the bird nesting season (core period March to August, inclusive) or be preceded by a check for active nests by a suitably qualified ecologist to avoid potential impacts to nesting birds.

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APPENDIX 1: 1KM LOCAL RECORDS SEARCH – SUMMARY MAPS (GMLRC)



KEY
SITE OF BIOLOGICAL IMPORTANCE
SBI BOUNDARY

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ 85435 90047
WILMSLOW ROAD - MAP 1

SCALE 1:10,000

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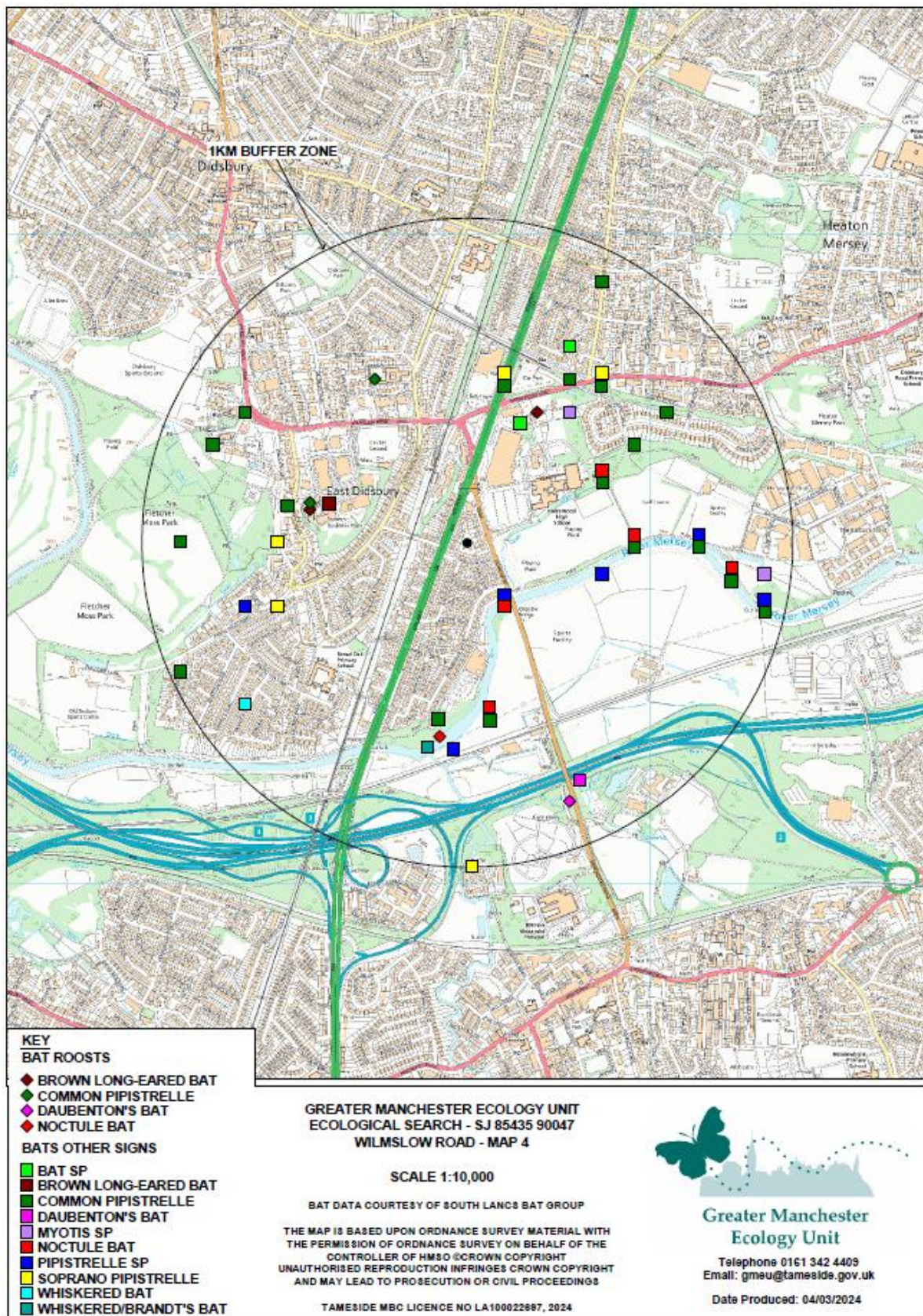
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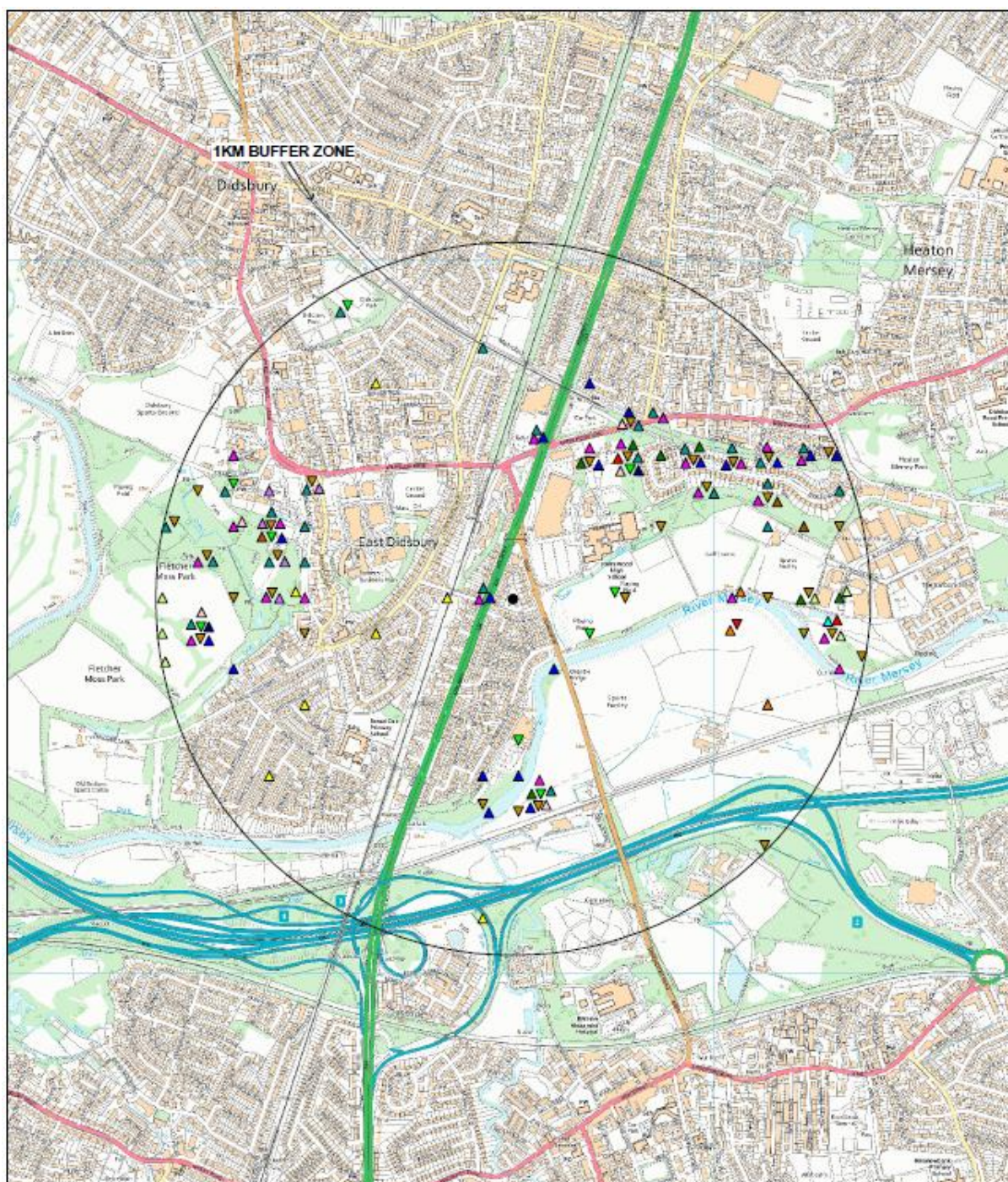


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Ecology Unit**

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Date Produced: 04/03/2024





KEY
SECTION 41 SPECIES

- | | |
|-----------------|------------------|
| ▲ BULLFINCH | ▲ LESSER REDPOLL |
| ▲ COMMON TOAD | ▲ LS WOODPECKER |
| ▲ CURLEW | ▲ LINNET |
| ▲ DUNNOCK | ▲ REED BUNTING |
| ▲ HEDGEHOG | ▲ S41 MOTH |
| ▲ HERRING GULL | ▲ SKYLARK |
| ▲ HOUSE SPARROW | ▲ SONG THRUSH |
| ▲ LAPWING | ▲ STARLING |

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WILMSLOW ROAD - MAP 5

SCALE 1:10,000

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APPENDIX 2: SITE PHOTOGRAPHS



Bramble dominated scrub and scattered trees looking northwest from the eastern boundary.



Area of scattered trees over bramble scrub in the south of the site.



Bramble dominated scrub over building rubble and garden waste in access land between 900 and 904 Wilmslow Road, looking east from the site interior (left) and sparsely vegetated access land between 849 and 851 Kingsway.



Building B1 (garage) : exterior front elevation and interior. Negligible bat roost potential.



Building B2 (stable): exterior rear elevation and interior (showing missing roof). Negligible bat roost potential.

PLAN 1: HABITAT FEATURES

