

Extended Phase One Habitat Survey (Preliminary Ecological Appraisal)

Version 1
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Prepared for: Network Space

Site: Welcomb St Openshaw

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1.	Introduction	3
1.1	Background to the Project	3
1.2	Site Location and Context	3
1.3	Purpose of this Report	3
1.3.1	Surveyor Information	3
2.	Desk Study	4-5
2.1	Methodology	4
2.2	Designated sites, species and habitats - Results Overview	4-5
3.	Extended Phase 1 Habitat Survey	6-9
3.1	Methodology and Survey results	6
3.1.2	Vascular plants and Habitat	6
3.1.3	Protected and Notable Species Mammals	7-8
3.1.4	Protected and Notable Species Amphibians	8
3.1.5	Protected and Notable Species Avian	8
3.1.6	Protected and Notable Species Vascular Plants	8
3.1.7	Protected and Notable Species Reptiles	9
3.2.	Constraints to the Surveys	9
4.	Summary and Impact. Recommendations for Further Work	9-11
4.1.	Summary and Impact. Protected Sites, habitat and species	9-10
4.2.	Recommendations for protected species. Further work	10-11
5.	Recommendations, mitigation, enhancement measures	12
5.1	Recommendations, mitigation, enhancement measures	12
Appendix		
Appendix 1 Extended Phase 1 Habitat Survey Map		
Appendix 2 Site Vascular plant list		

1. Introduction

1.1 Background to the project

Amenity Tree was commissioned by Network Space to undertake a Preliminary Ecological Appraisal for the proposed development of at Welcomb St, Openshaw.

1.2 Site location, context and main habitats

The site is located within Openshaw in an urban environment and enclosed by existing commercial land uses. The habitat on and adjacent to site comprises of scattered trees, scrub, amenity grassland, introduced shrub and building including areas of hard standing access.

1.3 Report purpose

To prepare a Preliminary Ecological Assessment or Extended Phase One Habitat Survey for the development site following CIEEM guidelines (*Guidelines for Preliminary Ecological Appraisal, April 2013*). The purpose of the report is to provide information relating to the location, extent and distribution and impact on the conservation of wild plants and animals and natural and semi natural habitats affected by development. This report sets out the methods, results and recommendations arising from the above work.

1.3.1 Surveyor information

Simon Brain has attained a Post Graduate Certificate in Biological Recording and has attended residential FSC Field Courses for Land mammal, Songbird Barn Owls (CIEEM) and Advanced Bird Survey Techniques. He holds a NE Class 2 bat license (17334-CLS). He has over ten years experience as a practice ecologist and 30 years experience as an arborist.

2. Desk Study

2.1 Methodology

The desk study collated information on designated statutory and non-statutory wildlife sites within 1km search radii around the proposed development site.

Information on statutory and non-statutory designated sites and legally protected/notable species records were obtained from <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx> and contained in section 2.2 below.

2.2 Designated sites, species and habitats - Results Overview

Multi-Agency Geographic Information for the Countryside (MAGIC) website (<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>) has confirmed no statutory designations apply to the site and the site boundaries.

The site is located within SSSI Impact Zone for Hollinwood Branch canal SSSI which is located 3575m northeast of site. Clayton LNR is located 1850m north of site. The development proposal does not appear to conform to those development types that require the LPA to consult Natural England on the likely risks.

Multi-Agency Geographic Information for the Countryside website data has confirmed the following habitats and species apply to the site and its immediate locality:

- There are no section 41 habitats listed on the inventory on the site
- There are numerous areas of listed woodland within the 1km
- The site is not within the National Habitat Network All Habitats Combined (England)
- There are no important Bird Areas, Seabird considerations, or water and wetland considerations in respect of avian species.
- The closest granted European Protected Species (EPS) license application by Natural England was for bat species approximately 2150m from site.

3. Extended Phase One Habitat Survey

3.1 Methodology and survey results

The site was visited on the 21st April 2024 and a survey of the site was conducted using the Joint Nature Conservation Committee (JNCC) Handbook for Phase 1 habitat survey 2010. Distinct habitats were identified and any features of nature conservation interest or habitat areas that were too small to map were subject to a more detailed description in a Target Note (T1 etc) and contained in Appendix 1 – Extended Phase 1 Habitat Survey Mapping and Appendix 2 – Vascular Plant Site List.

3.1.2. Vascular Plants and Habitat

Table 1: Site habitats

Habitat Code	Dominant species	Less frequent species
Broadleaf scattered trees	Acer platanoides Alnus glutinosa	Betula pendula Prunus kanzan
Scrub	Salix caprea Crataegus monogyna	Betula pendula
Amenity grassland	Poa annua Lolium perenne	Rannuculus sp

Target Notes – None taken

3.1.3 Protected and Notable Species (Mammals)

Water Voles

The habitat on the site does not contain running water habitat suitable for the species.

Bat species

Bats are comprehensively protected under UK and European legislation. Bats are largely ubiquitous there is green infrastructure linking the site to the wider landscape. The site contains sub optimal foraging habitat. Trees may need to be removed for development which could contain bat roosts. A series of buildings are present on site that may have potential for roosting bats.

Badgers and Hedgehog

Badgers are protected under Schedule 6 of the Wildlife and Countryside Act 1981, and under the Protection of Badgers Act 1992, which prohibits deliberate interference with the animal or its sett. Badger records are present in the LRC data. A standard badger survey was undertaken making checks on site and in the immediate site margins. For example, up to 20m+ from site was checked for signs for field signs of Badger (hair, tracks, prints, dropping or latrines) and no field signs of badger were found. Equally no field signs were found for hedgehog, however suitable foraging habitat does exist due to the presence of trees and grassland and the semi urban nature of the site.

3.1.4 Amphibians

The desktop and field survey exercises indicate no field ponds are located within 500m of the site. There is no aquatic breeding habitat associated with the site itself and sub optimal foraging, dispersal or hibernating habitat for amphibians to be present.

3.1.5 Birds

All birds with only minor exceptions are protected under the Wildlife and Countryside Act (1981), as amended. It is also an offence to disturb birds whilst nesting or displaying breeding behaviour, during the breeding season.

An upland breeding bird area lies relatively close to site which appears to be a grassland site. Urban birds may use the site such as house sparrow and starling which are birds of conservation concern.

3.1.6 Vascular Plants

The Wildlife and Countryside Act 1981 section 13 1(b) affords some wild flowers protection from uprooting. No other IUCN listed, BAP or other notable plants were identified.

3.1.7 Reptiles

All native reptile species in the UK are protected under law from killing or sale. No habitat exists on the site for these species to be present.

3.2. Constraints to the Surveys

The timing of the site visit was optimal for all species and habitats to be identified within the framework of a Phase 1 survey.

4. Summary and Impact

4.1 Summary – Protected habitats

The surveys have confirmed that the site does not support a habitat protected under Section 41 of the Natural Environment and Rural Communities (*NERC*) Act 2006 - Habitats and Species of Principal Importance in England. There are no priority hedgerows on the site.

Summary - Protected species

No evidence of protected species was recorded on site. No other evidence of protected species was found during the site walkover.

Summary – Protected sites

There are no statutory or non-statutory designated sites within the boundaries of the development site or within the site margins.

Impact – General

The development proposal seeks to construct the proposed and associated infrastructure and there is a direct loss of urban sealed surfacing for the footprint of the development.

Impact - Species

The full extent of protected species that may reside on this site will require confirmation following further surveys as recommended in section 4.2. The following general impacts are considered to apply:

Bat species. Loss of optimal commuting and foraging. The existing trees / buildings to be removed may contain bat roosts.

Badger / hedgehog. Currently no evidence of badger, hedgehog has potential to be present on site.

Water vole. No impact considered likely.

Amphibians. Some loss of sub optimal commuting and foraging habitat.

Birds. Loss of foraging habitat and disturbance during the breeding season.

Vascular Plants. Loss of vascular plant habitat identified on site is a low-level impact and a single non native protected plant was identified

Reptiles. Low-level impact due to site being landlocked and largely inaccessible to reptiles.

4.2 Recommendations for protected species

4.2.1 Mammals

Bat species

A Bat Roost Assessment of all trees and the building to be removed is required. The Bat Roost Assessment may recommend the need for a summer emergence survey/s on the identified roost features in trees / building. The site is not likely to hold great significance for commuting and foraging bat species.

Badgers / hedgehog

No evidence of these species was found but a pre start check shall be made to ensure no badger activity has developed since this walkover survey. Measures are required to incorporate hedgehog into the development plans.

4.2.2 Amphibians

No other further surveys are required for these species.

4.2.3 Avian

A breeding bird appraisal / survey will be required prior to any tree to removal ascertain the importance of the site to breeding birds at that time. This may require hand searching and dawn observations depending upon the time of year.

4.2.4 Vascular Plants

No other further surveys are required for vascular plants. A non-native eradication plan is needed.

4.2.5 Reptiles

No further surveys are required for these species.

5. Recommendations, mitigation, enhancement measures

5.1 Recommendations, mitigation, enhancement measures

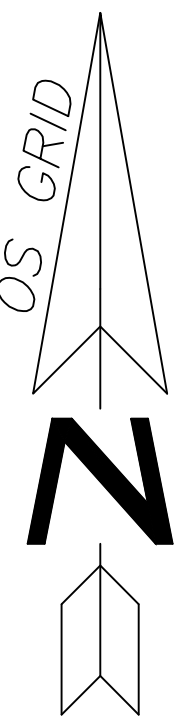
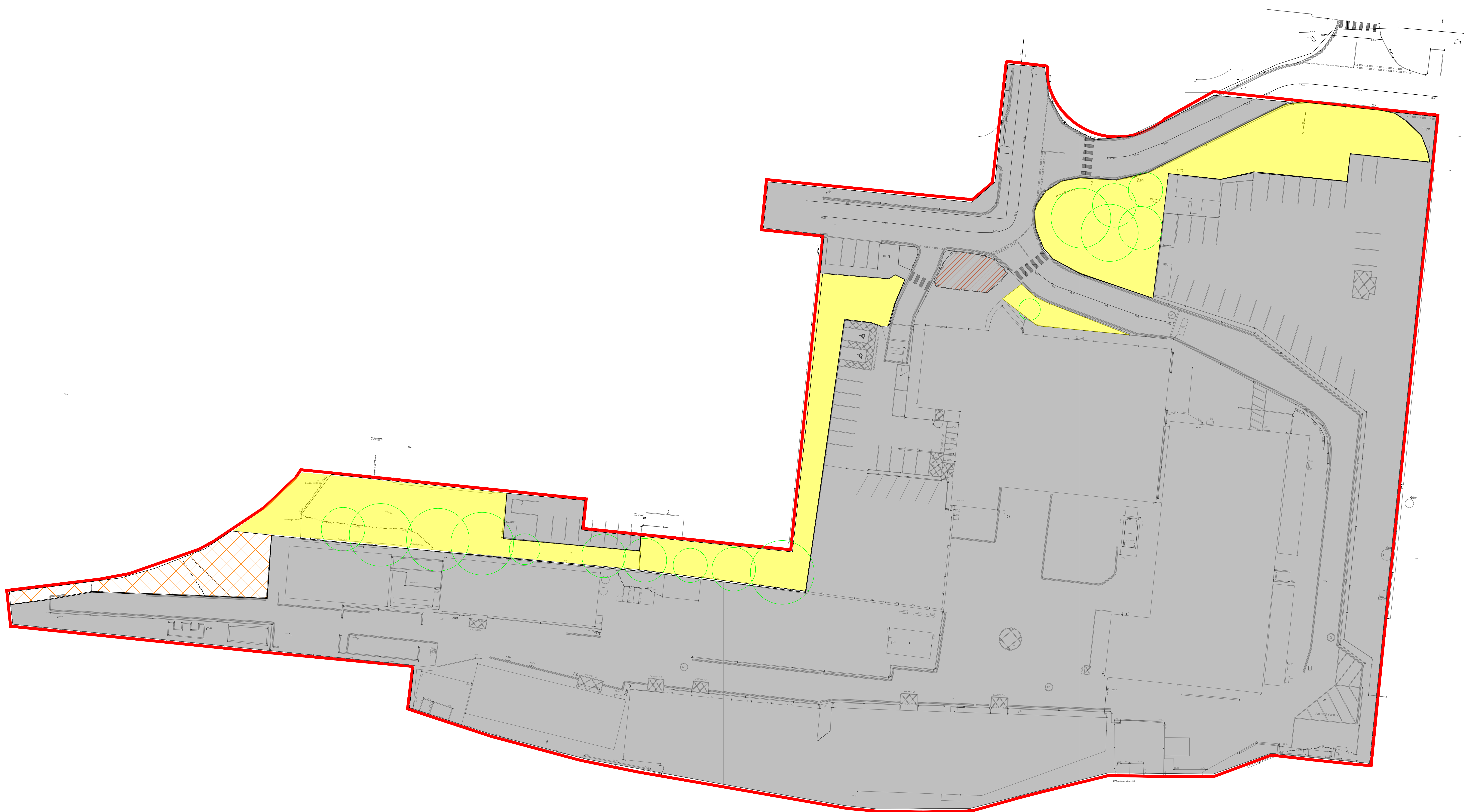
Mitigation applies to works required to comply with legislation when developing land where protected species reside, or protected habitats are being lost. Enhancement relates to biodiversity improvements often made under the National Planning Policy Framework.

At present there is no evidence of protected species on the site, which could be affected by development. Other protected species that may be present on site include bats, badgers and hedgehog.

The extent of protected species requires the surveys referred to in section 4.1 and 4.2 to be complete before mitigation can be proposed to support this development. Upon completion of these surveys mitigation, compensation and enhancement measures can be provided and confirmed.

The provision of a Biodiversity enhancement report and a Biodiversity Net Gain Assessment is considered to apply to the site in accordance with the NPPF guidelines and best practice.

Appendix 1 Extended Phase 1 Habitat Survey Map



PHASE ONE HABITAT MAP

- KEY
- A.3.1 Broadleaf scattered trees
 - A2 Scrub
 - Introduced shrub
 - J2 Amenity grassland
 - Buildings and hard standings
 - ① Target Notes. Refer to Preliminary Ecological Appraisal



KEY

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- PROPOSED NATIVE SHRUB PLANTING
- PROPOSED NATIVE HEDGEROW PLANTING
- PROPOSED GROUNDCOVER PLANTING
- PROPOSED WILDFLOWER GRASSLAND WITH 1m WIDE CLOSE MOWN VERGE TO HARD SURFACES
- PROPOSED BARK MULCH

NOTE:
FOR DETAILS OF BOUNDARY TREATMENTS AND HARD SURFACE FINISHES
REFER TO AEW ARCHITECTS DRAWINGS.

SOFT LANDSCAPE SPECIFICATION

Materials and workmanship shall generally be in accordance with the following documents- BS 3936 Nursery Stock and BS 4428 Code of Practice for General Landscape Operations (excluding hard surfaces). All imported topsoil should be certified to BS 3882:2015 multi purpose topsoil.

Areas for tree planting shall wherever possible have clearance of unsuitable material to a depth of 900mm below ground level within a 2m radius of each tree with a minimum of 600mm topsoil.
Areas for native shrub, native hedgerow and groundcover planting shall have clearance of unsuitable material to a depth of 600mm with a minimum of 400mm topsoil, the bottom layer being made up of approved subsoil and the formation broken up if necessary to ensure drainage.

Areas for wildflower grass seeding shall have clearance of unsuitable material to a depth of 450mm below ground level with a minimum of 100mm low nutrient subsoil which is to be brought to even grades and a fine lith prior to seeding. Finished grass levels are to be 20mm above hard surfaces.
Seed mix to be Germinal Amenity RE1 Traditional Hay Meadow (MG5 Grassland) mix sown at the rate of 5g/m² or similar approved. Sowing times and management shall follow the suppliers guidelines.

Plant material to be the sizes and dimensions as stated in the schedule and shall be healthy with good fibrous root systems. Trees and shrubs to conform to BS 3936 and the HTA's National Plant Specification. Supply, delivery and storage of plants shall comply to the Plant Handling Code published by CPSE.
Extra heavy and heavy standard trees are to be planted in pits 600mm deep and 1m diameter, single staked and secured with approved tree ties fixed 25mm from the top of the stake.
All stakes shall be 75mm diameter round section, straight with bark removed.
All shrub and hedge plants are to be planted in pits large enough to easily accommodate the roots.
All plants are to be firmed in at time of planting.
On completion of planting and when the soil is moist apply amenity grade bark mulch to all planted areas and 1m diameter circles around trees in grass areas to a settled depth of 50mm.

Maintenance and Defects Liability

Maintenance shall include regular watering, weeding, pruning, hedge trimming, adjustment and repair of tree stakes and ties and other horticultural operations necessary for the proper growth of the plants to keep areas neat in appearance, including removal of litter.

The defects liability period shall be 10 years following practical completion. During this period any trees, shrubs or other plants that are removed, damaged, die, fail to show leaf or are below specification shall be replaced as soon as is reasonably practical unless the Local Planning Authority gives its written consent to any variation. All replacement stock shall comply with the original specification and be obtained from a reputable supplier.

PLANT SCHEDULE

No.	Key	Name	Size	Centres
Tree Planting				
9no.	T1	Malus sylvestris	12-14cm girth HS B.	As shown
14no.	T2	Sorbus aucuparia	16-18cm girth EHS B.	As shown
1no.	T3	Tilia cordata	16-18cm girth EHS B.	As shown

Native Shrub Planting

Planted in groups of 3-7no plants of the same species together at 1.0m x 1.0m spacing.

Source: Local provenance

64no.	10%	Cornus sanguinea	60-90cm B1+1	1.0m
64no.	10%	Corylus avellana	60-90cm B1+1	1.0m
96no.	15%	Crataegus monogyna	60-90cm B1+1	1.0m
192no.	30%	Rosa pimpinellifolia *	40-60cm 2L	1.0m
96no.	15%	Ilex aquifolium	60-80cm 3L	1.0m
64no.	10%	Sambucus nigra	60-90cm B0+1	1.0m
64no.	10%	Viburnum opulus	60-90cm B1+1	1.0m

* Species to be planted on edge adjacent to hard surfaces.

Native Hedgerow Planting

Planted in double staggered rows 30cm apart. Plants in each row to be 45cm apart giving 5no plants per linear metre.

Source: Local provenance

60no.	15%	Carpinus betulus	60-90cm B1+1
40no.	10%	Cornus sanguinea	60-90cm B1+1
40no.	10%	Corylus avellana	60-90cm B1+1
100no.	25%	Crataegus monogyna	60-90cm B1+1
60no.	15%	Ligustrum vulgare	60-90cm B0+2
60no.	15%	Prunus spinosa	60-90cm B1+1
40no.	10%	Viburnum opulus	60-90cm B1+1

Groundcover Planting

352no.	S1	Cotoneaster Coral Beauty	30-40cm 2L	60cm
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Rev. F. 25-04-24. Landscape updated to accord with current proposed site layout.
Rev. E. 13-09-23. Landscape updated to accord with current proposed site layout.
Rev. D. 14-06-23. Updated to include additional tree planting and wildflower grassland area.
Rev. C. 31-05-23. Landscape updated to accord with current proposed site layout.
Rev. B. 14-11-22. New tree species (Tilia cordata) included as requested by ecologist.
Rev. A. 11-11-22. Soft landscape amended to further enhance biodiversity & accord with current site layout.

Project/Client
WELCOMB STREET, OPENSHAW,
NETWORK SPACE.

Drawing

LANDSCAPE PROPOSALS

Scale	Drawn	Date
1:500 @ A1	JC	SEPTEMBER 2022
	Checked	
	RE	
Drawing No.	Revision	
4198-01	F	

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Appendix 2 Site Vascular plant list

Acer pseudoplatanus
Acer platanoides
Alnus glutinosa
Bellis perennis
Berberis darwinii
Buddleja sp.
Chamerion angustifolium
Convolvulus arvensis
Corylus avellana
Crataegus monogyna
Digitalis purpurea
Epilobium parviflorum
Festuca rubra
Galium aparine
Geranium robertianum
Hebe sp
Lolium perenne
Plantago lanceolata
Poa annua
Pyrus sp
Sorbus aucuparia
Ranunculus repens
Ribes sp.
Rubus agg.
Taraxacum officinale
Trifolium repens
Urtica dioica