



Leigh Ecology Ltd

Protected Species and Habitat Surveys

**Former Woodpecker Pub,
Kingsgate and Selstead Road,
Wythenshawe,
M22 1TP.**

On behalf of C P Property and Developments Ltd.

A faded background image of a two-story brick building, identified as the former Woodpecker Pub. A sign on the right side of the building reads "THE WOODPECKER".

Preliminary Ecological Appraisal and Bat Scoping Report

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1. EXECUTIVE SUMMARY

Leigh Ecology Ltd was commissioned to undertake a preliminary ecological assessment and bat scoping survey of the former Woodpecker pub, found at the intersection of Kingsgate and Selstead Road. The survey was undertaken on the 9th of August 2023.

The site consists of a standard two-storey traditional pub building, with various single-storey extensions and overhangs. The building sits atop hard standing concrete land, with some bordering planted amenity features and species poor hedgerows. The building itself features a ceramic tiled roof with supporting infrastructure.

The site is situated along Newcastle Road, adjacent to several similar sized corrugated structures. A small residential cluster sits adjacent to the site. Immediately south of the site is a large arable grassland field, with similar habitat making up a large percentage of the wider area. The site is situated at the intersection of Kingsgate Road and Selstead Road, surrounded by residential housing and some retail property. Hedgerows feature on site, but beyond this, the site is fragmented from ideal bat foraging habitat.

To facilitate the demolition of the building and features, a survey for protected species was required, namely bats species (*Chiroptera*), but including nesting birds, amphibians, reptiles, and other mammals.

The results of the survey **indicate that the subject building on site offers negligible bat roost potential**, as no suitable features were noted across the building. The site features particularly hard boundaries in the form of concrete walls and fencing, meaning it is particularly unlikely for mammal, amphibian and reptile migration onto/across the site. No instances of active or ancient nesting bird activity were noted across the site during the survey. Some bordering amenity bushes and trees offer some bird nesting potential, with dense sections offering cover from the outer environment.

One large water body is found around 100m west of the development site; despite its close proximity, it is fragmented from the site by a busy main road and a row of residential properties.

Any vegetation clearance and demolition works should be undertaken outside the bird-nesting season, April-August, to minimise any impact on nesting birds.

2. INTRODUCTION

Background

Leigh Ecology Ltd was commissioned by C P Property and Developments Ltd to undertake an Ecological Appraisal and Bat scoping survey of a building and land identified for a proposed development, named former Woodpecker Pub (approx. National Grid Reference (NGR) SJ820862); refer to redline boundary shown on Figure 2.1 below and the subject building extent (White line boundary).



Figure 2.1; Site Location and Extent.

(Contains public sector information licensed under the Open Government Licence v3.0.)

Sites of biodiversity conservation value, habitats and species in UK and Local Biodiversity Action Plans (BAPS) and protected species are material considerations in the planning process (Department for Communities and Local Government. 2012).

The study is documented in this report and includes the following:

- Preliminary ecological baseline for the site;
- Protected mammals' assessment of the site;
- Potential ecological constraints to the development of the site; and

- Further ecological work necessary for a planning submission.

All Work was undertaken in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Practice.

3. METHODOLOGY

A preliminary understanding of the ecological baseline of the development site (hereafter referred to as 'the site') was derived through desk study and site survey.

Desk study

Designated sites of nature conservation value (statutory and non-statutory).

Information was also obtained from the following websites:

- www.magic.gov.uk – information on protected sites up to 1 km from the site.
- www.nbn.org.uk – protected species distribution.
- An ecological data search including data from the site and a 1km buffer from the site boundary.

The UK BAP and Greater Manchester BAP (LBAP) were also reviewed.

Site survey

A site survey to inform the Ecological Appraisal was undertaken on the 9th of August 2023 following Joint Nature Conservation Committee (JNCC) methodology (2010). This identified the habitat types on the site and the presence/absence of protected/notable species¹. The results of the survey were detailed on a Phase 1 Habitat plan; *refer to Appendix 1*.

Water bodies within 250m of the site were also identified from Ordnance Survey (OS), QGIS Software and through aerial photography.

Bat Surveys

The internal and external roost survey was undertaken by Christian Leigh NE License No. 2022-10863-CL18-BAT. Survey methods were based-upon the standard and specification detailed in the BCTs Bat Surveys- Good Practise Guidelines (Hundt, 2016). The building was inspected externally and internally on the 9th of June 2023.

¹ Notable species are those which hold a specific conservation status e.g., Biodiversity Action Plan Priority Species, IUCN Red Data Species etc. Some notable species may also be legally protected.

Tree Inspection

A ground level external inspection of the trees on the boundary was undertaken; the primary objective of the survey was to locate any signs of bat activity, for example:

- Bat droppings
- Feeding remains
- Grease staining / urine marks.

A full internal and external bat scoping survey was undertaken during the phase 1 survey.

As tree roosts are extremely difficult to locate, it is prudent to note that all potential roost entrances, cracks, cavities, woodpecker holes and fissures in order to undertake emergence surveys should there be an impact on the trees.

External building inspection

The objective of the survey was to locate any signs of bat activity, for example:

- Bat droppings
- Feeding remains
- Grease staining/ urine marks
- Corpses or skeletons
- Potential access points to internal roosts.

The bat signs listed above are visible from the outside of the building. The following areas were searched using binoculars:

- Ground floor casing
- Any cracks/ holes in the panels
- Between wall panels and framework
- On external panelling, and ridge.

Internal building Inspection

Bats regularly utilise specific areas within roof spaces/open roof configurations (see below), which were searched as a priority for any bat field signs:

- Beneath hip joints and junctions
- Staining above/ around gaps
- Within cobwebs
- Staining around tile gaps
- In cavities of walls within the roof wall joints
- On floor under specific beams and joints
- Wall joints.

Any signs of bird usage including any current live or old nests, droppings, pellets etc. were noted during the bat survey.

Survey limitations

There were no survey limitations and all areas of the site and the building were accessible at the time of the survey.

Landscape Assessment

Bats use regular commuting and foraging routes; these are usually linear features such as hedgerows and watercourse corridors. The loss and severance of such a feature may have an indirect impact on the bats. Therefore, it is important that if the development impacts on these features, they are assessed.

Breeding Birds

An assessment of potential habitat for breeding birds was undertaken.

Protected Mammal Surveys

The site and linear features were checked for feeding signs, prints, trails, droppings, holes etc. for species including badger.

4. RESULTS

Site survey

Habitats within the survey area

The results of the Phase 1 Habitat survey and details are shown in **Appendix 1**, with accompanying photographs shown within the text (**below**). Habitat descriptions are provided, and species are referred to using their English names.

The survey site covers the full extent of the land shown in **Fig 2.1**. The proposed development will see the demolition of the existing building on site, with the addition of several dwellings on the site footprint.

Ecologically, the site is very limited, with only bordering amenity planted features and hardstanding habitat. The site comprises a previously active pub, within a dense residential area.

The subject building has a ceramic tiled roof with attached single-storey flat roof sections. The building is in a derelict and extensively boarded state, with wooden boarding across all of the lower floor and most of the upper floor windows. The building is seemingly around 50 years old, with maintenance and upkeep being common across the years of active usage. This therefore reflects the condition of the building as a whole.

Site Boundaries

The site is bounded by hard boundaries such as chain-link fencing and concrete walls. The fencing has been added since the pubs closure to prevent vandalism.

Surrounding habitats

The wider habitat comprises dense residential habitat with lawns and extended garden areas and several parks with sections of woodland. Around 300m south of the site is Manchester Airport.

One large water body is found around 100m west of the development site; despite its close proximity, it is fragmented from the site by a busy main road and a row of residential properties.

A map showing the specific habitat areas is presented in **Appendix 1**.



Photograph 1; A view of the subject building on site. Note the single-storey pitched roof section adjacent to a concrete flat topped roof section. Whitewash walls and wooden fascia linings feature across the building.



Photograph 2; A view of the rear of the subject building. Boarding and reinforcement has been added to most windows and external walls. Some upper windows are smashed. The roof can be seen in good condition, with no instances of tile displacement or damage.



Photograph 3; The wooden fascia lining features some cosmetic damage due to age, but this does not affect the structural integrity of the roof and no openings were noted. Attached single-storey sections were more recently added and offer no ecological importance.



Photograph 4; A view of the front facing gable of the building. The newer brickwork again indicates this section has been more recently added. This section is in very good condition.



Photograph 5; The wooden soffit and fascia linings are in good condition across all faces of the building.



Photograph 6; An internal view of the building loft space. Standard insulation material is scattered across the loft floor, with no signs of previous bat usage or bird nesting noted during the survey.



Photograph 7; Another view of the internal loft space. Wooden purlins and rafters support the roof, with some steel support beams also noted. The external roof features a felt membrane beneath; this membrane is in very good condition.



Photograph 8; Internal walls are in good condition also, with no displacement exposing cavities and sealed to intersecting purlins and rafters.



Photograph 9; The hard standing footprint that dominates the site is a former parking area for the pub. Standard hard standing fencing splits the site from an adjacent residential property. Some minor scrub features around the hard standing.



Photograph 10; Another section of the site.



Photograph 11; Image shows a cluster of amenity planted bushes, acting as a buffer between the site and the adjacent Kingsgate road. These bushes sit atop previously maintained amenity grassland that has overgrown in the time since its closure.



Photograph 12; Another section of planted bushes. These sections have developed due to their lack of management.



Photograph 13; Shows another overgrown section of amenity grassland bushes in the south western corner of the site.



Photograph 14; A species-poor hedgerow found along the northern border of the site, comprising of mostly unmaintained laurel.

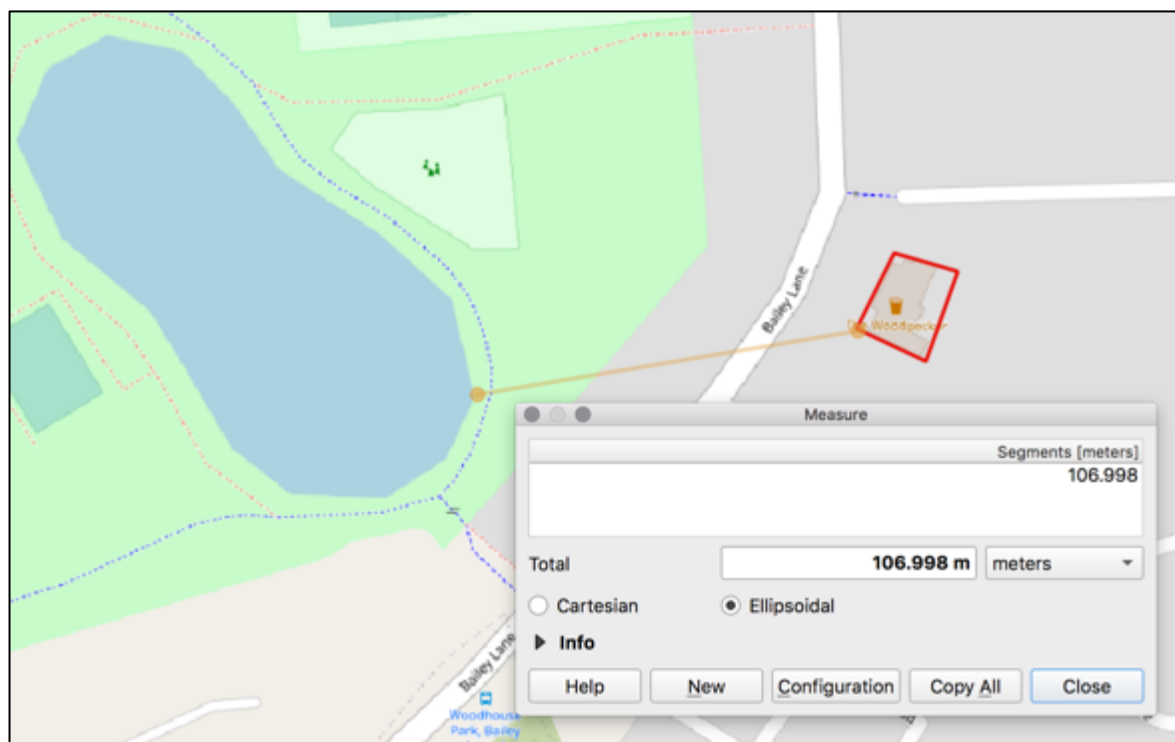
Protected and notable species

Invertebrates

No notable invertebrate species were recorded; however, given the structure of a small section of scrubby species along the borders of the hard standing, it is likely that the flowering vegetation will offer pollinating insects suitable foraging habitat.

Amphibians

Great crested newts are protected by Schedule 2 of the Convention of Habitats and Species Regulations (2010) and Schedule 5 of the Wildlife and Countryside Act (1981, as amended), which provide protection to both the individuals and the areas they use for rest, shelter or breeding. Great crested newts are also a UK BAP and LBAP priority species.



One large water body is found around 100m west of the site. A row of buildings and the busy Bailey lane feature as a buffer between the site and this water body; therefore, it is of no concern to the proposed development work.

Bats

Surrounding habitat and Tree Inspection

No signs of bat usage were noted across the building, and the site offers **negligible bat roost potential**. The roof is in good condition internally and externally. No damage/displacement was found across the external roof along roof and ridge tiles and no damage to fascia and soffit linings was noted. Internally, the building features a well-structured felt lining and well-maintained internal walls.

External Inspection

The building on site is split into several sections. With several flat roofed concrete sections and a single-storey pitched roof section supporting the main two-storey segment of the building. All sections have been extensively boarded to prevent vandalism. The building is a former pub that has been maintained to a working standard over time.

Internal Inspection

The interior of the building was thoroughly checked for evidence of roosting bats, of which none was found. No signs of active or previous bird nesting were noted within the building.

Badger

There were no signs of badger foraging or occupation on site and therefore, no further action is required.

Other mammals

The proposed site, highlighted for development, may present little suitable habitat for other mammals due to its lack of suitable cover and the sites' bare nature.

5. CONSTRAINTS AND RECOMMENDATIONS

The proposed development (within the red line site boundary as shown in *Figure 2.1*) will consist of the demolition of the existing building to facilitate the development of several dwellings. Some amenity planted features and dense hedgerow feature on site and along the boundary.

Positioning, construction, and post construction impacts are therefore likely upon both the habitats and species within and immediately adjacent to the site. Ecological constraints and recommendations with regard to any development of the site are discussed below.

Protected species.

Bats

No signs of bat usage were noted across the site and the building was found to offer negligible bat roost potential.

Where lighting is necessary in areas of tree/shrub planting this will be low wattage, directional, low level and/or shaded to minimise light spill (<1Lux) onto potential flight lines and foraging habitat to ensure that the overall impact caused by lighting the site is negligible. The lighting scheme will be designed with regard to guidance such as the Bat Conservation Trust Statement on the impact and design of artificial light on bats, and the Institution of Lighting Professionals Guidance Notes, to minimise disturbance to bats and other wildlife due to artificial lighting.

Birds

Any potential removal of habitat associated with this development is regarded as relatively insignificant for birds given the abundance of similar habitat in the surrounding landscape. However, nesting birds are protected under The Wildlife and Countryside Act 1981 (and amendments) and it would be an offence to damage or destroy a nest or otherwise disturb a nesting bird.

The amenity bushes and dense hedgerow acting as a buffer from the adjacent main roads offer ideal bird nesting habitat. **it is recommended that the demolition and removal work be done outside of the bird nesting season (March-August) or after a thorough check for active nesting by a qualified ecologist directly prior to demolition work beginning.**

Other Mammals

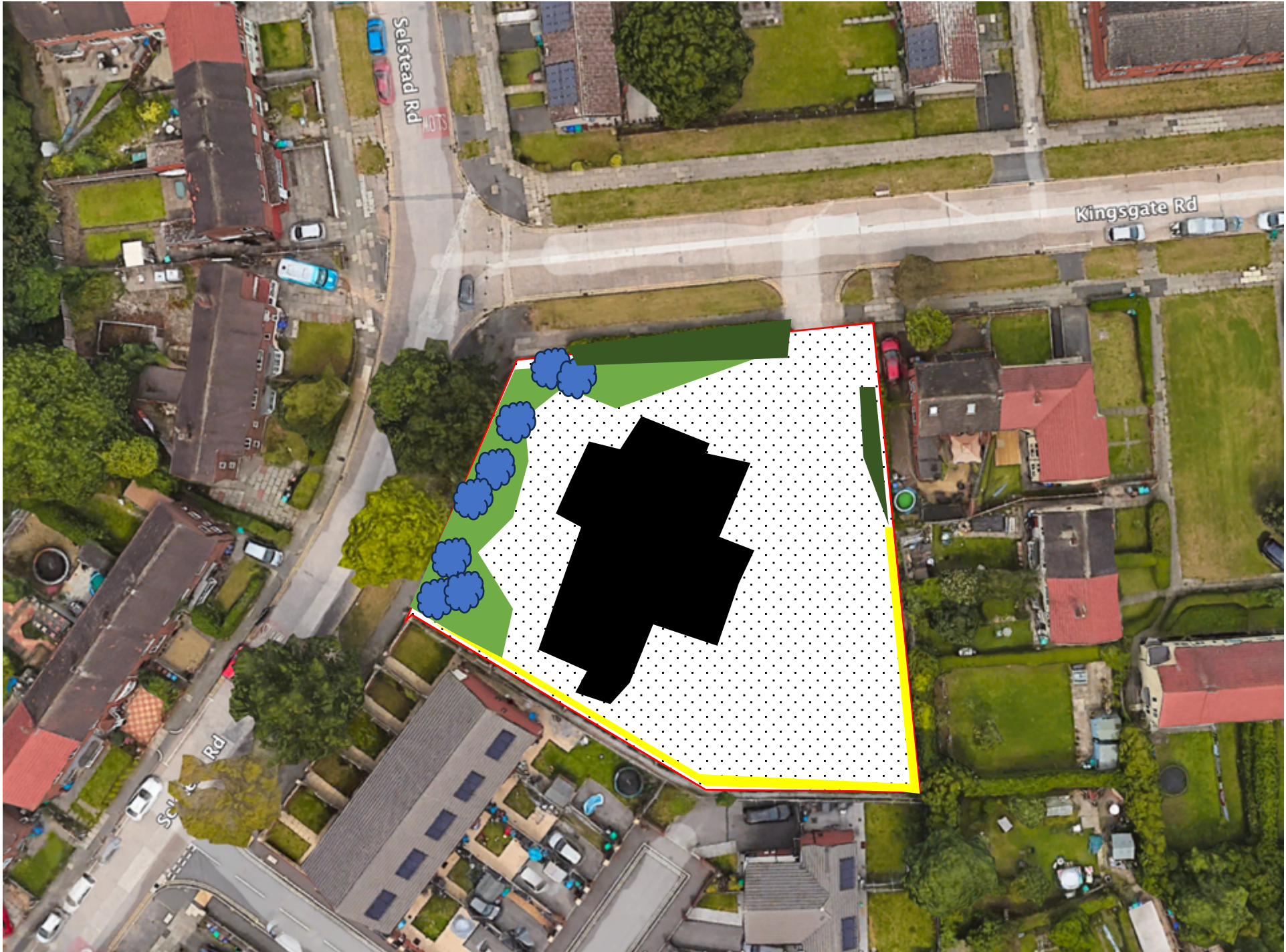
It is possible that Hedgehogs (*Erinaceus europaeus*) may frequent the area during their nightly foraging activity, therefore it is suggested that any changes to fences, or newly erected within the proposed development should contain hedgehog highway gaps to allow free movement between gardens and the wider area.

6. REFERENCES

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Appendices

Appendix 1 – Phase 1 Habitat Map



Habitat Map Key:

Building-



Hard Standing-



Amenity Grassland-



Scrub-



Hedgerow-



Bush-

