PRELIMINARY ECOLOGICAL APPRAISAL

JUNE 2023

Land off Oldham Road
Newton Heath
Manchester
M40 2JB

URBAN GREEN

QUALITY MANAGEMENT

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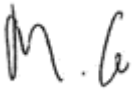
Checked By:	Max Grindle	**Signature:**		**Qualifications:**	Assistant Ecologist, BSc, QCIEEM
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NON-TECHNICAL EXECUTIVE SUMMARY

One Manchester is seeking planning permission for Phase 2 & 3 of the new-build residential development being delivered on land off Oldham Road in Newton Heath (hereafter referred to as 'the site'). The development will create 28 no. new houses and 81 no. apartments with associated gardens, car parking and landscaping.

Urban Green have been appointed to complete a Preliminary Ecological Appraisal of the site. The objectives of the assessment are to identify habitats on site and determine the suitability for any 'protected and/or notable' species that may occur on site. Further ecological surveys and mitigation are recommended which aim to minimise potential impacts on ecology, due to the proposed development.

Following the survey work, the key recommendations are summarised in the following table:

Current Site Use and Adjacent Site Use	The site is currently the abandoned location of two demolished buildings, left to nature. The adjacent site immediately east is part of the same development project land is already under extensive construction. Densely urban residential and commercial districts of Newton Heath surround site on all other aspects.
Potential Impacts on Designated Sites	No potential impacts on designated sites nearby to the site are anticipated to occur due to the proposed development. The site is located at a sufficient distance from nearby designated sites, the proposed development activities have been considered, and furthermore, construction has begun directly adjacent.
Habitats	The site comprised predominantly modified grassland, abandoned and under-development urban land.
Ecological Constraints	The following potential ecological constraints were identified during the assessment: • Suitability for commuting and foraging bats.
Recommended Ecological Mitigation	The following mitigation measures are recommended to minimise potential impacts due to the proposed development: • Reasonable Avoidance Measures during the construction phase for common amphibians and hedgehog. • Precautionary Working Methods during the construction phase for commuting & foraging bats and badger. • If any vegetation require removal, it should be completed outside of the breeding bird season (March to September, inclusive). If this is not feasible, a Nesting Bird Check is to be completed by a qualified ecologist within 48 hours before removal is completed.
Recommended Further Surveys and Reports	No further surveys are required to facilitate development.
Recommended Ecological Enhancements	The National Planning Policy Framework (NPPF) (2021) highlights the requirement for planning policies and decisions to conserve and enhance the natural environment. The proposed development provides the opportunity to enhance the site and ecological enhancements have been recommended.

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1 Introduction

1.1 Background to the Scheme

One Manchester is seeking planning permission for Phase 2 & 3 of the new-build residential development being delivered on land off Oldham Road in Newton Heath, Manchester (hereafter referred to as 'the site'). The development will create 28 no. new houses and 81 no. apartments with associated gardens, car parking and amenities, with hard and soft landscaping. Urban Green have been appointed to undertake a Preliminary Ecological Appraisal (PEA) of the site.

The author of the report is Barnaby Indio Gardner, MEnv, BSc, QCIEEM, Assistant Ecologist at Urban Green. Barney has experience providing ecological consulting services for a range of development schemes across the UK, including residential and commercial schemes.

1.2 Site Context

The site is located at National Grid Reference SD 87941 00634 and comprises a total area of approximately 0.26ha (see Figure 1).

Figure 1 – Site Extent

The site is located within the densely urban area of Newton Heath, 4.5km from Manchester city centre. The northern border is bound by the busy A62 road, which spans an extensive east-west distance beyond site – a major dispersal barrier. To the south of site, the Rochdale Canal spans a similar distance parallel to the A62. Extensive urban residential, commercial, and industrial districts are found in all directions of the site's wider area. Sparse areas of urban green space are interspersed between, notably Moston Vale northwest, Broadhurst park northeast, Brookdale Park southeast, and the woodland off Briscoe Lane Academy close southwest.

1.3 Purpose of this Report

This report has been produced to set out the methods, results, and conclusions of a PEA. The purpose of the PEA report is to identify habitats on site and determine the sites potential value for protected and/or notable fauna and flora, with the addition of potential impacts on designated sites. This will inform

the need for any further ecological surveys and/or mitigation to minimise the potential impacts on ecology on site and within the local area.

Further information and details of UK legislation for those species which are formally protected is defined in Appendix 1, which are considered throughout the assessment.

The National Planning Policy Framework (NPPF) (2021) and other Local Planning Policies are considered with the PEA. Ecological enhancements are advised to be in line with relevant Planning Polices.

2 Methods

The PEA assessment and Report follows the good practice methodology as detailed within the *Guidelines for Preliminary Ecological Appraisal* (CIEEM, 2019).

2.1 Desk Study

2.1.1 Online Resources and Local Records Centre

Due to the size and low impact of the proposed development, a 1km Local Data Search was conducted as it is deemed an appropriate distance for the Zone of Influence.

Sources of information used in the desk study are presented in Table 1.

Table 1 – Desk Study Sources of Information

Source	Date Consulted	Information Sought
MAGIC website (www.magic.gov.uk)	16/05/2023	Locations of statutory designated sites within 1km of the site boundary. Locations of Natura 2000 sites (Ramsar, Special Area of Conservation (SAC) and Special Protection Area (SPA)) within 5km of the site boundary. Locations of European Protected Species Licences (EPSL) and Class Licences within 1km.
Natural England (https://designatedsites/.naturalengland.org.uk/)	16/05/2023	Relevant statutory designated site citations.
JNCC (https://jncc.defra.gov.uk/)	16/05/2023	Information on European wildlife sites. Details of relevant Section 41 species and habitats.
Greater Manchester Ecology Unit	16/05/2023	Locally designated wildlife sites within 1km of site boundary. Records of protected and notable species within 1km of the site boundary.
Greater Manchester Biodiversity Action Plan	16/05/2023	Species and habitats which are given special conservation status at the local level.

2.2 Field Survey

2.2.1 Vegetation

The site was subject to a field survey on 27th April 2023, by Assistant Ecologist Barnaby Gardner QCIEEM. The weather conditions were 11°c, scattered clouds (4/8 oktas), wind speed 2 Beaufort scale.

The methods, and mapping techniques, were based on the standard methodology as detailed by The UK Habitat Classification User Manual (Butcher et al, 2020). A UKHab Habitat Plan has been produced to demonstrate habitats within the proposed development and the surrounding area.

Flora species listed as protected in the *Wildlife and Countryside Act 1981* (as amended) and species which are indicators of important and/or uncommon habitats, were searched for during the survey.

Species abundance is described using the DAFOR scale as shown in Table 2. Percentages are an approximate indication rather than a quantitative measure.

Table 2 – Key to Species Abundance

		Description	Indicative Percentage Ranges
D	Dominant	Covers most of the area	90% or greater
A	Abundant	Very common throughout the area.	50 – 90%
F	Frequent	Common or with many individuals.	20 – 50%
O	Occasional	Occurs in several places but not throughout. Populations are not large.	5 – 20%
R	Rare	Occurs in low numbers in relation to size of area.	Less than 5%
"L" will be used to indicate abundance in a localised area, e.g. LA = Locally abundant			

Any invasive species, including those listed on the revised (April 2010) Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were noted during the field survey when sighted.

2.2.2 Fauna

A site search for field signs of protected and notable fauna was undertaken, and incidental sightings are detailed. The searches completed were as follows:

- Suitability of any ponds to support notable and protected 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.
- Search of any watercourses for signs or suitability for white clawed-crayfish (*Austropotamobius pallipes*), water vole (*Arvicola amphibius*) and otter (*Lutra lutra*) by way of burrows, resting places, holts, and foraging signs.
- Suitability of the site to support notable bird species. Bird nests and droppings of notable and protected bird species.
- Suitability of the site to support notable invertebrates.
- Search of the site for any invasive species.
- Badger (*Meles meles*) field signs such as setts, mammal, paths, snuffle holes and latrines.
- Suitability of the site to support notable terrestrial mammals including harvest mouse (*Micromys minutus*) and brown hare (*Lepus europaeus*).

2.3 Bat Assessment

2.3.1 Preliminary Roost Assessment

A Preliminary Roost Assessment (PRA) was carried out across site using close-focussing binoculars.

The PRA methodology is based on information contained within the Bat Conservation Trust (BCT) guidelines, 3rd edition (Collins, 2016). The categorisation within this report is based on that set out in Table 3, which is used as a basis for determining the requirement for further surveys.

Table 3 – Suitability of Buildings and Trees for Roosting Bats (adapted from Collins, 2016)

Category of Suitability	Typical Characteristics	Further Survey Requirements
High Roost Suitability	A structure/tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. Surveys can be undertaken between May and September, with at least two surveys between May and August.
Moderate Roost Suitability	A structure/tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but are unlikely to support a roost of high conservation status.	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey. Surveys can be undertaken between May and September with at least one survey between May and August.
Low Roost Suitability	A structure/tree with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate condition and/or suitable surrounding habitat to be used on a regular basis by larger numbers of bats.	**Structures:** one emergence/re-entry survey between May and August. **Trees:** No further survey required but precautionary methods of felling recommended.
Negligible Suitability	Negligible habitat features on site likely to be used by roosting bats.	No further work required.

2.3.2 Commuting and Foraging Bats

The site was assessed for its suitability for use by commuting and foraging bats.

The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 3rd edition (Collins, 2016). The categorisation within this report is based on that set out in Table 4, which is used as a basis for determining the requirement for further surveys.

Table 4 – Suitability of Site for Foraging and Commuting Bats (adapted from Collins, 2016)

Category of Suitability	Typical Characteristics
High Suitability	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting or foraging bats such as; river valleys, streams, hedgerows, lines of trees or woodland edge. Site is close to or connected to known roosts.
Moderate Suitability	Continuous habitat connected to the wider landscape that could be used by commuting bats such as lines of trees, scrub or linked back gardens. Habitat connected to wider landscape that could be used for bats for foraging such as; trees, scrub, grassland or water.
Low Suitability	Habitat that could be used by small number of commuting bats such as; defunct hedgerow, isolated features not well connected to surrounding habitat or Isolated habitat that could be used by a small number of foraging bats such as a lone tree or patch of scrub.
Negligible Suitability	No features on site suitable for use by commuting and foraging bats.

2.4 Constraints to the Survey

Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.

This PEA does not constitute a full botanical survey. The protected species assessment provides a view of the likelihood of protected species occurring on the site based on the known distribution of species in the local area and the suitability of the habitat.

It should not, however, be taken as providing a full and definitive survey of any protected species group.

Where a lack of records is found during the data search for a defined geographical area, it does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded. Many records returned within the data search featured a low spatial resolution; in this instance, information regarding the most recent record has instead been provided.

The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited within this document.

2.5 Lifespan of Report

In accordance with CIEEM's Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM, 2019), the details of this report will remain valid for a period of **18 months** from the date of the survey (i.e. until

21st September 2024). After this date, this assessment should be reviewed to determine whether any updated surveys are required.

2.6 Definitions

For the purposes of this report, the term 'protected and notable species' relates to:

- Species included on Schedules 2 and 4 of *The Conservation of Habitats and Species Regulations 2017*;
- Species included on Schedules 1, 5 and 8 of the *Wildlife and Countryside Act 1981* (as amended), excluding species that are only protected in relation to their sale (see section 9[5] and 13[2]);
- Invasive non-native species included on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended);
- Species of principal importance for the conservation of/maintaining and enhancing biodiversity as required under: Section 41 of the *Natural Environment and Rural Communities Act 2006* (England), Section 7 of the *Environment (Wales) Act 2016*, Section 2[4] of the *Nature Conservation (Scotland) Act 2004*;
- Local species of importance as identified within various local biodiversity action plans; and,
- Badgers, which are protected under the *Protection of Badgers Act 1992*.

3 Baseline Ecological Conditions

3.1 Desk Study

3.1.1 Site Location

The site is located within the densely urban area of Newton Heath, a district of Manchester. The busy A62 dual carriageway borders the north of site, an active construction site (a different phase of the same site) lies immediately east, a large Lidl supermarket and car park immediately south, and an extensive residential district west. Such urban environments define the broader landscape, with some interspersed green space.

3.1.2 Designated Sites

No sites that form part of the National Site Network were located within 5km of the site boundary, nor were any other statutory designated sites located within 1km of the site boundary. One non-statutory designated site was located within 1km of the site: Rochdale Canal – Lock at Scowcroft Fram to Stott's Lane / Stott's Lane to Ducie Street Basin. This section of canal is a Site of Biological Interest (SBI) 100m south of site and is designated as a Greater Manchester Biodiversity priority habitat, supporting diverse and rare species of pondweed, emergent, and marginal vegetation.

The site also falls within Impact Risk Zone for a SSSI segment of the same canal, 1km east, based on consultation with MAGIC.

3.1.3 Flora and Fauna

The following section summarises protected and/or notable species records that have been recorded within 1km of the site.

Invertebrates

There were six records of notable invertebrates returned within 1km: Four records of cinnabar (*Tyria jacobaeae*), as well as latticed heath (*Chiasmia clathrate*), and white-letter hairstreak (*Satyrium w-album*). The most recent such record – a cinnabar – was recorded in 2022, on Williams Road.

All returned species are protected under section 41 of the National Environment and Rural Communities (NERC) Act 2006

Birds

A total of 116 records of protected or notable birds were returned within 1km of the site as detailed in Table 6.

Table 6 – Protected or notable birds recorded within 1km

Scientific Name	Common Name	Protection	Closest Record to Site	
			Approx. Min. Distance	Date
Pyrrhula pyrrhula	Bullfinch	BoCC5**, S41*****	375	2022
Prunella modularis	Dunnock	BoCC5**, S41*****	750	2021
Larus argentatus	Herring Gull	BoCC5*, S41*****	1000	2018
Passer domesticus	House Sparrow	BoCC5*, S41*****	950	2014

Scientific Name	Common Name	Protection	Closest Record to Site	
			Approx. Min. Distance	Date
Alcedo atthis	Kingfisher	Sch.1****, BoCC5**	850	2007
Vanellus vanellus	Lapwing	BoCC5*, S41*****	175	2014
Charadrius dubius	Little Ringed Plover	Sch.1****	800	2014
Turdus philomelos	Song Thrush	BoCC5**, S41*****	750	2020
Muscicapa striata	Spotted Flycatcher	BoCC5*, S41*****	1000	2011
Sturnus vulgaris	Starling	BoCC5*, S41*****	175	2014
Phylloscopus trochilus	Wood Warbler	BoCC5*, S41*****	225	2018

* Red list of BoCC5 (2021)
** Amber list of BoCC5 (2021)
*** Black list BoCC5 (2021)
**** Schedule 1 of the WCA (1981)
***** Section 41 of the NERC Act (2006)

Bats

Fifty-one records of bats were returned within the data search, 10 of which were confirmed roosts. There were three common pipistrelle (*Pipistrellus pipistrellus*) roosts, one soprano pipistrelle (*Pipistrellus pygmaeus*), and six of unspecified pipistrelles (*Pipistrellus spp.*). There were a further 41 other bat records of the same species, as well as unspecified bats (*Chiroptera spp.*).

No granted EPSL relating to bats were identified within 1km of the site, based upon consultation with MAGIC.

All species of bat are listed as European Protected Species through the Convention of Habitats and Species Regulations (2017), listed on Schedule 5 of the WCA (1981), and are furthermore listed on the Greater Manchester Biodiversity Action Plan. Soprano pipistrelle are specified further on Section 41 of the NERC Act (2006).

Badger

There were three records of badger (*Meles meles*) within 1km of the site, of which two were confirmed setts.

Badger are protected under the Protection of Badgers Act 1992.

Hedgehog

Three records of hedgehog (*Erinaceus europaeus*) were returned within the data search, with the most recent returned in 2022.

Hedgehog are listed under Section 41 of the NERC Act 2006

Reptiles

There were four records returned for slow-worm (*Anguis fragilis*), all within woodland by Rochdale canal ~1km southwest of site. All were recorded between 2010-11.

Slow-worm are protected under Schedule 5 of the Wildlife and Countryside Act 1981.

No Records Returned

The data search returned no records for:

- Common amphibians
- Great crested newt – No granted EPSL returned within 1km of site.
- White-clawed crayfish
- Hazel dormice (*Muscardinus avellanarius*)
- Water vole
- Red squirrel (*Sciurus vulgaris*)
- Otter
- Invasive non-native species

3.2 Field Survey

The site habitats and accompanying Target Notes are presented in the UKHab Habitat Map in Appendix 3.

Secondary codes are added to confirm the identity of a habitat (when necessary), and to provide information on management and the environment relating to that habitat parcel. The number and type of secondary codes added to a primary habitat will vary depending on the habitats present. There is no limit to the number of secondary codes that can be used for a single parcel. More details regarding the secondary codes used can be found in Appendix 3.

3.2.1 Modified grassland (g4 10 17 77 78 80)

The primary habitat on site was modified grassland, which was separated by secondary codes into variable subsections. The primary habitat, spanning much of the land west of the disused road onsite, was poor-quality modified grassland. The former site of a now-demolished building left neglected afterwards, the area was dominated by grasses and ruderal scrub vegetation. Sweet vernal grass (*Anthoxanthum odoratum*) and perennial ryegrass (*Lolium perenne*) were dominant, as well as abundant herbs and opportunistic species such as white clover (*Trifolium repens*), dandelion (*Taraxacum officinale*) and butterfly bush (*Buddleia davidii*). Other such species were frequent; creeping thistle (*Cirsium arvense*), ragwort (*Senecio jacobaea L*), common dock (*Rumex obtusifolius*), dove's foot (*Geranium mole*), yarrow (*Achillea millefolium*), weld (*Reseda luteola*), and speedwell (*Veronic spp.*)

Photo 1 – The primary modified grassland

3.2.2 Modified grassland (g4 10 17 73 77 80)

A patch of the grassland to the site's west featured notable areas of bare ground, and industrial, hardstanding 'litter'; large blocks of concrete and brick. The vegetation composition was similar to the primary grassland, directly adjacent, though the western border featured greater domination of butterfly bush and bramble (*Rubus fruticosus*), and there was abundant scattered stinkwort (*Dittrichia Graveolens*) throughout, with frequent alder (*Alnus glutinosa*) saplings.

Photo 2 – A scrubby patch of grassland, west

3.2.3 Urban (10 17 189)

The northern half of the main site, west of the road, was defined by the unmanaged demolition debris. The ground was dominantly bare or hardstanding debris, with vegetation dominated by butterfly bush growth. Dandelion, yarrow, mugwort (*Artemisia vulgaris*), ragwort, white clover, willowherb, and dock were scattered yet frequent, with occasional patches of sweet vernal grass.

Photo 3 – Abandoned urban land and vascular plant growth

3.2.4 Modified grassland (g4 80 / 10 11 17 80)

East of the disused road, at the site's north border was a stretch of more naturalised, unmanaged modified grassland, with greater soil definition, grassland cover, and variable sward height. Grass cover was dominantly sweet vernal grass, crested dog's tail (*Cynosurus cristatus*), and cock's foot (*Dactylis glomerata*). Opportunistic vegetation similar to the rest of site was abundant: ribwort plantain (*Plantago lanceolata*), dandelion, ragwort, with frequent willowherb. There was one young silver maple (*Acer saccharinum*) atop the verge.

To the northwest of this patch, a corner by the northern border and disused road featured a crop of young tree saplings and scrub: goat willow (*Salix caprea*), ash (*Fraxinus excelsior*), butterfly bush, herb Robert (*Geranium robertianum*), cleavers (*Galium Aparine*), nettles, and grasses as described above. The patch featured an abundance of litter.

Photo 4 – Modified grassland verge to the northeast

Photo 5 – A corner of saplings and scrub

3.2.5 Other developed land (u1b6 10 111 189) / construction

A disused tarmac road split the site north-south. The road was abandoned and neglected and bordered by scrub and weed species such as dandelion, dock, nettles, white clover, cleavers, butterfly bush, ragwort, herb Robert, and willowherb. The strip was extensively littered.

Much of the wider site boundary, including most of the land east of the disused road, was land overlapping previously approved developments in a separate phase of the same planning application. As such, this land has already begun active construction and no formal habitat remains.

Photo 6 – The disused road looking south

Photo 7 – Construction across much of site

3.3 Site Suitability for Protected and Notable Species

3.3.1 Species Discounted from Assessment

Water vole, otter and white-clawed crayfish (*Austropotamobius pallipes*) have been discounted from assessment as no aquatic habitats are located on site or within proximity. The closest aquatic habitat is the nearby Rochdale Canal SBI, ~100m south, though this stretch of canal is brick-lined with vertical sides, surrounded by busy commercial environment, and separated from site by major dispersal barriers such as busy roads and construction.

Hazel dormouse (*Muscardinus avellanarius*) mainly occur in southern counties, especially in Devon, Somerset, Sussex and Kent. There are few recorded localities north of the Midlands, though they are present in parts of the Lake District and in scattered Welsh localities (Matthews *et al.*, 2018). The species are not generally known to be present within the area (Wembridge *et al.*, 2016). The habitats on site are of limited value due to limited areas of extensive woodland and scrub. As such, the species are reasonably discounted from site.

Red squirrel have been discounted from the assessment. Red squirrel populations are limited to small areas of northern England and are not known to be present in the area; with no previous records returned in the data search. It is anticipated that high abundances of grey squirrel (*Sciurus carolinensis*) are present within this region (Shuttleworth/RSST n.d.). This species will displace red squirrel through competition as well as cause increased red squirrel mortality through the spread of squirrel pox (The Mammal Society, 2020).

3.3.2 Vascular Plants

Much of the site consisted of limited urban-growth modified grassland, with little potential to support the species group. The site was small in size and what vegetation was present consisted dominantly of weeds and opportunist species, with little potential to recruit or support notable vegetation.

Overall, the presence of notable vascular plant species within the site is reasonably discounted.

3.3.3 Invertebrates

There were no aquatic or deadwood habitats, or high floristic diversity present on site, which would provide an important resource for invertebrates during their life cycle. There were spoil heaps and dumped wooden pallets present, and it is anticipated common species will be present on site.

Overall, the presence of notable invertebrates within the site is reasonably discounted.

3.3.4 Amphibians

No ponds were located within site, or within 250m of the site boundary. The Rochdale canal SBI was located 100m south of site and is cited for its support of diverse marine vegetative habitat. Whilst no notable or protected species are expected from the site due to extensive urban dispersal barriers between, it should be anticipated that common amphibian species may commute and be present on site. The site featured areas of scrub which may provide suitable foraging resources and cover for such common amphibians, such as common toads.

The presence of great crested newts onsite can be reasonably discounted, and common amphibians may occur on site.

3.3.5 Reptiles

The site was found to provide limited value for reptiles, given the majority of the site comprised poor-quality urban modified grassland which lacks the structure and habitat quality to support the species group. The scrub habitats, and spoil/waste heaps could provide some terrestrial cover for the species, though these are generally poor quality, with little resources to support species on site.

Overall, the habitats on site were of limited value and no records of the species group were identified. Reptiles are not considered to be present on site.

3.3.6 Birds

Ground Nesting

The site was found to provide negligible value for ground nesting birds, given the lack of variable grass and substrate grassland habitat onsite, and significant disturbance from the construction site directly adjacent. Records of ground nesting birds such as lapwing (*Vanellus vanellus*) were returned within the data search, however it is anticipated that these species would likely use unmanaged habitat in the wider environment preferentially over the site.

Overall, the presence of ground nesting birds onsite is reasonably discounted.

Passerine

The site was found to provide low value for nesting passerines, with only few tree saplings and some scrub providing potential nesting habitat, for multiple passerine species returned within the data search.

The site may provide low value for nesting birds.

Wintering

The site provides limited value for wintering birds, offering no food source that would sustain an over wintering bird population. Furthermore, the site has limited sheltering opportunities for such species, lacking trees and woodland compared against similar habitat in the wider environment. It is anticipated that this more optimal habitat present within the wider area will likely be used preferentially over the site.

Overall, the site provides limited value for wintering birds.

Birds of prey

There are no mature trees or structures present within the site with the suitability to support nesting birds of prey, nor does the site provide suitable habitat for prey species such as field vole (*Microtus agrestis*). Furthermore, there were no records of birds of prey returned within 1km of the site in the data search.

Overall, the presence of birds of prey onsite is reasonably discounted.

3.3.7 Bats

Preliminary Roost Assessment

There were no structures or mature trees present on site capable of hosting bat roosts.

Accordingly, roosting bats are reasonably discounted from site.

Commuting and Foraging Bats

The unmanaged scrub habitats on site are anticipated to provide some value for foraging bats, with common invertebrates anticipated to be present onsite which would serve as a food source to the species group. No major linear features were located within the site which may provide suitable commuting conditions; however, bats may utilise the denser patches of scrub for commuting. The habitats on site appear to be generally common within the local area, with local areas of mature woodland and urban trees and hedges likely to be used preferentially over the site.

Overall, the site was assessed to provide **low** commuting and foraging value for bats.

3.3.8 Hedgehog

The scrub habitats and some taller grasses may provide suitable cover and foraging habitats for the species.

Hedgehog may potentially be present within the site.

3.3.9 Badger

No evidence of badger was observed during the survey, with no records of the species returned within the immediate vicinity. Nevertheless, the better-quality grassland habitat onsite provided some potential for sett-building, and the scrub may provide foraging opportunities. Badger are a highly mobile species group and can cover large areas of land, and records were returned within the wider area.

As such, badger may potentially be present within the site.

3.4 Invasive Species

No invasive, non-native species were present on the site at the time of the field survey. However, it should be noted that some invasive non-native plants are very fast spreading and therefore the potential for these species to be introduced to the site at a later date cannot be ruled out.

4 Ecological Constraints and Recommended Mitigation

4.1 Proposed Development

One Manchester is seeking planning permission for Phase 2 & 3 of the new-build residential development being delivered on land off Oldham Road in Newton Heath (hereafter referred to as 'the site'). The development will create 28 no. new houses and 81 no. apartments with associated gardens, car parking and amenities, with hard and soft landscaping.

4.2 Designated Sites

The site is located within the impact risk zone for a portion of Rochdale Canal designated as a SSSI, located approximately 1.1km east of the site. Consultation with Natural England guidance suggests residential developments such as those proposed shall not impact the SSSI. It is anticipated that other designated sites are a sufficient distance away and are separated by anthropogenic barriers such as residential and industrial zones, such that no impacts as a result of development are anticipated. Furthermore, planning has been approved for another phase development of the same site, and construction is underway on directly adjacent land. It is unlikely the developments detailed in this report will upset this status quo any further.

One non-statutory SBI is located within 1 km of the site boundary. There may be small increase of visitors to the nearby site. However, based on the size and nature of the scheme and the proposed retention of green space on site, it is anticipated the potential impacts will not be of significance.

4.3 Habitats

The site comprised habitats that were found to be widespread within the local area, featuring little value for wildlife. The scattered scrub and grasslands are of highest value, and these are due to be removed as part of the development.

The site featured scattered tree saplings. Under the BS5837 survey parameters, surveys should be undertaken for "all trees within the site with a stem diameter of 75 mm or more" (BSI, 2012). As the site's saplings did not meet this requirement, no further surveys concerning them are required.

4.4 Fauna

4.4.1 Amphibians

Great crested newts were deemed unlikely to be present on site and no further consideration for the species is required. However, there is a possibility that common amphibians such as common toad may be present on site.

It is recommended that Reasonable Avoidance Measures are to be followed during site clearance. All site contractors are to be inducted to the potential presence of the species. Any debris is to be cleared by hand, and any common amphibians located moved carefully, by hand, to outside of the development area.

4.4.2 Birds

Vegetation removal of denser scattered scrub should be undertaken outside of the breeding bird season (March to September, inclusive). If this is not possible, a suitably experienced ecologist should check the habitat for breeding bird activity no more than 48 hours before clearance. If nesting activity is found, nests must be left in situ until the young have fledged.

The site has been assessed to provide some suitable habitat for nesting birds, therefore it is recommended that the landscape scheme for this site contains a range of habitats such as scrub and trees, which will provide suitable shelter and nesting habitat for a range of bird species which are likely to be present in the surrounding area.

4.4.3 Bats

Foraging and Commuting Bats

The site was assessed as being of low value to commuting and foraging bats. It is recommended that the landscape designs for this site contain a mix of native plant species and those known to be of value to native invertebrate species, providing additional value to local bat populations as a foraging resource.

Lighting mitigation should follow the guidance 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).

Construction lighting should not be directed towards surrounding habitats including the grasslands, and local woodland southwest of site, where possible. The construction lighting may impact bats which are sensitive to light. Directional lighting will be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.

An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:

- Keep site lighting to minimum levels.
- Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
- Lighting should feature peak wavelengths greater than 550nm.
- Internal lighting should be positioned away from windows to minimise light spill, where appropriate.
- Light placement should be downward facing to prevent excess horizontal or vertical light spill.
- The use of integrated fittings such as cowls, shields, louvres, and hoods, that effectively contain light spill from unintended areas, where appropriate.
- The use of hard landscaping features to block light and create dark corridors.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use, where appropriate.
- Column heights of lighting can be considered to minimise light spill.

4.4.4 Hedgehog

Hedgehog may be present on site, as such checks for hedgehogs should be carried out prior to vegetation removal to avoid harming this species during works.

4.4.5 Badgers

The habitats onsite provided potential for sett building throughout, with the scrub providing foraging opportunities. The site featured limited connection to the wider environment, though badger records were returned locally, and as such may provide potential for commuting behaviour.

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

- All site operatives will be inducted to the potential presence of the species and the species legal protection.
- 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 site manager immediately. A minimum 20m buffer will be maintained from the potential sett until an ecologist has been to site.
- All excavations will be battened at a 45-degree angle or ramps to be positioned to allow escape should animals become trapped.
- 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.

4.5 Invasive Species

No invasive, non-native species were present on the site at the time of the field survey. However, it should be noted that some invasive non-native plants are very fast spreading and therefore the potential for these species to be introduced to the site at a later date cannot be ruled out. In the event that invasive species are identified during the course of works, an invasive species specialist should be contracted to map the extent of invasive species present within the site and produce a detailed management plan for the removal and eradication of such species onsite.

5 Further Surveys

No further surveys are required to facilitate development.

6 Opportunities for Enhancement

The National Planning Policy Framework (NPPF) (2021) highlights the requirement for planning policies and decisions to conserve and enhance the natural environment.

Paragraph 174 states that this should be achieved by (in terms of this assessment only):

a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

Specific enhancement recommendations for the site include the following:

- Planting of linear features such as hedgerows and trees throughout the site where possible, to add commuting features within the site.
- An ecologically sensitive planting scheme could be incorporated on the site to promote invertebrate use of the site, which could benefit local bat and bird species.
- Bat and bird boxes to be placed according to specification on aspects of the newly constructed residential buildings, to add commuting and roosting features within the site

7 Conclusion

The PEA has met the objectives of the report, by demonstrating the following:

- The major habitats identified on site included unmanaged modified grassland featuring scattered scrub, and other developed urban land and are detailed in Section 3.
- Potential ecological constraints identified included suitable habitat for common amphibians, nesting birds, commuting & foraging bats, hedgehog, and badger, and are detailed in Section 3.
- Mitigation recommendations to be completed prior and during the construction phase for common amphibians, nesting birds, commuting & foraging bats, hedgehog, and badger have been detailed in Section 4.
- No further surveys are required to facilitate development, as described within Section 5.
- General ecological enhancements are listed within Section 6.

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Appendix 1 – Relevant Legislation

Legislation relating to European Protected Species (e.g. bats, otter, great crested newt)

European Protected Species and their resting places (e.g. bat roosts) are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CRoW) Act 2000, and the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 transpose the European Union's 'Habitats Directive' (Council Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive) into UK law. The Regulations provide for the designation and protection of 'European Sites', the protection of 'European Protected Species' (EPS), and the adaptation of planning and other controls for the protection of European Sites. EPS are listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to:

- Intentionally kill, injure or take certain animals listed in Schedule 5;
- Intentionally or recklessly damage or destroy any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection;
- Intentionally or recklessly disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; or
- Intentionally or recklessly obstruct access to any structure or place which any such animal uses for shelter or protection.

In addition, under this legislation there are offences relating to sale, possession and control of wild animals listed in Schedule 5.

- Under the Conservation of Habitats and Species Regulations 2017 it is an offence to:
- Deliberately capture, injure or kill any wild animal listed as a European Protected Species;
- Deliberately disturb wild animals of any such species in such a way as to be likely:
- to impair their ability:
    - to survive, to breed or reproduce, or to rear or nurture their young, or;
    - in the case of animals of a hibernating or migratory species, to hibernate or migrate, or;
- to affect significantly the local distribution or abundance of the species to which they belong.
- Deliberately take or destroy the eggs of such an animal, or;
- Damage or destroy a breeding site or resting place of such an animal.

In addition, under this legislation there are offences relating to possession, control sale and exchange of an EPS.

Great crested newt, otter and several species of bat are listed as a SoPI under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Legislation for amphibians (other than great crested newt)

Under the Wildlife and Countryside Act 1981 (as amended) the four widespread amphibian species, smooth newt (*Triturus vulgaris*), palmate newt (*Triturus helveticus*), common toad (*Bufo bufo*) and common frog (*Rana temporaria*) receive limited protection through section 9(5) only which makes selling, offering for sale, possessing or transporting for the purpose of sale (live or dead animal, part or derivative) an offence.

Common toad is listed as a SoPI under Section 41 of the NERC Act 2006.

Legislation relating to breeding birds

All birds, their nests and eggs are protected by the Wildlife and Countryside Act 1981 (as amended) and it is an offence, with certain exceptions, to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built;
- Intentionally take or destroy the egg of any wild bird; and
- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building or is in, on or near a nest with eggs or young; or disturb the dependent young of such a bird.

Schedule 1 of the Wildlife and Countryside Act 1981 provides further protection for selected species (including peregrine falcon (Falco peregrinus), barn owl (Tyto alba), little ringed plover (*Charadrius dubius*) and black redstart (*Phoenicurus ochruros*) during the breeding season. If any person intentionally or recklessly disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or disturb dependent young of such a bird. That person shall be guilty of an offence.

A number of bird species are listed as SoPI under Section 41 of the NERC Act 2006.

Conservation status - Birds of Conservation Concern (Eaton et al. 2015)

The UK's leading bird conservation organisations have worked together on the third quantitative review of the status of the birds that occur regularly in the UK, updating the last review in 2011. The status of birds within the UK have been regularly monitored through a series of surveys, including the national Breeding Bird Survey, Common Bird Census, sea bird monitoring programs and wetland monitoring programs. The result of this review and continued monitoring is The Population Status of Birds in the UK, Birds of Conservation Concern 4: 2015.

Birds are assessed against criteria to place each species on one of three alert lists, red, amber or green. Red list species are considered to be of high conservation concern, being either globally threatened, having historical UK population declines, having a rapid population decline or breeding range contraction of 50% or more in the last 25 years.

Amber list species are considered to be of medium conservation concern as they meet one or more of the following criteria (but none of the red list criteria):Red listed for historical decline in a previous review but with substantial recent recovery (more than doubled in the last 25 years), a UK breeding range contraction of between 25% and 49%, a reduction of breeding or non-breeding population of 25-49% in the last 25 years, a 5-year mean of 1-300 breeding pairs in the UK, an unfavourable European conservation status, at least 50% of the UK breeding population found in 10 or fewer sites, or where the breeding population in the UK represents 20% or more of the European breeding populations.

Green list species are considered to be of low conservation concern. They include all regularly occurring species that do not qualify under any of the red or amber criteria are green listed. The green list also includes those species listed as recovering from Historical Decline in the last review that have continued to recover and do not qualify under any of the other criteria.

Legislation relating to badger

Badgers are protected under the Protection of Badgers Act 1992 (as amended) which makes it an offence to:

- wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so;
- intentionally or recklessly damage, destroy or obstruct access to a badger sett; and
- disturb a badger when it is occupying a sett.

These provisions have implications for construction or preparation works undertaken in the vicinity of an active sett and may be confounded by distance from the sett entrance. Any works resulting in ground penetration, vibration or noise near an identified badger sett entrance/s have the potential to disturb badgers and advice should be sought from a suitably experienced ecologist under such circumstances. If disturbance to an active sett is probable, then a licence may need to be obtained from Natural England before any works commence.

Legislation relating to invasive plant species

Several non-native invasive plant species such as Himalayan balsam (*Impatiens glandulifera*), giant hogweed (*Heracleum mantegazzianum*), Japanese rose (*Rosa rugosa*), variegated yellow archangel (*Lamiastrum galeobdolon*), rhododendron (*Rhododendron ponticum*) and Japanese knotweed (*Reynoutria japonica*) are listed under Schedule 9 of the Wildlife and Countryside Act, 1981 (as amended), which makes it an offence to '...plant or otherwise cause the species to grow in the wild'. This includes spreading or transferring contaminated soil from one area to another.

Estate Managers and landowners have a duty to pro-actively treat knotweed outbreaks. Under the Natural Environment and Rural Communities Act 2006 (NERC), subsection 14ZA (1), makes it is an offence to sell, offer or expose for sale, or to have in one's possession or transport for the purpose of sale, any Schedule 9 animal or plant or anything from which such an animal or plant can be propagated, including rhizomes of Japanese knotweed. Under subsection 14ZA (2) it is also an offence to publish or cause to be published any advertisement for the purchase or sale of these animals and plants.

The Environmental Protection Act 1990 (EPA 1990) contains a number of legal provisions concerning controlled waste. Any Japanese knotweed contaminated soil or plant material that is intended for discard is likely to be classified as controlled waste.

The Environmental Protection (Duty of Care) regulations 1991 also imposes a 'duty of care' on persons concerned with controlled waste, which includes any materials incorporating Japanese knotweed including soil, grass cuttings, general wastes and ash arising from the burning of knotweed. The duty applies to any person, who produces, imports, carries, keeps, treats or disposes of controlled waste. Failure to appropriately dispose of any material containing Japanese knotweed may lead to prosecution under Section 33 and 34 of the EPA 1990 and Section 14 (2) of the Wildlife & Countryside Act 1981 (as amended).

If knotweed stands are to be treated with herbicides, The Control of Pesticides Regulations (1986) applies. These regulations require any person who uses a pesticide to take all reasonable precautions to protect

the health of human beings, creatures and plants, safeguard the environment and in particular avoid the pollution of water. If pesticides are to be used in or near to a watercourse, the Environment Agency should be contacted, and approval must be sought (application to use herbicides in or near water).

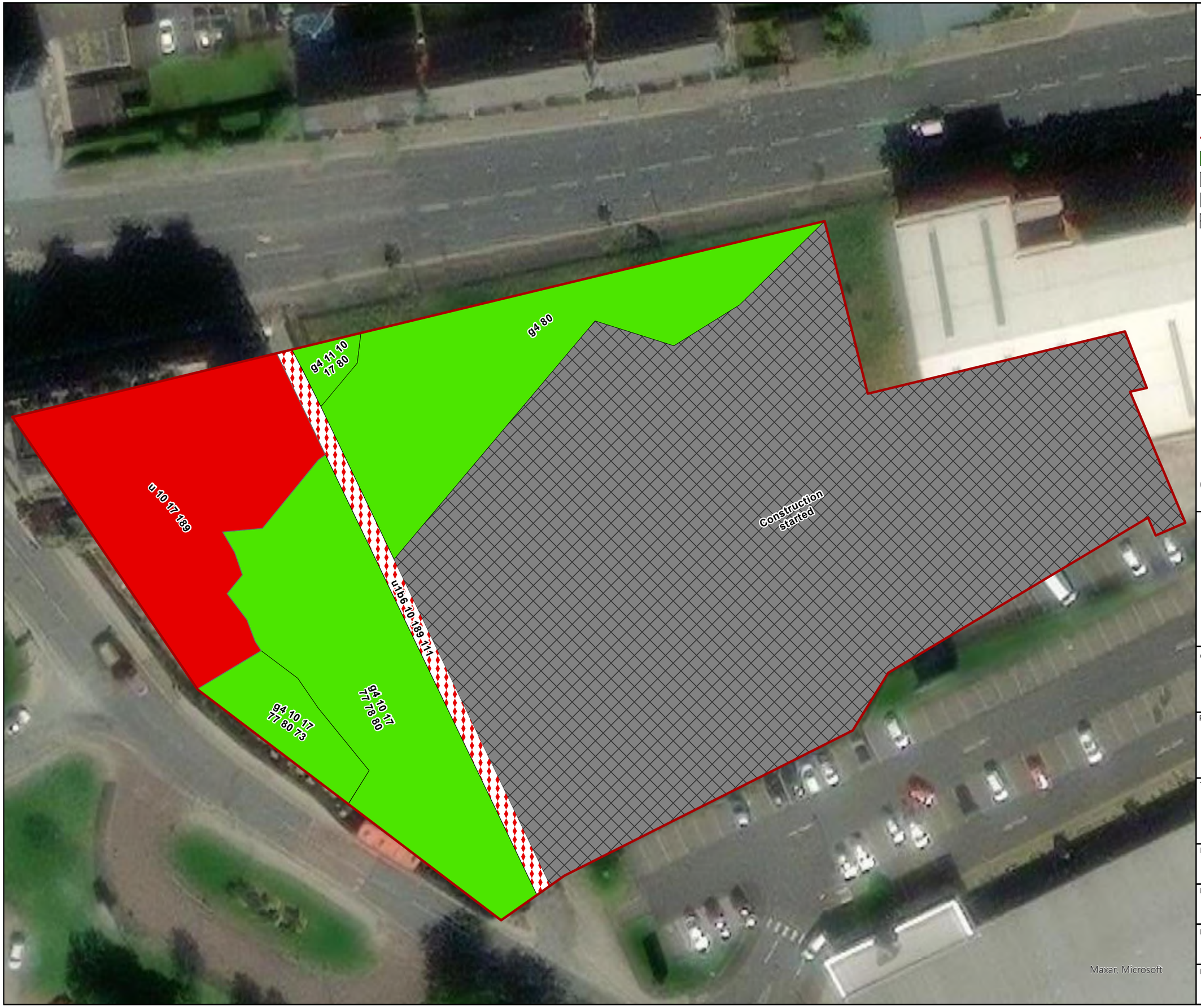
Waste leaving the site must be handled responsibly and in accordance with the law at all stages between its production and final recovery or disposal. Waste must be transferred to an authorised person, who is either a registered waste carrier or exempted from registration by the Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991.

Additional legislation regarding the transport of Japanese knotweed contaminated materials is covered by the Hazardous Waste Regulations 2005 (HWR 2005). This contains provisions about the handling and movement of hazardous waste. Consignment notes must be completed when any hazardous waste is transferred, which includes details about the hazardous waste properties and any handling requirements. Untreated Japanese knotweed is not classed as hazardous waste, but material containing knotweed which has been treated with certain herbicides, may be classified as hazardous waste.

If any waste soil or knotweed is sent for landfill either before or after treatment, it must go to a landfill that is authorised to receive it**.**

Appendix 2 – Habitat Map and Target Notes

Hierarchical code	Code	Meaning
Primary Code	g4	Modified grassland
	u	Urban
	u1b6	Other developed land
Secondary Code	10	Scattered scrub
	11	Scattered trees
	17	Ephemeral
	73	Native
	77	Active management
	80	Unmanaged
	111	Road
	189	Scattered grass



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Legend

- Red Line Boundary
- Modified grassland
- Other developed land
- Urban
- Phase 1 in construction

N

0 0.01 0.01 0.03 Kilometers

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G R E E N

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Project: **Land of Oldham Street, Newton Heath**

Title: **UKHAB Habitat Map**

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