



Preliminary Ecological Appraisal Report

B&M Premises – Kingsway, Burnage

Reference: 81-211-R2-1

Date: October 2023



PRELIMINARY ECOLOGICAL APPRAISAL REPORT

B&M Premises
Kingsway, Burnage

Prepared for:
Triple Jersey Limited

Report Ref: 81-211-R2-1
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E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
<https://e3p.co.uk/>

Registered in England
CRN: 08725262

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PREPARED BY	C. Bass		
QUALIFICATIONS	BSc (Hons) QCIEEM – Consultant Ecologist		
CHECKED BY	H. Morgan		
QUALIFICATIONS	BSc (Hons), MCIEEM, MIEnvSc, CEnv, Senior Ecologist		
AUTHORISED BY	C. Barlow		
QUALIFICATIONS	BSc (Hons), MSc, MIEnvSc, Cenv, MCIEEM, Associate Director		

EXECUTIVE SUMMARY

Site Address	B&M Home Store, Kingsway, Burnage, Manchester, M19 1BB
Coordinates	E 386302, N 393152
Site Area	Approximately 1.5 ha
Current Site Use and Adjacent Site Use	The site predominantly comprised a retail unit with an associated hardstanding car park and amenity grassland road verge. The site is located in predominantly residential area, with residential housing and associated amenities surrounding the site on all aspects. A railway line lies adjacent to the site's western boundary, whilst the A34 Kingsway defines the eastern boundary.
Designated Sites	The site is located within the Impact Risk Zone of the Huddersfield Narrow Canal Site of Special Scientific Importance (SSSI) located approximately 8.8 km north of the site and Rochdale Canal SSSI and Special Area of Conservation (SAC), located approximately 7.7 km north. Due to the distance between the proposed site and SSSIs, as well as the urban built-up nature of the land between them, no detrimental impacts on the designated sites are anticipated as a result of the development. Furthermore, as per the criteria listed on MAGIC (accessed September 2023), the proposed site will not require further consultation with Natural England to proceed. Additionally, due to the small scale of the works and the distance between the site and the SAC, a Habitat Regulations Assessment (HRA) screening assessment will not be required to assess whether the proposed development will have any 'likely significant effects' on the designated sites.
Survey Results	The site was found to comprise hedgerow, amenity grassland, broadleaved woodland, a building, dense scrub, poor semi-improved grassland, hardstanding, introduced shrub, scattered scrub and scattered trees. The site was found to have the following potential ecological constraints: ✿ Potential presence of common amphibians within the broadleaved woodland, dense scrub, poor semi-improved grassland, introduced shrub and scattered scrub. ✿ Foraging opportunities for bats within the broadleaved woodland, hedgerow, scattered trees and dense scrub on site. ✿ The railway adjacent to the west of the site was assessed as having Moderate value for foraging and commuting bats. ✿ Potential presence of badgers within the local area. ✿ Potential presence of hedgehogs within the dense scrub, broadleaved woodland understory, introduced shrub, scattered scrub, poor semi-improved grassland, scattered trees, and hedgerow. ✿ Potential for nesting birds in the woodland, dense scrub, scattered scrub, scattered trees, hedgerow, introduced shrub and buildings.



	✿ Potential presence of reptiles on site. ✿ Potential presence of cinnabar moths on site. ✿ Invasive wall cotoneaster and hollyberry cotoneaster present on-site. ✿ Field horsetail located on-site.
Conclusions	If the railway adjacent to the west of the site cannot be maintained as a dark corridor, Bat Activity Surveys will be required, as per Collins (2023). One Night-time Bat Walkover (NBW) survey visit per season (spring- April/May, summer- June/July/August, autumn- September/October) will be required, with automatic/static bat detector surveys also undertaken for a minimum of five consecutive nights per month (April-October) in appropriate (or best available) weather conditions for bats. The following mitigation is recommended: ✿ Common amphibians are to be removed by hand from the working area during the clearance of any vegetation. ✿ A lighting strategy is recommended to protect any retained on-site habitats (broadleaved woodland, hedgerow, scattered trees and dense scrub), as well as the railway to the west of the site. ✿ Precautionary Working Methods for badger. ✿ Updated badger walkover prior to start of works. ✿ Vegetation should be retained where possible. If any scrub requires clearance, this should be trimmed to 50 cm and checked for hedgehog prior to clearance to ground level. If trees are removed, their bases should be checked, prior to removal, for sheltering hedgehogs. It is recommended that any vegetation clearance takes place outside of December-March to avoid impacting hibernating hedgehogs. ✿ Vegetation should be retained where possible. Any vegetation clearance should occur outside of the breeding bird season (March to September inclusive). Additionally, demolition of the building on site should take place outside of breeding bird season. If this is not possible, a suitably qualified ecologist should undertake a nesting bird check up to 24 hrs before works commence. If a nest, or nest in construction, is located, then a stand-off distance should be maintained until the young have fledged. ✿ Recommended planting of pollinator-friendly, such as wildflower plants and shrubs, as well as flowering trees and invertebrate houses for notable and common invertebrates. ✿ Eradication of invasive species and removal of field horsetail prior to works commencing on-site.



	A gain in biodiversity will be required on-site. If this cannot be achieved on-site, a conservation offset payment, or off-site compensation may be required.
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Table of Contents

EXECUTIVE SUMMARY	2
1. INTRODUCTION	7
1.1. Background	7
1.2. Proposed Development	7
1.3. Site Location	7
1.4. Objectives	8
2. METHODOLOGY	9
2.1. Desktop Study	9
2.2. Vegetation and Habitats	9
2.3. Fauna	10
2.4. Preliminary Roost Assessment	10
2.5. Survey Limitations	11
3. SURVEY RESULTS	12
3.1. Site Context	12
3.2. Designated Sites	12
3.3. Habitats	13
3.3.1. Buildings and Hardstanding	13
3.3.2. Amenity Grassland	13
3.3.3. Introduced Shrub	14
3.3.4. Dense Scrub	15
3.3.5. Scattered Scrub	15
3.3.6. Poor Semi-Improved Grassland	16
3.3.7. Broadleaved Woodland	17
3.3.8. Scattered Trees	17
3.3.9. Hedgerow	18
3.4. Protected and Notable Species	19
3.4.1. Amphibians	19
3.4.2. Bats	19
3.4.3. Badger	21
3.4.4. Other Terrestrial Mammals	21
3.4.5. Otter and Water Vole	21
3.4.6. Breeding Birds	21
3.4.7. Reptiles	21
3.4.8. Invertebrates	22
3.4.9. Invasive Species	22
4. ECOLOGICAL CONSTRAINTS AND MITIGATION	23
4.1. Development Proposals	23
4.2. Habitats	23
4.2.1. Woodland, Scattered Trees and Hedgerow	23
4.3. Protected and Notable Species	24
4.3.1. Amphibians	24
4.3.2. Bats	24
4.3.3. Badger	25
4.3.4. Hedgehogs	25
4.3.5. Breeding Birds	25
4.4. Reptiles	26



4.5. Invasive Plant Species 26

5. FURTHER SURVEYS 28

6. BIODIVERSITY NET GAIN 29

7. REFERENCES 30

APPENDIX I PHASE 1 HABITAT PLAN 31



1. INTRODUCTION

1.1. BACKGROUND

E3P were commissioned by Triple Jersey Limited to undertake a Preliminary Ecological Appraisal at B&M Premises, Kingsway, Burnage, hereafter referred to as “the site”.

This report has been prepared by Ciara Bass BSc (Hons), Consultant Ecologist at E3P. Ciara holds a qualifying CIEEM membership and has experience undertaking Preliminary Ecological Appraisals, protected species surveys and ecological mitigation for a wide variety of projects across the UK.

1.2. PROPOSED DEVELOPMENT

Proposals include the development of a residential scheme with associated landscaping.

1.3. SITE LOCATION

The site is located in the predominantly residential area of Burnage, Manchester. An active railway line lies adjacent to the west of the site whilst the A34 Kingsway defines the site’s eastern boundary. Mauldeth Road Primary School is located approximately 30 m west of the site, and Ladybarn Park is located approximately 120 m south. Please see Figure 1.1 for an approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the Preliminary Ecological Appraisal are as follows:

-  Identify the major habitats present.
-  Ascertain the presence or potential presence of any legally protected species and habitats.
-  Recommend any further surveys or mitigation that may be required.

The Preliminary Ecological Appraisal comprises a desk study and site walkover. This survey has been completed as a baseline assessment of the site, and as such please see the end of the report for further surveys and mitigation proposed.



2. METHODOLOGY

2.1. DESKTOP STUDY

The following sources of information and ecological records were consulted:

- ✦ MAGIC – A web-based interactive mapping system, on which geographic information regarding key environmental schemes and designations are collated, including details of statutory conservation sites, accessed October 2023.
- ✦ Aerial mapping and ordnance survey maps.
- ✦ Local data records from the past 10 years from Greater Manchester Ecology Unit (GMEU), received 24th August 2023.

A 1 km search area was used for the data search, with this being deemed an appropriate distance for the zone of influence of the site. The 1 km search area was selected due to the size of the site and the predominantly urban nature of the site and surrounding area.

The data search included the request for details of protected and notable species of flora and fauna within 1 km of the central grid reference of the site. In addition, a request was made for any non-statutory designated sites within 1 km of the site boundary.

Please note that a lack of up-to-date records does not confirm the absence of a species from the area. The lack of records may simply be a result of a lack of protected species surveys being undertaken within the local area.

2.2. VEGETATION AND HABITATS

A Preliminary Ecological Appraisal of the proposed development site was undertaken by Ciara Bass, on 22nd August 2023. The weather was mild, with occasional showers.

The walkover survey was undertaken to the standard methodology as detailed by the JNCC Handbook for Phase 1 Habitat Survey (2010). The assessment follows the methodology as per "Guidelines for Preliminary Ecological Appraisal" (CIEEM, 2017).

A vegetation and habitat plan has been produced for the proposed development site and the immediate surrounding area (please refer to Appendix I). The mapping is based on the Joint Nature Conservation Committee Phase I Habitat Survey Methodology (JNCC 2010).

Searches were made for uncommon, rare, and statutorily protected plant species, those species listed as protected in the Wildlife and Countryside Act (1981) as amended, and species which are indicators of important and uncommon plant communities. All plant nomenclature follows Stace (2019).

Searches were carried out for the presence of invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act (1981) as amended, including Japanese knotweed (*Fallopia japonica*), Himalayan balsam (*Impatiens glandulifera*) and giant hogweed (*Heracleum mantegazzianum*).



2.3. FAUNA

A thorough search of the site for signs of protected species of fauna was undertaken during the site walkover. These searches considered the following:

- ✳ Suitability of any ponds to support notable amphibians, and the suitability of the site's terrestrial habitats to support amphibians.
- ✳ Suitability of the site to support reptiles by way of habitat structure and refuge piles, as well as links to the wider landscape.
- ✳ Signs of badgers (*Meles meles*), by way of setts, mammal paths, foraging signs or latrines to indicate usage of the site by the species.
- ✳ Search of any watercourses for signs or suitability for water vole (*Arvicola amphibius*) and otter (*Lutra lutra*) by way of burrows, resting places, holts and foraging signs.
- ✳ Suitability of the site to support roosting, foraging and commuting bats.
- ✳ Suitability of the site to support notable bird species.
- ✳ Suitability of the site to support notable invertebrates.
- ✳ Search of the site for any invasive species.

2.4. PRELIMINARY ROOST ASSESSMENT

The Preliminary Roost Assessment (PRA) was undertaken by Ciara Bass on 22nd August 2023.

The survey involved undertaking a systematic search of the buildings and trees, searching for signs of bats, or spaces where bats would be able to access. The methodology followed that described in *Bat Surveys for Professional Ecologists, 3rd Edition (Collins, 2016)*.

The buildings and trees were categorised for their bat roosting potential as described in Table 2.1 in accordance with Collins (2016).

TABLE 2.1 BAT ROOSTING POTENTIAL CLASSIFICATION OF BUILDINGS AND TREES

CATEGORY	DESCRIPTION
NEGLIGIBLE	A building or tree with no potential roosting features present or a tree of an age or species that would not support roosting bats.
LOW	A building or tree with one or more potential roost sites. However, the potential roost sites do not provide suitability for large numbers of bats (i.e., for maternity or hibernation).
MODERATE	A building or tree with one or more potential roosting feature which could support bats but is of a suitability meaning that it would be unlikely to support a roost of high conservation status.
HIGH	A building or tree with several potential roosting features which would be able to support large number of bats on a regular basis and for longer periods of time.



2.5. SURVEY LIMITATIONS

A Preliminary Ecological Appraisal does not constitute a full botanical survey. Instead, key species are identified to give a representative description of each habitat type.

The grassland on-site was maintained at a short length, making grass species difficult to identify. Additionally, this survey was undertaken in August and as a result of differing flowering times, it is possible that some species of flora may have been missed or misidentified and some invasive/non-native species could have been missed during the survey. However, due to the urban nature of the habitats on site as well as the lack of vegetation diversity, this is not considered to be a significant constraint.

Access to all areas within 30 m of the site boundary to search for field signs of badger could not be gained due to fencing preventing access to land associated with the railway to the west. As such, some features may have been missed.

Additionally, a full inspection of the dense scrub in the south of the site could not be undertaken due to its density. Therefore, signs of badger in these areas may have been missed.

These constraints have been taken into consideration during the assessment.



3. SURVEY RESULTS

3.1. SITE CONTEXT

The site predominantly comprises hardstanding and amenity grassland with limited ecological value. However, a number of scattered trees are present along the site's eastern boundary, offering foraging and commuting potential for local bat and bird species.

The site is located within a predominantly residential area, surrounded by urban developments anticipated to provide limited value for local wildlife. However, an active railway line lies adjacent to the site's western boundary, which is likely to form a key commuting feature for local fauna, providing connectivity to higher-value habitats further afield, including an area of Deciduous Woodland and Traditional Orchards Biodiversity Action Plan (BAP) Priority Habitats located within Ladybarn Park approximately 300 m south of the site. These habitats are anticipated to provide valuable foraging, shelter, and commuting opportunities for a range of species, including birds, bats, and terrestrial mammals. Three other areas of Deciduous Woodland BAP Priority Habitat are located within 1 km of the site. An area of Open Mosaic Habitat is also located approximately 810 m north-west of the site, which is anticipated to support a diverse range of invertebrates and in turn bats and birds. However, these habitats lack connectivity to the site due to a lack of habitat corridors within the urban, built-up land that surrounds them.

No waterbodies were identified on site or within 250 m of the site boundary.

3.2. DESIGNATED SITES

The site is not located within 1 km of any statutory designated sites.

The site is located within the Impact Risk Zone of the following Sites of Special Scientific Interest (SSSIs):

- ✿ Rochdale Canal SSSI and Special Area of Conservation (SAC), located approximately 7.7 km north of the site. The site supports a range of submerged aquatic plants and emergent vegetation, including extensive colonies of the nationally scarce species floating waterplantain (*Luronium natans*), for which it gains SAC status. The water is of good quality, which supports a diverse assemblage of aquatic flora, notably its assemblage of pondweeds (*Potamogeton spp.*).
- ✿ Huddersfield Narrow Canal SSSI, located approximately 8.9 km north of the site. This is the best example of a flowing eutrophic water system in Greater Manchester. The open water communities are particularly diverse and prolific, and several of the plants present are nationally rare.

Due to the distance between the proposed site and SSSIs, as well as the urban built-up nature of the land between them, no detrimental impacts on the designated sites are anticipated as a result of the development. Furthermore, as per the criteria listed on MAGIC (accessed September 2023), the proposed site will not require further consultation with Natural England to proceed. Additionally, due to the small scale of the works and the distance between the site and the SAC, a Habitat Regulations Assessment (HRA) screening assessment will not be required to assess whether the proposed development will have any 'likely significant effects' on the designated sites.



No non-statutory ecologically designated sites are located within 1 km of the site boundary.

3.3. HABITATS

The main habitats encountered during the survey are described in the following subsections. Please refer to Appendix I for the Phase 1 Habitat Plan.

3.3.1. BUILDINGS AND HARDSTANDING

The site was dominated by hardstanding, which predominantly comprised tarmac roads and a car park. This was generally well-sealed, although colonised in places by common bent (*Agrostis capillaris*), common chickweed (*Stellaria media*) and Canadian fleabane (*Erigeron canadensis*). One building (B1) was also present on site, comprising the B&M retail unit. Please refer to Section 3.4.2 for an assessment and photographs of the buildings.

PLATE 1 SHOWING HARDSTANDING AND BUILDING



3.3.2. AMENITY GRASSLAND

Amenity grassland extended along the site's eastern boundary. This comprised species including white clover (*Trifolium repens*), dandelion (*Taraxacum officinale* agg.), creeping buttercup (*Ranunculus repens*), selfheal (*Prunella vulgaris*), herb Robert (*Geranium robertianum*), wood avens (*Geum urbanum*), perennial rye-grass (*Lolium perenne*), nettle (*Urtica dioica*), hazel saplings (*Corylus avellana*), silver birch saplings (*Betulus pendula*), vetch species (*Lathyrus* sp.), ribwort plantain (*Plantago lanceolata*), red clover (*Trifolium pratense*), field horsetail (*Equisetum arvense*), willowherb species (*Epilobium* sp.) and common bent.



PLATE 2 SHOWING AMENITY GRASSLAND



3.3.3. INTRODUCED SHRUB

A number of areas of introduced shrub were present on site, including a long stretch along the site's western boundary. This comprised species including coralberry (*Symphoricarpos orbiculatus*), wall cotoneaster (*Cotoneaster horizontalis*), field horsetail, firethorn species (*Pyracanthus sp.*), rose of Sharon (*Hypericum calycinum*), snowberry (*Symphoricarpos albus*), sycamore saplings (*Acer pseudoplatanus*), bramble (*Rubus fruticosus agg.*), gorse (*Ulex europaeus*) and cherry laurel (*Prunus laurocerasus*).

PLATE 3 SHOWING INTRODUCED SHRUB



3.3.4. DENSE SCRUB

A number of areas of dense scrub were located throughout the site, the majority of which were dominated by bramble, with one area of hazel scrub located along the site's eastern boundary. Other species present within the dense scrub included field horsetail, ash saplings, herb Robert, butterfly bush (*Buddleja davidii*), creeping buttercup, creeping thistle, field bindweed (*Convolvus arvensis*), meadow buttercup (*Ranunculus acris*), wood avens, nettle, cock's foot (*Dactylis glomerata*), white clover, broadleaved dock (*Rumex obtusifolius*), dog rose (*Rosa canina*) and cranesbill species (*Geranium sp.*).

PLATE 4 SHOWING DENSE SCRUB



3.3.5. SCATTERED SCRUB

Small areas of scattered scrub were located on site, with species present including hollyberry cotoneaster (*Cotoneaster bullatus*), hawthorn saplings (*Crataegus monogyna*) sycamore saplings, oak species saplings (*Quercus sp.*), and viburnum species (*Viburnum sp.*).



PLATE 5 SHOWING SCATTERED SCRUB



3.3.6. POOR SEMI-IMPROVED GRASSLAND

Small lengths of poor-semi-improved grassland were located along the site's western boundary, adjacent to the introduced shrub. Species present included field horsetail, false oat grass (*Arrhenatherum elatius*), white clover, black medick (*Medicago lupulina*), perennial ryegrass, ribwort plantain, creeping thistle, red clover, bramble, yarrow (*Achillea millefolium*), ragwort (*Jacobaea vulgaris*), teasel (*Dipsacus fullonum*), red valerian (*Centranthus ruber*) and hedge bedstraw (*Galium album*).

PLATE 6 SHOWING POOR SEMI-IMPROVED GRASSLAND



3.3.7. BROADLEAVED WOODLAND

A small area of broadleaved woodland was located in the north of the site. Tree species included sycamore, alder (*Alnus glutinosus*) and spindle (*Euonymus europaeus*), with ivy (*Hedera helix*), hollyberry cotoneaster, wood avens and bramble present within the understory.

PLATE 7 SHOWING BROADLEAVED WOODLAND



3.3.8. SCATTERED TREES

Multiple scattered trees were present on site. Tree species included cherry plum (*Prunus cerasifera*), Swedish whitebeam (*Sorbus cerasifera*), sycamore, Turkey oak (*Quercus cerris*), lime (*Tilia x europaea*), ash, silver birch, Norway maple (*Acer platanoides*), false acacia (*Robnia pseudoacacia*), field maple (*Acer campestre*), Italian alder (*Alnus cordata*), whitebeam (*Sorbus aria*), elm (*Ulmus procera*), goat willow (*Salix caprea*), and hawthorn.



PLATE 8 SHOWING SCATTERED TREES



3.3.9. **HEDGEROW**

One hedgerow (H1) was located on site, defining the eastern boundary of the hardstanding car park. This predominantly comprised cherry laurel and was approximately 0.5 m tall and wide.

PLATE 9 SHOWING HEDGEROW



3.4. PROTECTED AND NOTABLE SPECIES

3.4.1. AMPHIBIANS

Consultation with GMEU did not identify any records of great crested newt within the 1 km search area.

Consultation with MAGIC did not identify any Great Crested Newt European Protected Species Licences (EPSL) within the 1 km search area. The closest was located approximately 6.2 km south-east of the site, active between 2014 and 2020 for the damage and destruction of a great crested newt resting place.

Great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist where habitat connectivity is of high quality) (English Nature, 2001). No waterbodies were identified on site or within 250 m of the site boundary, and as such great crested newts have been reasonably discounted from further assessment.

No records of any common amphibians were identified within the search area. The hardstanding and shortly mown amenity grassland on-site do not provide suitable shelter and cover from predators and as such do not comprise high-value habitat for amphibians. However, the broadleaved woodland, dense scrub, poor semi-improved grassland, introduced shrub and scattered scrub have the potential to support the species group within their terrestrial phase. Common amphibians are therefore anticipated to be present on site.

3.4.2. BATS

Consultation with GMEU identified records of common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Daubenton's bat (*Myotis daubentonii*), brown long-eared (*Plecotus auritus*), myotis species (*Myotis sp.*), and noctule (*Nyctalus noctula*) within the search area. The closest of these comprised common pipistrelle recorded within Ladybarn Park approximately 200 m south-west of the site.

Consultation with MAGIC did not identify any Natural England Bat Mitigation Licences within 1 km of the site boundary. The closest was located approximately 2 km south-west of the site, active between 2018 and 2019 for the destruction of a common pipistrelle non-breeding roost.

Two buildings were located on-site, both of which were assessed for their suitability to support roosting bats, as detailed in Collins (2016). Both buildings were found to have Negligible bat roosting potential. Please see Table 3.1 for detailed descriptions of these buildings and their associated Preliminary Roost Assessments.



TABLE 3.1 BUILDING DESCRIPTIONS

BUILDING REFERENCE	DESCRIPTION	PHOTOGRAPH
B1	Building 1 (B1) comprised the B&M retail unit, with red brick walls, steel rendering and a flat roof. The brickwork was generally well-sealed throughout, with only small areas of missing mortar present on the western aspect. These created gaps too superficial to provide suitable shelter and protection for roosting bats. No other gaps, cracks or crevices were observed which could support roosting bats. B1 was assessed as having Negligible bat roosting potential.	
B2	Building 2 (B2) a small commercial unit, located within the hardstanding car park on-site. No gaps or crevices were observed in which bats would be likely to roost. Additionally, the metal material of the building is likely to be subject to fluctuating temperatures, which further reduce the building's suitability for roosting bats. B2 was assessed as having Negligible bat roosting potential.	

The site is not anticipated to provide significant foraging or commuting value for bats due to the expanse of poor-quality hardstanding and amenity grassland habitats, as well as the urban built-up nature of the surrounding area. However, the broadleaved woodland, dense scrub, hedgerow and scattered trees are likely to attract some invertebrate prey and in turn offer some foraging value for the species group. Additionally, the railway adjacent to the west of the site is likely to provide valuable commuting opportunities for local bat species, offering connectivity to higher-quality habitat further afield.



3.4.3. BADGER

Records of badger were identified within the search area. No badger setts were identified where access was possible within the site or within 30 m of the site boundary. However, the habitats on site are likely to provide foraging value for badgers, with sett building opportunities also present within the broadleaved woodland and dense scrub. As such, badgers are anticipated to use the site.

3.4.4. OTHER TERRESTRIAL MAMMALS

Numerous records of European hedgehog (*Erinaceus europaeus*) were located within 1 km of the site boundary, including one located within the site itself.

The site was assessed as providing suitable refuge and foraging habitat for hedgehog within the dense scrub, broadleaved woodland understory, introduced shrub, scattered scrub, poor semi-improved grassland, scattered trees, and hedgerow. The woodland and dense scrub may also provide suitable hibernation opportunities for the species.

3.4.5. OTTER AND WATER VOLE

Consultation with GMEU did not identify any records of otter or water vole within the search area.

No watercourses are present within the site boundary. The closest watercourse is Cringle Brook, located approximately 120 m north of the site at its closest point. Due to the lack of suitable aquatic habitat for otter and water vole within and adjacent to the site, both species have been ruled out of further assessment.

3.4.6. BREEDING BIRDS

Consultation with GMEU identified records of kingfisher (*Alcedo atthis*), bullfinch (*Pyrrhula pyrrhula*), dunnock (*Prunella modularis*), house sparrow (*Passer domesticus*), linnet (*Linaria cannabina*), and starling (*Sturnus vulgaris*) within the search area.

Common bird species are anticipated to be present within the woodland, dense scrub, scattered scrub, scattered trees, hedgerow, introduced shrub and buildings on site. The site is assessed as being unsuitable for ground nesting birds due to the extent of hardstanding, as well as the presence of broadleaved woodland, scrub, and scattered trees within and adjacent to the site, which could support perching predators.

3.4.7. REPTILES

Consultation with GMEU did not identify any records of reptiles within the search area.

The site is not anticipated to support large numbers of reptiles, due to the lack of habitat quality and diversity, as well as the urban built-up nature of the surrounding area. However, the railway line and associated shrub located adjacent to the west of the site forms good-quality habitat for the species group, and the dense scrub, scattered scrub, introduced shrub, hedgerow, and woodland understory may provide suitable shelter for reptiles. As such, small numbers may be present on site.



3.4.8. INVERTEBRATES

The data search identified records of cinnabar moth (*Tyria jacobaea*) within 1 km of the site.

The site is unlikely to support a significant number of notable invertebrates due to its' urban setting and the lack of floristic diversity. However, cinnabar may be present on site, due to the presence of ragwort.

3.4.9. INVASIVE SPECIES

Consultation with GMEU did not identify any records of invasive plant species within the search area.

Wall cotoneaster and hollyberry cotoneaster were identified on site during the survey, as well as field horsetail. Please see Appendix I for the approximate location of these invasive plant species.



4. ECOLOGICAL CONSTRAINTS AND MITIGATION

4.1. DEVELOPMENT PROPOSALS

Proposals include the development of a residential scheme with associated landscaping.

4.2. HABITATS

The site comprised habitats that were found to be widespread within the local area; however, they did contain value for wildlife such as bats, birds, amphibians, badgers, and hedgehogs. The buildings, hardstanding and amenity grassland are of the lowest value for wildlife, with the scattered trees, broadleaved woodland, dense scrub, scattered scrub, introduced shrub, and hedgerow comprising the areas of the highest value.

4.2.1. WOODLAND, SCATTERED TREES AND HEDGEROW

It is recommended that, where possible, the broadleaved woodland, scattered trees and hedgerow are retained and protected throughout development. If any of these habitats are removed, they should be replaced as soon as practicable. Any replacement planting should endeavour to be on the same aspect as that lost.

If the hedgerow is to be removed, it should be replaced as soon as practicable using lengths of more-valuable hedgerow. Any compensation treeline planting should equate to a minimum of 1.5 times the length of hedgerow to be lost. Any replacement planting should endeavour to be on the same aspect as that to be lost, in order to retain commuting features through the site.

It is recommended that the landscape planting comprises native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species. Species deemed suitable for this development could include berry-bearing native species such as:

- ✿ Hawthorn
- ✿ Rowan (*Sorbus acuparia*)
- ✿ Holly (*Ilex aquifolium*)
- ✿ Whitebeam
- ✿ Spindle
- ✿ Dog rose
- ✿ Guelder rose (*Viburnum opulus*).
- ✿ Elder (*Sambucus nigra*)

All planting should be from a trusted pest-free source and, where possible, be of local provenance.



Any trees or shrubs to be retained within the site or boundary, are to be appropriately protected during the construction phase. Temporary protective demarcation fencing will be used to protect the trees and shrubs. The fencing must extend outside the canopy of the retained trees and must remain in position until all plots have been developed to ensure protection is provided throughout the construction phase.

The fencing will be in accordance with BS 5837:2012 *Trees in Relation to Design, Demolition and Construction: Recommendations*.

4.3. PROTECTED AND NOTABLE SPECIES

4.3.1. AMPHIBIANS

The site may support common amphibians within the broadleaved woodland, dense scrub, poor semi-improved grassland, introduced shrub and scattered scrub. It is recommended that during the clearance phase of works, common amphibians encountered during their clearance should be moved away from construction activities by hand.

4.3.2. BATS

The site was found to have foraging value for bats amongst the broadleaved woodland, hedgerow, scattered trees and dense scrub.

It is recommended that the proposed Lighting Plan considers the habitats of the highest importance, including the aforementioned habitats, and the adjacent railway line to the west of the site, and maintains them as dark areas during and post-construction. It is recommended that any security lighting during construction is appropriately placed to avoid being directed at any retained habitats, or the railway line to the west. If the railway adjacent to the west cannot be maintained as a dark corridor, bat activity surveys will be required, as detailed in Section 5.1.

To reduce the potential lighting impacts for bats, the following recommendations are advised for the lighting strategy:

- ✿ Lighting should be pre-fixed on any proposed buildings, to ensure impacts on sensitive areas such as the broadleaved woodland, scattered trees, hedgerow and dense scrub, and the adjacent railway line to the west of the site, are diminished.
- ✿ Warm white tones are preferable to blue-toned lights (3000k).
- ✿ LED lights are preferable as they produce minimal UV.
- ✿ To avoid light spill skyward, ensure lights face downward.
- ✿ Make use of vegetation to block light spill into dark areas.

Lighting should follow the protocols outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and BCT’s “Bats and Artificial Lighting in the UK” (2018) to minimise disturbance and sky-glow off site.

It is recommended that any planting within the site be of native fruiting/flowering species to enhance the site for foraging bats post-completion. Bat boxes could be installed throughout the site post-construction to enhance the site for the species group.



4.3.3. BADGER

No badger setts were located during the survey, though the habitats on site were identified as being suitable for the species. Badgers are highly mobile and can create new setts in a short period of time. It is recommended that an updated site walkover prior to the development is carried out to identify any new badger setts.

If a badger sett is located, a stand-off distance may be required as well as Precautionary Working Methods. If the sett requires closure, a Natural England Badger Licence would be required. Please note that badger licences can only be obtained between July and November each year to avoid potential impact on pregnant females.

The following Precautionary Working Methods should be adhered to during the construction phase to ensure that no badgers within the local area are impacted by the proposed development:

-  All site operatives will be inducted to the presence of the species and their working limits and legal responsibilities.
-  Any vegetation clearance will be undertaken in stages under the supervision of an ecologist to check for any potential badger setts.
-  All site operatives will be inducted as to identifying potential badger setts, and should be vigilant if they suspect they locate a new sett during works and inform the project ecologist immediately.
-  All site machinery and materials will be appropriately stored to avoid harm to the species, notably between July and November each year when extra care is needed to avoid potential impacts on pregnant females.

It is not anticipated that the development will have a significant negative impact on badgers within the local area.

4.3.4. HEDGEHOGS

The site was assessed as providing suitable refuge and foraging habitat for hedgehog within the dense scrub, broadleaved woodland understory, introduced shrub, scattered scrub, poor semi-improved grassland, scattered trees, and hedgerow. The woodland and dense scrub may also provide suitable hibernation opportunities for the species. These habitats should be retained where possible. If any vegetation requires clearance, it should be strimmed to 50 cm and checked for hedgehog prior to clearance to ground level. If trees are removed, their bases should be checked, prior to removal, for sheltering hedgehogs. It is recommended that any clearance takes place outside of December-March to avoid impacting hibernating hedgehogs.

4.3.5. BREEDING BIRDS

The site was assessed as having value for common and notable birds within the woodland, dense scrub, scattered scrub, scattered trees, hedgerow, introduced shrub and buildings on site



Vegetation should be retained where possible. If any vegetation requires removal, it should be removed outside of the breeding bird season (March to September inclusive). Additionally, the buildings should be demolished outside of breeding bird season. If this is not possible, a nesting bird check will be undertaken by a suitably qualified ecologist up to 24 hours before works commence. If a nest, or nest in construction, is located then a stand-off distance will be maintained until the young have fledged. The ecologist will advise on suitable stand off and provide a toolbox talk to all site contractors regarding their working limits and legal implications.

Post-development, bird boxes could be installed throughout the development to enhance the site's value for the species group.

4.4. REPTILES

The site was assessed as having potential for a small number of reptiles, within the dense scrub, scattered scrub, introduced shrub, hedgerow, and woodland understory. As such, these habitats should be retained where possible. However, if they require clearance, it is recommended that the following Precautionary Working Methods are followed:

- ✿ All site contractors are to be inducted as to the potential presence of the species group, their legal responsibilities and working limits, by a suitability qualified experienced ecologist.
- ✿ Any scrub to be removed will be strimmed to a length of approximately 150 mm under the supervision of the ecologist. It will be checked by an ecologist for the presence of reptiles, and once the area is deemed free, the area will be turfed with a toothed bucket.
- ✿ During works the site should be kept tidy of debris and material, and any vegetation within the working areas should be maintained below 50 mm in height to discourage amphibians or reptiles from re-entering these areas
- ✿ If a reptile is identified, works should cease and the project ecologist contacted immediately to capture the individual

4.5. INVERTEBRATES

The site was found to have value for invertebrates. As such, it is recommended that planting should be introduced into the development to include pollinator-friendly flora by including wildflower plants and shrubs, as well as flowering trees.

Furthermore, invertebrate houses could be installed on-site on retained mature trees. They should be placed in a sunny, sheltered location near vegetation, no higher than 2 m. It is recommended that they are situated within proximity to retained habitats and any proposed native shrub, scattered trees and grassland areas as these habitats hold particular value for insects.

4.6. INVASIVE PLANT SPECIES

Wall cotoneaster and hollyberry cotoneaster were identified during the site walkover. It is recommended, prior to the development, that this is eradicated following the most current guidance set out by the Environment Agency by a qualified contractor.

Field horsetail was also identified during the survey, and it is recommended that this eradicated due to the damage it can cause to areas of hardstanding. Field horsetail is not listed under Schedule 9 of the



Wildlife and Countryside Act 1981 (as amended) and therefore does not require removal by an Environment Agency contractor.



5. FURTHER SURVEYS

5.1. BATS

The railway adjacent to the site comprises a continuous habitat connected to the wider landscape and as such is assessed as having Moderate value for foraging and commuting bats. The railway should therefore be maintained as a dark corridor during and post-construction to retain its value for local bat species. If the railway cannot be maintained as a dark area, Bat Activity Surveys will be required, as per Collins (2023).

One Night-time Bat Walkover (NBW) survey visit per season (spring- April/May, summer- June/July/August, autumn- September/October) will be required, with automatic/static bat detector surveys also undertaken for a minimum of five consecutive nights per month (April-October) in appropriate (or best available) weather conditions for bats. Further surveys may be required if any activity of interest is revealed that requires further observation on site. The results of the activity surveys will inform any mitigation required.

5.2. TABLE OF FURTHER SURVEYS

Please refer to Table 5.1 for a summary of further surveys that may be required to inform a planning application.

TABLE 5.1 TABLE OF FURTHER SURVEYS

SURVEY TYPE	TIMESCALE
BAT ACTIVITY AND STATIC SURVEYS (IF REQUIRED)	One survey per season between April – October (inclusive) with static detectors deployed for five consecutive nights per month.



6. BIODIVERSITY NET GAIN

The scheme should strive to achieve a 10% in biodiversity net gain. In line with The Environment Act 2021, this will be a mandatory requirement from January 2024. Full details of this and a calculation of net gain could be finalised after detailed landscape plans have been prepared. It is recommended that an ecologist is consulted during the design stage to ensure, where possible, biodiversity net gain can be achieved. The following habitat measures will increase the on-site biodiversity:

-  Retaining the dense scrub, scattered trees, woodland, and hedgerow.
-  Native tree planting.
-  Native hedgerow planting.
-  Native scrub planting.

Habitat measures should be provided within areas of open space or designated wildlife zones. A 30-year management plan should be produced to ensure biodiversity is secured on-site.



7. REFERENCES

- ✿ Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK: Bats and the Built Environment Series.
- ✿ Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal.
- ✿ CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.
- ✿ Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition. The Bat Conservation Trust, London.
- ✿ Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- ✿ Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
- ✿ JNCC (2010). Handbook for Phase 1 habitat survey: A technique for environmental audit. English Field Unit, Nature Conservancy Council.
- ✿ Natural England Joint Publication JP029 (2019). The Biodiversity Metric 2.0. Auditing and Accounting for Biodiversity, User Guide, Beta Version.
- ✿ Stace, C. A. (2019). New Flora of the British Isles. Fourth Edition. Cambridge University Press.
- ✿ UK Habitat Classification Working Group (2018). UK Habitat Classification User Manual.
- ✿ Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981.

END OF REPORT



APPENDIX I

PHASE 1 HABITAT PLAN



Key:

- Site boundary
- Hedgerow
- Amenity grassland
- Broadleaved woodland
- Buildings
- Dense scrub
- Poor semi-improved grassland
- Hardstanding
- Introduced shrub
- Scattered scrub
- Inaccessible
- Scattered trees
- Field horsetail
- Hollyberry cotoneaster
- Wall cotoneaster

Notes

Issue: 1	Revision: 1	Date: 26/09/2023	Drawn: CB2	Authorised: CK
Client: Triple Jersey Limited			Job No. 81-211	Date: 26/09/2023
			Drawing No. 81-211-001	Scale: 1:2750 @ A4
Job title: B&M Premises, Kingsway, Burnage			Drawing title: Phase 1 Habitat Plan	



e3p

Environmental Engineering Partnership Ltd
Manchester Office
Taylor Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

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