Chorlton Leisure Centre, Chorlton M21 9PQ

REASONABLE AVOIDANCE MEASURES METHOD STATEMENT
For the Protection of Hedgehog and Other Mammals

February 2024

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1.0 INTRODUCTION

1.1 Background

1.1.1 ERAP (Consultant Ecologists) Ltd have been commissioned by Allison Pike Partnership to provide information to facilitate the discharge of Planning Condition 20 at Chorlton Leisure Centre, Manchester Road, Chorlton, Manchester M21 9PQ (hereafter referred to as the 'site').

1.1.2 Condition 20 relates to the planning approval (Manchester City Council 136791/FO/2023) for the construction of two 5 storey residential buildings comprising 50 dwellings (Class C3) with ancillary communal facilities and associated access, car parking, bin store, amenity space and landscaping, following the demolition of the existing building.

1.1.3 Condition 20 states:

'*Prior to any site clearance or earthworks a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the agreed details.*

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.'

1.1.4 This Reasonable Avoidance Measures Method Statement (RAMMS) for the Protection of Hedgehog and Other Mammals has been prepared to satisfy the requirements of Condition 20.

1.2 Rationale and Supporting Documents

1.2.1 The need for a RAMMS was identified in *2023-004 Former Chorlton Leisure Centre, Manchester Road, Chorlton: Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2023), hereafter the 'ecology report'.

1.2.2 As stated in the ecology report, the site and its surrounds are likely to be inhabited by hedgehog; although the site is considered to be too small to provide core or important habitat for hedgehog, the site supports habitats which may contribute to their wider foraging area.

1.2.3 Records of hedgehog in the wider area are also reported by Greater Manchester Local Record Centre (GMLRC), with the closest record being 50 metres to the north-east of the site.

2.0 RAMMS FOR THE PROTECTION OF HEDGEHOG AND OTHER MAMMALS

2.1.1 The following measures will be complied with during the construction phase of the proposed development:

a. All site personnel must be made aware of this RAMMS;

b. Prior to any soil strip, vegetation will be strimmed to a height of no less than 0.15 metres and all arising removed;

c. No trenches must be left open overnight. Trenches or holes must be covered with a board or fitted with a means of escape (such as ramped edge, sloped banks or a sloping plank of timber). This will ensure that any inquisitive animals do not become trapped;

d. Holes and trenches must be checked for wildlife before backfilling / in filling;

e. Any pipes must be stored with caps on (to prevent hedgehog / wildlife entry);

f. No fires must be lit at the site;

g. The use of chemicals (such as fertilisers and herbicides) harmful to wildlife should be avoided wherever possible; and

h. If any wildlife species (such as a hedgehog) is detected, it must be carefully picked up, placed in a clean bucket and moved to an area of suitable habitat beyond the development area. ERAP (Consultant Ecologists) Ltd (01772 750502) can be contacted for further guidance if required.

3.0 CONCLUSION

3.1 Provided the actions outlined in this RAMMS for Protection of Hedgehog and Other Mammals are implemented it is considered that all feasible measures for the protection of Priority Species will be secured by the proposals and compliance with Condition 20 of the planning consent will be achieved.

4.0 REFERENCES

ERAP (Consultant Ecologists) Ltd, 2023. *2023-004 Former Chorlton Leisure Centre, Manchester Road, Chorlton: Ecological Survey and Assessment,* Chorley: ERAP (Consultant Ecologists) Ltd.

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