PMMS Addendum



Sunbank Lane
11th December 2023

TG Report No. 13544_R02_NB

Tyler Grange

Project No:	Report No.	Date	Revision
13544	R02	11th December 2023	-

Admin QA	Author	Checked	Approved
NA	Nick Bell BA (Hons) QCIEEM	Nick Bell BA (Hons) QCIEEM	NA

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Section 1: Introduction

1.1. Tyler Grange Group Ltd (TG) were instructed by The Hut Group Ltd (THG) to assist with meeting Planning Conditions regarding Precautionary Measures Method Statement (PMMS) for amphibians at Sunbank Lane Car Park Development.

1.2. The PMMS was designed and authored by Pennine Ecological, and can be found within their Preliminary Ecological Appraisal (PEA)[1] of the site. The PEA should be read alongside this addendum. Amendments to the PMMS have subsequently been made, with agreement by Greater Manchester Ecology Unit. This document details those amendments.

[1] Pennine Ecological, PEA Land at Sunbank Lane Global Logistics Hub Airport City, February 2021.

Section 2: PMMS Addendum

2.1. For ease of reference, the original PMMS authored by Penning Ecological can be viewed in **Appendix 1**.

2.2. Item 1 (vegetation clearance) of the original PMMS stipulates that following the initial vegetation cut of the site, the site must be left for a period of 7 days in suitably warm weather, with at least 7 nights where the minimum overnight temperature is >6˚c. Amendments to the PMMS have therefore been made due to the time of year in which works are due for commencement, where overnight temperatures are unlikely to be >6˚c (taking place in winter 2023-2024).

2.3. Amendments include the removal of a minimum overnight temperature. To mitigate for this change in precautionary working methods, two (x2) additional site checks shall be undertaken within the 7 day abeyance period. The approach has been approved by Greater Manchester Ecology Unit (**Appendix 2**).

2.4. For completeness, the amended PMMS is presented below:

Amended (2023) Precautionary Measures Method Statement for Amphibians: Sunbank Lane Car Park Development.

Item 1: Vegetation Clearance
Timing: Prior to the start of development

Pre-commencement check of site by a Suitably Qualified Ecologist (SQE) for amphibians, any amphibians moved beyond the ponds to the east. All existing site vegetation to be cut / strimmed to approx. 10cm above ground level and removed from site. No uprooting or ground disturbance. Site to be checked by SQE after vegetation cut. Once removed the site will be left undisturbed for minimum 7 days.

SQE to visit the site twice (x2 visits) to undertake 'hand-search' of the site for amphibians within the above 7 day abeyance period. Any amphibians found, to be moved beyond the ponds to the east of the site.

Item 2: Erection of one-way 45° temporary amphibian fence (TAF):
Timing: Following the 7 day abeyance period (and x2 site checks)

Erect one-way TAF in locations shown on **Appendix 3**

Item 3: Trenches / excavations:
Timing: Project duration

With the exception general vegetation, subsoil stripping, any deep trenches / linear excavations exceeding 300mm depth will be either infilled the same day before nightfall or covered by boards to prevent amphibian access or a means of escape for amphibians will be provided e.g. a scaffold plank at each end of the trench / excavation.

Item 4: Daily morning site checks for amphibians during development
Timing: Project duration

For the first 14 days of development an SQE will check the site for amphibians prior to the daily work commencing. No work will commence until the ecologist has given clearance to proceed.

From day 15 onwards and until the development is complete, the developer shall appoint a site representative to make a daily check of the site for amphibians prior to the daily work commencing. No work will commence until the site representative has given clearance to proceed. The site representative will supply a daily written record to the ecologist confirming checks have been completed, together with the results.

Notes:

In the highly remote possibility that Great Crested Newt are discovered during the implementation of the avoidance measures or during site development, then all work will stop and further advice will be sought from the acting ecologist and Natural England.

Appendix 1: PMMS, Pennine Ecological

PRECAUTIONARY MEASURES METHOD STATEMENT FOR AMPHIBIANS: SUNBANK LANE CAR PARK DEVELOPMENT

Item 1: Vegetation clearance:
Timing: Prior to the start of development.

All existing site vegetation to be cut / strimmed to approx. 10cm above ground level and removed from site. No uprooting or ground disturbance. Once removed the site will be left undisturbed for minimum 7 days (in suitably warm weather with at least 7 nights where minimum overnight temperature >6°c) to encourage amphibian dispersal off the site towards the pond.

Vegetation removal should ideally be done prior to the start of the breeding bird season (March 1st). If vegetation removal is within the breeding bird season (March 1st – August 31st inc.) then an ecologist will need to check for the presence of breeding birds before vegetation can be removed.

Item 2: Erection of one-way 45° temporary amphibian fence (TAF):
Timing: Following a minimum of 7 nights where minimum overnight temperature >6°c.

Erect one-way TAF in locations shown on Figure 1, Appendix 2.

Item 3: Trenches / excavations:
Timing: Project Duration

With the exception general vegetation / subsoil stripping any deep trenches / linear excavations exceeding 300mm depth will be either infilled the same day before nightfall or covered by boards to prevent amphibian access or a means of escape for amphibians will be provided e.g. a scaffold plank at each end of the trench / excavation.

Item 4: Daily morning site checks for amphibians during development:
Timing: Project Duration

For the first 14 days of development an ecologist will check the site for amphibians **prior to the daily work commencing. No work will commence until the ecologist has given clearance to proceed.**

From day 15 onwards and until the development is complete, the developer shall appoint a site representative to make a daily check of the site for amphibians **prior to the daily work commencing. No work will commence until the site representative has given clearance to proceed. The site representative will supply a daily written record to the ecologist confirming checks have been completed, together with the results.**

Notes:
1. In the highly remote possibility that Great Crested Newt are discovered during the implementation of the avoidance measures or during site development, then all work will stop and further advice will be sought from the acting ecologist and Natural England.

Appendix 2: PMMS Approach Agreement GMEU

RE: Sunbank Lane, Hale - Amphibian PWMS

DR Derek Richardson <derek.richardson@tameside.gov.uk>
To Nick Bell

Reply | Reply All | Forward

Mon 11/12/2023 11:23

You forwarded this message on 11/12/2023 12:28.

Nick

I would accept that x2 site visits within the 7-day period following the cut where ecologists will undertake a hand-search of the field and move-off any amphibians present towards the other end of the site is an acceptable approach

Derek

Derek Richardson
Principal Ecologist
Planning
Planning and Transportation
Place

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This email was sent at a time & date convenient to the sender; please do not feel under any pressure to respond immediately if this is outside

Appendix 3: One-way Temporary Amphibian Fence Location (drawn by Pennine Ecological)



PENNINE ecological

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01204 844545
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www.penninecological.co.uk

PROPOSED NEW CAR PARK, SUNBANK LANE, GLOBAL LOGISTICS HUB, MANCHESTER AIRPORT

FIGURE 1: PLAN SHOWING AMPHIBIAN PREACUATIONARY MEASURES / SITE BOUNDARY ECOLOGICAL ENHANCEMENT

MITIGATION / ON SITE ECOLOGICAL ENHANCEMENT KEY:

- Existing Pond (open water)
- Existing swamp
- Remove sapling tree / scrub colonisation From swamp margins to allow light penetration to swamp (no new planting)
- All existing site vegetation to be cut / strimmed to approx. 10cm above ground level and removed from site. No uprooting or ground disturbance. Once removed site left undisturbed for minimum 7 days (in suitably warm weather) to encourage amphibian dispersal off site towards the pond.
- Existing hedge retained and any gaps restocked with native Species.
- New native hedgerow (double row / staggered planting at 1m centres).
- 45° one-way temporary newt fence (only removed on completion of all development.

NOT TO SCALE



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