Ecological Impact Assessment

Land at Domett Street, Manchester, M9 8DF

Jigsaw Homes Group

Revision A – July 2023

SITE NAME			
Land at Domett Street, Manchester M9 8DF			
GRID REFERENCE		**DOCUMENT REFERENCE**	
SD8544002916		[LM0117]EcIA[Land at Domett Street] Rev A	
SITE DESIGNATION		**LOCAL AUTHORITY**	
None		Manchester City Council	
	NAME	**QUALIFICATIONS**	**DATE**
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A SUMMARY

1 The purpose of this report is to identify and describe the presence of any protected or notable habitats or species within and in the immediate vicinity of the site and to set out the avoidance, mitigation and compensation measures to ensure compliance with nature conservation legislation, where appropriate.

2 This assessment has been undertaken in accordance with Guidelines for Ecological Impact Assessment in the UK and Ireland, published in September 2018 by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018).

3 The site habitats are considered to be of importance to nature conservation at the site level only. The site is not considered to be of importance to any species or species group at greater than site level.

4 Mitigation measures to protect hedgehog in the construction and operational phases of the development should be adopted to ensure the potential impacts on this species groups are reduced/removed. The mitigation measures can be secured through a planning condition requiring a Construction Environment Management Plan (CEMP) to be produced.

5 There is limited scope to compensate for habitat losses on site. A Biodiversity Gain Assessment (BNGA) has been carried out to address these losses and has been provided in a separate report (LM Ecology, 2023).

6 Enhancement recommendations for roosting bats and nesting birds are included. These should be included by the developer on submitted plans. If this is not supplied, the inclusion of the enhancements in the proposed scheme can be secured through a planning condition requiring an Ecological Enhancement Plan (EEP) to be produced.

7 The results and measures contained in this report are valid for up to two years from the date of publication: July 2023.

B INTRODUCTION

8 LM Ecology was commissioned on 24th April 2023 by Jigsaw Homes Group to carry out a Preliminary Ecological Appraisal of Land at Domett Street, Manchester, M9 8DF. A plan showing the broad location of the site is included in APPENDIX A as A.1.

9 The survey was commissioned in relation to proposals to develop the site for housing, which will comprise a block of four flats with associated hard and soft landscaping.

10 The purpose of this report is:

- To identify and describe all potentially significant ecological effects associated with the proposals.
- To set out avoidance and/or mitigation measures required to ensure compliance with nature conservation legislation and to address any potentially significant ecological effects, where appropriate.
- To provide an assessment of the significance of any residual effects; and
- To identify appropriate compensation and enhancement measures, where appropriate.

11 Legislation relating to designated sites, protected species and habitats is detailed in APPENDIX B. Any legislation relevant to the site is detailed within the body of the report where necessary.

C SITE DESCRIPTION

12 The site was a small parcel of publicly accessible amenity grassland with an area of approximately 0.05ha, located in the suburb of Blackley, Manchester. It is bounded to the north by Old Market Street, Domett Street to the east, and housing and retail premises to the south and west. At the time of the survey the site was fenced off and was being used as storage compound for an adjacent building site.

D METHODOLOGY

D.1 Desk Study

13 Species and site information was requested from the organisations listed in Table 1 below.

Table 1 Consulted Records Organisations

DATE CONSULTED	ORGANISATION	RECORDS REQUESTED
06/07/2023	Greater Manchester Local Records Centre (GMLRC)	All Sites of Biological Importance and protected and notable species records from within a 1km radius of the site.
07/07/2023	Multi-agency Geographic Information for the Countryside (MAGIC)	Local Nature Reserves, National Nature Reserves, Ancient Woodland, Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty, Special Areas of Conservation, Special Protection Areas, Important Bird Areas, National Parks and Ramsar sites, from within a 2km radius of the site.
		Granted EPSM licences for bats and GCN from within a 2km radius of the site.
		Great Crested Newt Class Survey Licence Returns from within a 2km radius of the site
		Great Crested Newt Pond Surveys results 2017 – 2019 from within a 2km radius of the site.

D.2 Field Survey

14 Table 2 lists the surveys carried out by LM Ecology. Summary methodologies are also provided below.

Table 2 Survey Dates, Types, Personnel, and Environmental Conditions

DATE(S)	SURVEY TYPE	PERSONNEL	TIMINGS AND ENVIRONMENTAL CONDITIONS
22/06/2023	UK Habitat Classification Survey	**Louisa Molloy** (Consultant Ecologist, BSc (Hons), NE Bat Licence 2016-22694-CLS-CLS) and **Elizabeth McBride** (Consultant Ecologist, BSc (Hons), MCIEEM, NE Bat Licence 2017-29301-CLS-CLS)	**Temp:** 20ºC; **Wind:** 7mph SW; **Precipitation:** none; **Cloud Cover:** 40%
	Bats Ground-based Risk Assessment of Trees		
	Other Protected and Notable Species Risk Assessment		

D.2.1 UK Habitat Classification (UKHab) Survey

15 The survey was carried out in accordance with the UK Habitat Classification (UKHab) methodology (Butcher, et al., 2020). The habitats within the boundary of the survey site were broadly mapped, with the principal habitat types and the dominant plant species identified within each habitat type. A digital habitat map and botanical species lists were produced for the site.

D.2.2 Other Protected and Notable Species Risk Assessment

16 The site and adjacent habitats were assessed for the suitability to support and/or searched for field signs indicating the presence of other protected and notable species.

D.2.3 Limitations

17 The site is currently fenced off and is being used as a storage compound for an adjacent building site. It was noted that most of the existing grassland had been stripped to facilitate this. Although the site could not be accessed, this has not posed a constraint to a successful ecological appraisal as based on the vegetation remaining, which could be seen through the fence, the surveyors knowledge of this type of habitat in the locality, and a review of aerial photography and the topographical survey, an accurate appraisal of the site has been possible.

E RESULTS

E.1 Designated Sites

18 A tabulated summary of the identified designated sites is included in APPENDIX A as A.2.

E.1.1 Non-statutory Sites

19 There are no non-statutory sites within or immediately adjacent to the site. There are two ancient woodlands located approximately 1.1km and 1.4km from the site, Bailey's Wood and Boggart Hole Clough, which are also local Sites of Biological Importance (SBI).

E.1.2 Statutory Sites

20 There are no statutory designated sites within or immediately adjacent to the site. There are three Local Nature Reserves (LNR) within a 2km radius of the site, the closest of which is Blackley Forest LNR located approximately 1.2km west/northwest of the site. The remaining two are Boggart Hole Clough and Alkrington Woods, which are located approximately 1.4km and 1.8km from the site, respectively.

E.1.3 Impact Risk Zone for SSSI/SAC/SPA/Ramsar Site

21 The site falls within the Impact Risk Zone of at least one nationally important site. However, the scale and nature of the proposal does not match any of the development categories for this IRZ. As a result, the proposal is considered unlikely to pose a risk to the site(s).

E.2 Habitats

22 A UKHab Survey plan and site images are included in APPENDIX A as A.3 and A.4.

E.2.1 g4 Modified grassland

23 Based on the topographical survey carried out in 2021 and aerial images of the site, the site appears to have supported grassland prior to its use as a storage area for an adjacent building site. Given the location of the site, and what was observed through the fence of the remaining vegetation, it is considered highly likely that this will have been regularly mown species poor amenity grassland.

E.2.2 u1c Artificial unvegetated; unsealed surface

24 The topographical survey shows a pathway labelled 'rough ground' running diagonally through the site. Based on this it has been assumed that the path had been surfaced with some sort of hardcore and was unvegetated at the time the topographical survey was carried out.

E.3 Species

E.3.1 Amphibians

25 No great crested newt (GCN) *Triturus cristatus* records were provided by Greater Manchester Local Records Centre (GMLRC) from within a 1km radius of the site. The search of the MAGIC database did not show the presence of any granted European Protected Species (EPS) mitigation licences for GCN, any GCN class licence returns, or any GCN Pond Survey 2017-2019 dataset results, within a 2km radius of the site.

26 Two waterbodies were identified within a 1km search radius of the site. Both waterbodies are separated from the site by distances of over 500m and several barriers to amphibian dispersal i.e., main roads and residential housing estates. The nearest waterbody is approximately 650m west/northwest of the site. There are no waterbodies within the site, and the site habitats offer negligible suitability for terrestrial GCN or other amphibian species.

27 Taking into account the lack of records, the distance between the closest waterbody and the site, the barriers to amphibian dispersal between the site and the identified waterbodies, and the lack of suitable terrestrial habitat on-site for amphibians, GCN (and other amphibian species) are highly unlikely to be impacted by the proposed scheme.

E.3.2 Badger

28 No badger *Meles meles* records were provided by GMLRC from within a 2km radius of the site. No badger setts or other evidence of use were observed during the survey, and at present the site is heavily disturbed, with much of the existing vegetation removed. As a result, it is considered highly unlikely that badger will be impacted by the proposed scheme.

E.3.3 Bats

E.3.3.1 Biological Records

29 A total of 24 bat records from within a 1km radius of the sites were returned by GMLRC. Species positively identified in the records include common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *P. pygmaeus.* Nine of the records are of roosts, with the remainder being foraging/commuting bats or bat care records. None of the records are from the site, with the closest being a record of a foraging pipistrelle species *Pipistrellus spp.* 250m to the west. The closest roost record is a pipistrelle species maternity roost located 350m west.

30 The MAGIC database holds two records of granted EPS mitigation licences from within a 2km radius of the site, both of which are located approximately 1.3km northwest for the damage/destruction of a common pipistrelle breeding site and resting place.

E.3.3.2 Roost Potential

31 There are no trees or built structures within the site.

E.3.3.3 Habitat Assessment

32 The site is situated in a moderately built-up suburban area and whilst there are areas of suitable bat foraging habitat in the locality, the site itself offers negligible suitability for foraging and commuting bats.

E.3.4 Birds

33 There are no habitats within the site that would be suitable for birds to nest within.

34 The site is heavily disturbed at present with the majority of the existing vegetation removed. Prior to this it is likely that the grassland provided a minor foraging resource for birds such as starling *Sturnus vulgaris,* wood pigeon *Columba palumbus* and blackbird *Turdus merula*.

E.3.5 Controlled Invasive Species

35 No controlled invasive species are present within or immediately adjacent to the site.

E.3.6 Hedgehog

36 Four hedgehog *Erinaceous europaeus* records were provided by GMLRC from within a 1km radius of the site. None of the records are for the site; however, the closest is 220m south and is of a live hedgehog that has made a nest in the garden of a dwelling from 2022. Although the site has recently been disturbed, there is the potential that hedgehogs present in the locality may have made incidental use of the site as part of a wider foraging area prior to this disturbance.

E.4 Invertebrates

37 Considering the ubiquitous nature of the site habitats, it is considered unlikely that notable invertebrate species assemblages would be present.

E.4.1 Reptiles

38 No reptile records were provided by GMLRC from within a 1km radius of the site and the site habitats, both pre- and post-disturbance, have negligible suitability to support reptiles. As a result, reptiles are considered highly unlikely to be impacted by the proposed scheme.

F IMPACT ASSESSMENT

F.1 Proposals

39 The proposals for the site are to develop it for housing, which will comprise a block of four flats with associated hard and soft landscaping. None of the existing site habitats can be retained in the proposals. This assessment is based on the plan *Schedules and Site Plan DS-BTP-SP-DR-A-3784_105.4 Revision 4* by BTP Architects dated 29th October 2020.

F.2 Impact Assessment and Mitigation

F.2.1 Designated Sites

40 The scale and nature of the development proposals are highly unlikely to have any negative impacts on any of the identified designated sites. As a result, no further consideration is required at this stage.

F.2.2 Habitats

41 The site habitats cover a relatively small area, are species poor, and common and widespread both locally and nationally. The full loss of these habitats poses a negligible insignificant impact at site level.

F.2.3 Species

F.2.3.1 Amphibians

42 Survey and assessment have determined that GCN or other amphibian species are highly unlikely to be impacted by the proposed scheme. As a result, no further consideration of GCN or other amphibians is required at this stage.

F.2.3.2 Badger

43 Survey and assessment have determined that badger is highly unlikely to be impacted by the proposed scheme. As a result, no further consideration of badger is required at this stage.

F.2.3.3 Bats

44 There are no trees or built structures within the site, and the site habitats are considered to offer negligible suitability for foraging and commuting bats. As a result, it is considered highly unlikely that roosting, foraging or commuting bats will be impacted by the proposed scheme and no further consideration of this species group is required at this stage.

F.2.3.4 Birds

F.2.3.4.1 Nesting

45 Survey and assessment have determined that there are no suitable nesting habitats for birds within the site. As a result, it is unlikely that nesting birds will be impacted by the proposed scheme and no further consideration is required at this stage.

F.2.3.4.2 Foraging

46 The proposed scheme will result in the loss of a small area of grassland suitable foraging birds. This loss has already technically occurred, and it is considered to pose a negligible insignificant impact at site level.

F.2.3.5 Controlled Invasive Species

47 There are no controlled invasive species within or immediately adjacent to the site. As a result, no further consideration is required at this stage.

F.2.3.6 Hedgehog

48 Hedgehogs are present in the locality, and it is considered possible that they may incidentally utilise the site habitats as part of their wider foraging and commuting behaviour.

F.2.3.6.1 Potential Impacts

49 There is the potential for hedgehogs to become trapped in excavations during the construction phase of the development. During the operational phase of the development there is the potential for the boundary fences of the proposed new dwellings to impede the free movement of hedgehogs through the site. Without mitigation these activities pose a moderate negative significant impact at site level.

F.2.3.6.2 Mitigation

50 The following RAMs will be put in place to ensure the protection of hedgehogs throughout the construction phase of the development:

- Any excavations will be covered overnight and/or left with a suitable ramped escape.
- Any open pipework over 150mm outside diameter will be blanked overnight.

51 Where installed, internal and external boundary fencing will include hedgehog highways to allow free movement of hedgehogs across the site. This can be achieved by cutting a hole at the base of a fence c. 13cm x 13cm and/or by installing custom gravel boards with pre-cast holes for hedgehogs in them. There should be at least one hole per internal and external boundary fence line.

F.2.3.6.3 Residual Effects

52 With the above measures in place, any potential negative impacts on hedgehogs from the proposed development are removed.

F.2.3.7 Invertebrates

53 It is considered highly unlikely that the site habitats support important invertebrate assemblages. As a result, no further consideration of invertebrates is required at this stage.

F.2.3.8 Reptiles

Survey and assessment have determined that reptiles are highly unlikely to be impacted by the proposed scheme. As a result, no further consideration of reptiles is required at this stage.

F.3 Compensation

54 Residual effects in relation to the loss of the site habitats, and loss of foraging habitats for birds, are negligible insignificant at site level.

55 There is very limited opportunity to compensate for habitat loss on-site, and these losses have been dealt with by a Biodiversity Net Gain Assessment, the results of which are a separate report *(LM Ecology, 2023).* However, the creation of lawned gardens will likely provide a replacement foraging resource for local birds.

F.4 Enhancement

56 In accordance with the aims of the National Planning Policy Framework it is suggested that the developer implements the enhancement recommendations below:

- The proposed scheme should include four wall integrated bat boxes (one on each elevation of the new building) to provide a range of suitable roosting conditions for bats throughout the year. Boxes should be situated as close to the eaves/top of walls as possible, away from artificial light spill, and not above doors or windows.
- The proposed scheme should include four wall integrated swift *Apus apus* boxes installed in a cluster on the northern end of the west elevation of the new building. The boxes should be at least 5m from the ground, c. 50cm apart, and not above doors or windows. Swift boxes have been shown to act as a universal nest box, with usage demonstrated by all four of the UK's red listed building nesting birds i.e., swift, starling, house martin *Delichon urbicum*, and house sparrow *Passer domesticus*, so are considered a potential enhancement for more than one bird species.

G CONCLUSIONS

57 The site habitats are considered to be of importance to nature conservation at the site level only. The site is not considered to be of importance to any species or species group at greater than site level.

58 Mitigation measures to protect hedgehog in the construction and operational phases of the development should be adopted to ensure the potential impacts on this species are reduced/removed. The mitigation measures can be secured through a planning condition requiring a Construction Environment Management Plan (CEMP) to be produced.

59 There is limited scope to compensate for habitat losses on site. A Biodiversity Gain Assessment (BNGA) has been carried out to address these losses and has been provided in a separate report (LM Ecology, 2023).

60 Enhancement recommendations for roosting bats and nesting birds are included. These should be included by the developer on submitted plans. If this is not supplied, the inclusion of the enhancements in the proposed scheme can be secured through a planning condition requiring an Ecological Enhancement Plan (EEP) to be produced.

61 The results and measures contained in this report are valid for up to two years from the date of publication: July 2023.

H REFERENCES

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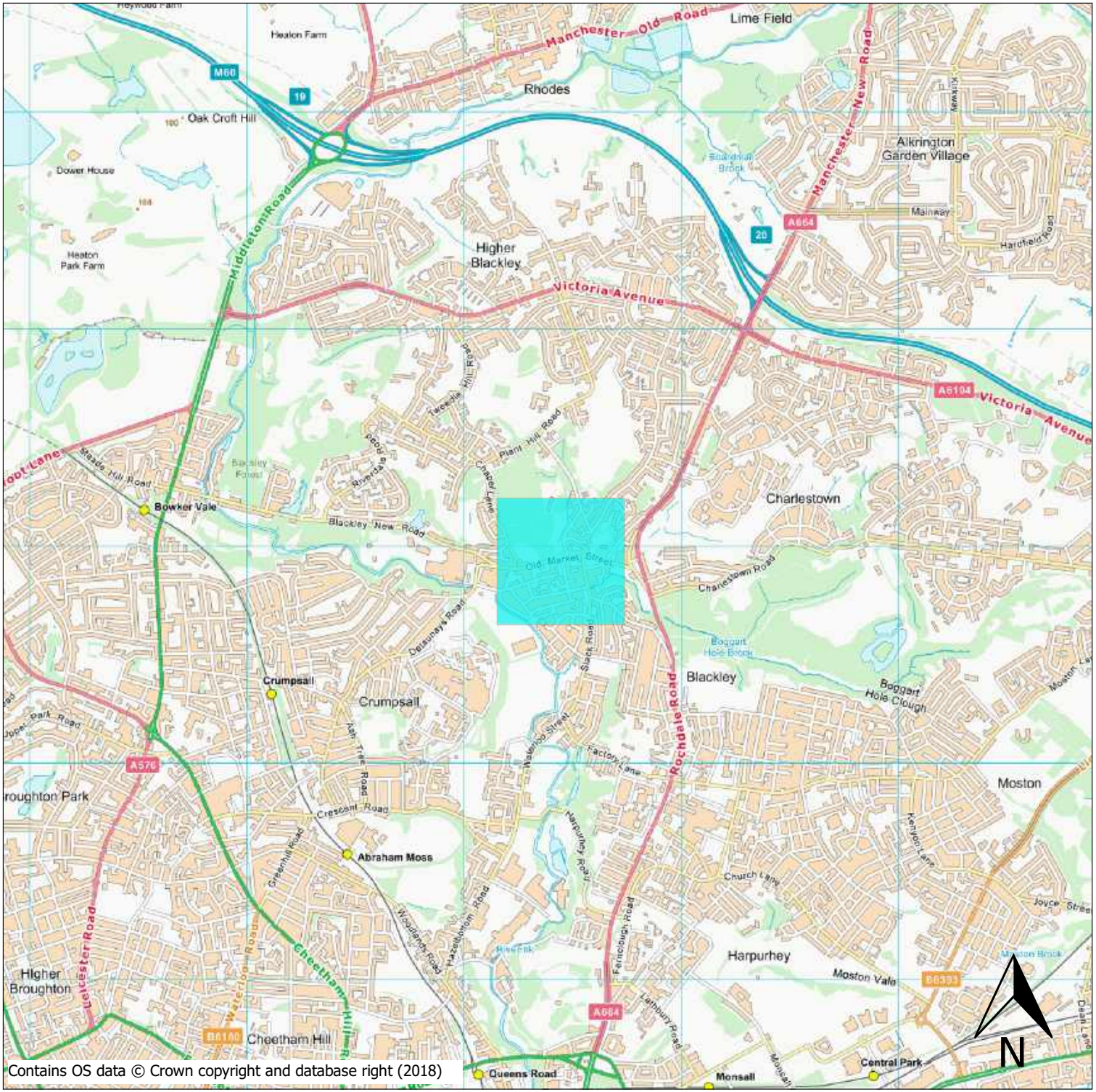
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APPENDIX A





Indicative only
Do not scale from plan

0 1 2 3 km

Legend

Approximate site location

Project	Land at Domett Street, Manchester, M9 8DF
Title	A.1 Location Plan
Client	Jigsaw Homes Group
Date	July 2023
Ref	[LM0117]A.1[REV A]LOC[DS]

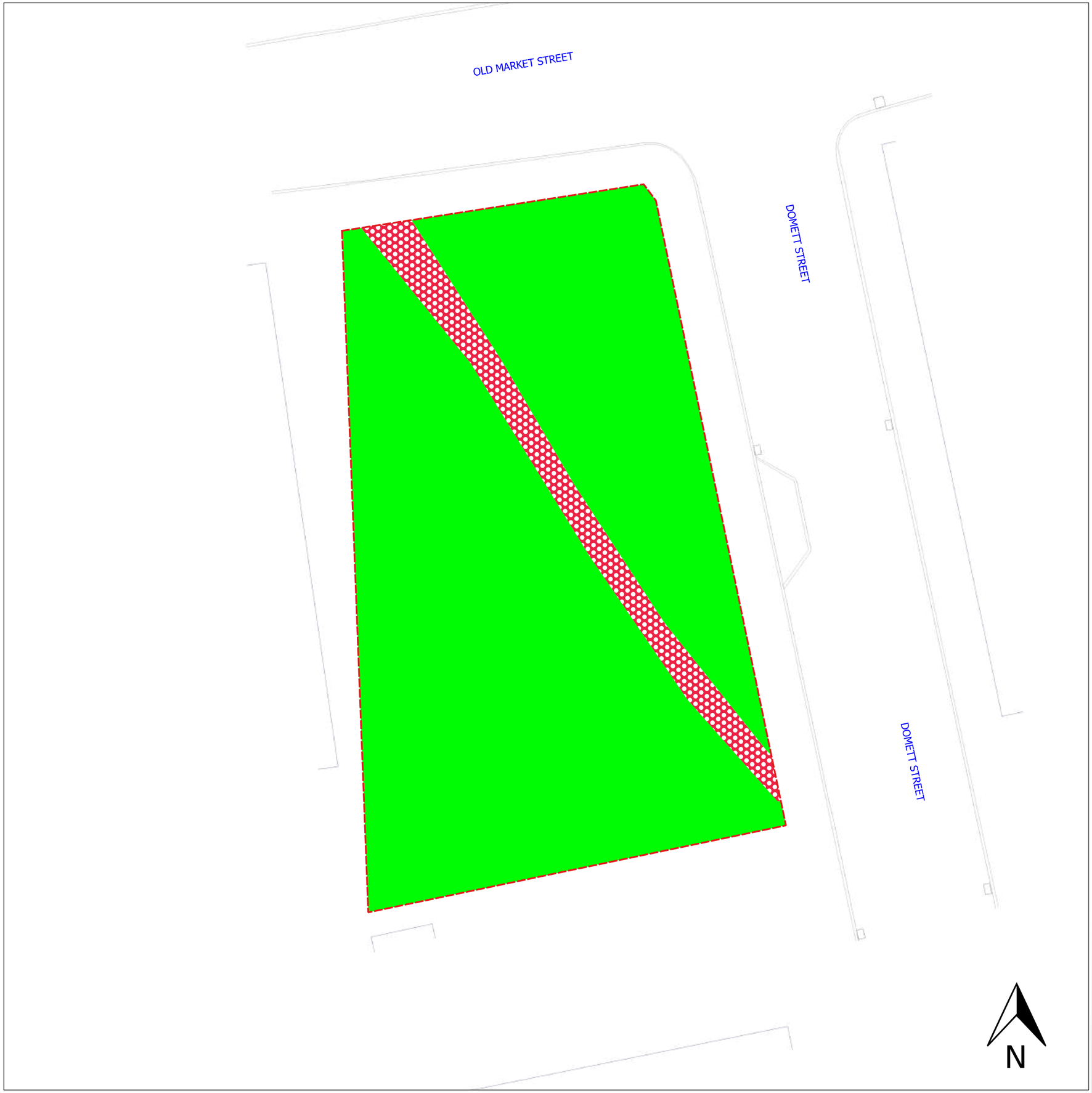
0 0.5 1 km

Indicative only
Do not scale from plan

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A.2 Designated Sites Summary - Domett Street

GRID REFERENCE	NAME	SIZE (Ha)	DISTANCE FROM SITE (KM)	BEARING (DEGREES)	DESIGNATION
SD865032	Bailey's Wood	8.9	1.10	75	**Site of Biological Importance** - qualifies for designation due to presence of lowland mixed deciduous woodland,which is a UK priority habitat. All of the woodland is **Ancient and Semi-natural Woodland** too.
SD84450345	Blackley Forest	34.21	1.12	298	**Local Nature Reserve** - the forest makes up most of the reserve along with grassland. The River Irk flows through the park and is a main feature. There are a variety of plants and animals to see. Habitats include broadleaved and plantation woodland, grassland, lake, marsh and a river.
SD86800234	Boggart Hole Clough	74.4	1.48	113	**Local Nature Reserve** - largest woodland clough in Manchester, part of which is **Ancient and Semi-natural Woodland** and a **Site of Biological Importance.**
SD86090501	Alkrington Woods	49.4	1.87	34	**Local Nature Reserve** - habitats include woodland, grassland, marsh, standing water and amenity areas.



Legend

- Survey boundary
- g4 - modified grassland
- u1c - artificial unvegetated unsealed surface

Project	Land at Domett Street, Manchester, M9 8DF
Title	A.3 UK Habitat Survey Plan
Client	Jigsaw Homes Group
Date	July 2023
Ref	[LM0117]A.3[REV A]UKHAB[DS]

0 5 10 m

Indicative only.
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A.4 Site Images – Domett Street



1. East boundary of site with Domett Street, taken from south boundary looking to north.



2. Taken from southeast corner of site looking to northwest.



3. Taken from west boundary of site looking to east.

APPENDIX B

The Conservation of Habitats and Species Regulations

The Conservation of Habitats and Species Regulations 2017 (as amended) transpose Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna, and Council Directive 79/409/EEC on the Conservation of Wild Birds, into UK law. The regulations allow for the designation of Statutory Nature Conservation Sites (SACs and SPAs) and European Protected Species ('EPS' including all UK bat species, great crested newts, hazel dormouse and otter) which are assigned a greater level of protection that under national legislation. It is an offence to deliberately capture, kill or disturb wild animals listed under Schedule 2 of the Regulations. It is also an offence to damage or destroy a breeding site or resting place of such an animal (even if the animal is absent at the time).

Wildlife & Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981, as amended forms the primary piece of UK legislation relating to the protection of habitats and species (including nesting birds, reptiles and water vole).

Under the legislation it is an offence to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 to the Act; intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act; intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection;
- Pick or uproot any wild plant listed under Schedule 8 of the Act.
- Plant or otherwise cause any species listed in part 2 of Schedule 9 (which includes Japanese Knotweed) to grow in the wild.

Additionally, badgers are protected under the **Protection of Badgers Act, 1992.**

Natural Environment and Rural Communities (NERC) Act 2006

Section 40(1) of the Natural Environment and Rural Communities (NERC) Act 2006 states that each public authority "must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". This legislation makes it clear that planning authorities should consider impacts to biodiversity when determining planning applications, with particular regard to the Section 41 list of 56 habitats and 943 species of principal importance, irrespective of whether they are covered by other legislation. The s41 list was taken forward for action under the UK BAP (first published in 1994). The UK BAP has now been superseded by the Biodiversity 2020 Strategy, which continues to prioritise the Section 41 list, setting national targets for the period to 2020, and the UK Post-2010 Biodiversity Framework, which shows how these contribute to targets at the European level. Whilst BAPs are therefore no longer formally recognised,

many of the tools and resources originally developed for the BAP remain in use, such as the background information which still forms the basis of the work at national level.

Environment Act 2021

The Environment Act 2021 operates as the UK's new framework of environmental protection. It allows the UK to enshrine some environmental protection into law and offers new powers to set new binding targets, including for air quality, water, biodiversity, and waste reduction. Parts 6 and 7 are of particular relevance as they relate to Nature and Biodiversity, which includes provisions to strengthen and improve the duty on public bodies to conserve and enhance biodiversity, including mandating a net gain for biodiversity through the planning system.

National Planning Policy

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2019) sets out the government planning policies for England and how they should be applied. Chapter 15: Conserving and Enhancing the Natural Environment is of particular relevance to this as it relates to ecology and biodiversity.

Local Planning Policy

A number of local planning policies relate to ecology, biodiversity and/or nature conservation. These policies have been addressed, where appropriate, in the production of this report.

Standing Advice

Natural England Standing Advice regarding protected species aims to support local authorities and forms a material consideration in determining planning applications in the same way as any individual response received from Natural England following consultation. Standing advice has therefore been given due consideration, alongside other detailed guidance documents, in the scoping of ecological surveys and production of this report.