68-70 HIGH STREET, MANCHESTER

Breeding Bird Impact Assessment

November 2023

CONTAINS CONFIDENTIAL BIRD INFORMATION

Collingtonwinter
environmental

Report Control Sheet

Project Name: *68-70 High Street, Manchester*
Project Reference: *CW20-1041*
Report Title: *Breeding Bird Impact Assessment*
Report Reference: *CW20-1041 RPT 003*
Printing Instructions: *Print at A4 Portrait, Double Sided.*

Rev	Date	Description	Prepared	Reviewed	Approved
1	16/11/2023	Draft report sent to Client for comment	CO	OC	OC
1	21/11/2023	Final version sent to Client.	CO	OC	OC

Collington Winter Environmental Ltd disclaims any responsibility to Karim Holdings and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with Karim Holdings and according to the proposed plans supplied by the client or the client's agent upon commencement of the project.

The contents of this report are valid at the time of writing. As the ecological value of a site is constantly evolving and changing, if more than twelve months have elapsed since the date of this report, further advice must be taken before reliance upon on the contents. Notwithstanding any provision of the Collington Winter Environmental Ltd Terms & Conditions, Collington Winter Environmental Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than twelve months after the report date.

This report is confidential to Karim Holdings and Collington Winter Environmental Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

© Collington Winter Environmental Ltd 2023

CONTENTS

1. INTRODUCTION 5

1.1. SCOPE & PURPOSE 5
1.2. LOCATION 5
1.3. OBJECTIVES 5
1.4. RELEVANT LEGISLATION 5

2. METHODOLOGY 7

2.1. DESK STUDY 7
2.2. IMPACT ASSESSMENT 7

3. DESK STUDY 8

3.1. PREVIOUS SURVEYS 8
3.2. DESIGNATED SITES 8
3.3. HABITATS 8
3.4. DATA SEARCH 8

4. ASSESSMENT FOR BIRDS 10

4.1. SCHEDULE 1 SPECIES 10
Black redstart *10*
Peregrine *10*
Kingfisher *10*
Hobby *10*
Little Ringed Plover *10*
4.2. OTHER BIRD SPECIES 11
4.3. POTENTIAL IMPACTS 11
4.4. MITIGATION MEASURES 11
4.5. COMPENSATION MEASURES 11

5. SUMMARY 13

5.1. CONCLUSION 13

6. BIBLIOGRAPHY 14

7. APPENDIX 15

1. INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Karim Holdings Ltd to complete a Breeding Bird Impact Assessment at 68-70 High Street, Manchester, M4 1EA. This report has been produced to inform planning permission for at the site for the renovation of an existing building into a hotel.

1.1.2. The author of this report is Caitlin O'Connor, Ecological Project Manager at Collington Winter Environmental Ltd and this report has been supervised by Olivia Collington BSc (Hons), MIEnvSc, CEnv Director at Collington Winter Environmental Ltd. Olivia is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.1.3. The aim of this report is to assess the sites suitability for breeding birds, particularly those protected on Schedule 1 of the Wildlife and Countryside Act, 1981, as per a consultation between the Client and Greater Manchester Ecology Unit (GMEU).

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is in the Central Retail District in the city of Manchester.



Figure 1.1 Site Location

1.3. OBJECTIVES

1.3.1. The objectives of the Breeding Bird Impact Assessment are as follows:

- Determine the importance of the building to be affected in relation to local bird populations.
- Assess the potential impacts of the proposed development.
- Advise relevant mitigation (where necessary) for bird species.

1.4. RELEVANT LEGISLATION

1.4.1. All birds in the UK and their nests are protected under the Wildlife and Countryside Act 1981 (WCA 1981). The following are criminal offences:

- Killing, injuring or taking any wild bird
- Taking, damaging or destroying the nest of any wild bird whilst that nest is in use or being built

- Taking or destroying the egg of any wild bird • Possessing any live or dead wild bird, or any part, or anything derived from such a bird
- Possessing an egg of a wild bird or any part of such an egg

1.4.2. Certain bird species are also protected on Schedule 1 of the WCA 1981 which makes the following criminal offences:

- Disturbing any Schedule 1 wild bird whilst it is building a nest or is in, on or near a nest containing eggs or young.
- Disturbing dependent young of such a bird.

2. METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Review of aerial and OS maps for habitat information.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- A review of the birds obtained from the ecological data search obtained on 14/11/2023 by GMEU.
- A review of the any previous surveys.

2.2. IMPACT ASSESSMENT

2.2.1. This assessment identifies the designated sites, key habitats and local bird populations including protected bird species within the surrounding area of the site.

2.2.2. The analysis of Sites of Special Scientific Interest (SSSI) or Local Wildlife Sites (LWS) or inclusion on Red Data Book Lists or Local Biodiversity Action Plans.

2.2.3. Consideration of the impact is important and essential to assess the impact on local bird populations. In identifying impacts, the review considers the Client's site proposals and any subsequent recommendations made are proportionate / appropriate to the site and have considered the Mitigation Hierarchy as identified below:

- Avoid: Provide advice on how the development may proceed by avoiding impacts on local bird populations by consideration of the site design.
- Mitigate: Where avoidance cannot be implemented, mitigation proposals are put forward to minimise impacts to local bird species as a result of the proposals.
- Compensate: Where avoidance cannot be achieved, mitigation strategy will consider the requirements for site compensatory measures.
- Enhance: The assessment will identify appropriate enhancements for local bird populations.

3. DESK STUDY

3.1. PREVIOUS SURVEYS

3.1.1. A Preliminary Roost Assessment (PRA) was conducted at the site in June 2023 by Collington Winter Environmental which assessed the building as having 'low' bat roosting potential due to multiple potential roosting features and potential external access points in relation to several slipped, cracked, or missing roof tiles and brickwork, and a smashed window on the northern aspect. The PRA also identified several suitable features for breeding bird such as an open window on the southern interior as well as a smashed window on the northern aspect. Bird droppings and individual pigeons (*Columba livia domestica*) were identified across the extent of the interior of the building, particularly on the highest elevation within the loft area. One individual was also identified nesting on a windowsill along the southern aspect of the building.

3.2. DESIGNATED SITES

3.2.1. A review of Magic.gov.uk found no statutory designated sites within 3km from the site boundary.

3.3. HABITATS

3.3.1. The site comprises one single building located in Manchester City Centre. The building is a three-storey red brick corner property with a basement and loft space. The PRA identified several suitable features for breeding bird such as an open window on the southern interior as well as a smashed window on the northern aspect. Bird droppings and individual pigeons (*Columba livia domestica*) were identified across the extent of the interior of the building, particularly on the highest elevation within the loft area. One individual was also identified nesting on a windowsill along the southern aspect of the building.

3.3.2. Habitats within the wider area comprise almost exclusively of commercial developments with associated infrastructure. These habitats provide will provide some value for urban dwelling species in relation to ledges and roof voids, for instance, which may be used for nesting. The River Irwell is located approximately 480 m northwest from the site at the closest point which is a known vital habitat for wetland birds, particularly wintering ducks.

3.4. DATA SEARCH

3.4.1. A data search of the 1km radius surrounding the site was obtained from Greater Manchester Local Records Centre (GMLRC) on 14/11/2023.

3.4.2. Over 500 records of Section 41 birds were returned in the data search and a further 185 confidential records relating to breeding behaviours (courtship, nesting, fledglings, pairs of birds). It should be noted that only birds which are present within similar habitats have been included within this assessment. Birds which were deemed as unsuitable for the site such as wading birds have not been included within this assessment as the site does not have the suitability to support these species.

3.4.3. Bird species returned in the data search include:

- Black Redstart
- Bullfinch
- Cuckoo
- Curlew
- Dunnock
- Herring Gull
- Hobby
- House Sparrow
- Kingfisher
- Lapwing
- Lesser Redpoll
- Linnet
- Little Ringed Plover
- Peregrine
- Skylark
- Song Thrush
- Spotted Flycatcher
- Yellow Wagtail

3.4.4. Latin names for bird species have been included within the Appendix as well as maps displaying the locations of the records in relation to the site.

3.4.5. Birds highlighted in red are listed on Schedule 1 of the WCA 1981. The birds listed in Schedule 1 of the Wildlife and Countryside Act 1981 are further protected by further special penalties in additional to standard legislation all year round which include:

- Disturbing any Schedule 1 wild bird whilst it is building a nest or is in, on or near a nest containing eggs or young.
- Disturbing dependent young of such a bird.

4. ASSESSMENT FOR BIRDS

4.1. SCHEDULE 1 SPECIES

Black redstart

4.1.1. Records of black redstart were returned covering the 1km radius from the site, including records of breeding pairs and fledglings. Many of the records relate to 2005/2006 and the earliest in 2010. The closest record is located relating to buildings within the same block as the site which are of similar construction and size.

4.1.2. Black redstart is a small passerine bird typically found in rural mountainous regions as well as urban environments within derelict buildings, power stations, cranes, and other tall infrastructure. They will also select cracks and crevices to nest in.

4.1.3. The PRA identified a range of cracks and crevices that may be exploited by black redstart. It is possible that the building supports breeding black restart.

Peregrine

4.1.4. Many records of peregrine were returned within Manchester City Centre, including breeding and fledgling records. Many of the records relate to Dial House, Bradford Road Gasworks, and the CIS Building. The closest record is located approximately 130m northeast from the site.

4.1.5. Peregrines will traditionally nest on tall cliff faces but have now made homes within city centres relating to very tall buildings.

4.1.6. The site provides limited potential nesting habitats for peregrine due to a lack of suitable external ledges that may be used for nest creation. It is not anticipated that peregrine will utilise the building and they are not considered further within this report.

Kingfisher

4.1.7. Records of kingfisher were returned in the data search, primarily relating to the River Irwell and other watercourses in the wider area.

4.1.8. Kingfisher typically nest within burrows in soft riverbanks. They can be found along all watercourses, year-round.

4.1.9. The site provides negligible nesting habitats for kingfisher. As such, they have been discounted from the assessment and they are not considered further within this report.

Hobby

4.1.10. A total of three records of hobby were returned in the data search – none of which relate to breeding behaviours. The most recent record relates to 2008 which is now considered historic.

4.1.11. Hobby will nest within individual trees, treelines, and woodland. Due to limited availability of nesting habitats and lack of recent records, hobby is not anticipated to be present on site and they are not considered further within this report.

Little Ringed Plover

4.1.12. Records of little ringed plover were returned in the data search primarily relating to breeding behaviours. The most recent record relates to courtship behaviour observed in May 2023 within a nearby construction site.

4.1.13. Little ringed plover will nest on bare ground with little vegetation, usually shingle and sand as well as gravel pits. Although, bare ground construction sites within cities have been recorded as favourable by the species.

4.1.14. The site provides no nesting habitats fort little ringed plover as it comprises entirely a single derelict building with no associated hardstanding/bare ground. As such, they have been discounted from the assessment and they are not considered further within this report.

4.2. OTHER BIRD SPECIES

4.2.1. The building was confirmed to support nesting pigeons within the loft space as well as externally on ledges. As such, the renovations of the building will result in the loss of breeding bird habitat for pigeons. Pigeons are not Section 41 species or Schedule 1 of the WCA 1981; however, they are afforded protection under the WCA 1981 – as detailed in Section 1.4.

4.2.2. A full assessment of all bird species has been included within the Appendix. The impacts upon all bird species have been identified as negligible except for Herring Gull, which may nest upon the roof of the building. Herring gulls are not anticipated to use the building in significant numbers.

4.3. POTENTIAL IMPACTS

4.3.1. All birds, their nests, eggs and young are legally protected, with certain exceptions, under the Wildlife and Countryside Act 1981 (as amended).

4.3.2. The building is to undergo a full renovation to facilitate the change of use to a proposed hotel. As such, there is the risk of injuring or killing bird species and their young should works commence without the implementation of mitigation measures. Furthermore, the renovation will ultimately result in the loss of potential breeding bird habitats for certain species such as pigeons and black redstart.

4.3.3. The site is providing negligible potential for ground nesting birds. As such, all ground nesting birds such as little ringed plover and lapwing have been discounted from assessment and no negative impact is to occur upon such species.

4.4. MITIGATION MEASURES

4.4.1. The building was confirmed to support nesting pigeons within the loft space as well as on external ledges. Other bird species such as black redstart and herring gull may exploit the building for nesting.

4.4.2. Any building works should be undertaken outside of the breeding bird season (March to September inclusive). If this is not possible, a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to removal. If nesting activity is observed, the nest(s) should be left in situ until the young have fledged. A suitable buffer will be maintained and determined by the ecologist. It should be noted that pigeons will nest year-round.

4.5. COMPENSATION MEASURES

4.5.1. The development will result in the unavoidable loss of potential breeding bird habitat for black redstart. To compensate for the loss, suitable nesting provisions should be installed on the building post-renovation. It is recommended three WoodStone Build-in Open Next Boxes are installed within external walls to provide nesting cavities (Figure 4.4.1). Bird boxes are most effective when positioned north-east to north-west facing aspects to prevent overheating throughout the summer nesting season and to help shelter the boxes from adverse weather conditions. The boxes should be installed as close to the top of the building as possible.



Figure 4.1.1 WoodStone Build-in Open Next Box

4.5.2. The bird boxes are to be inspected every 2-3 years to check for any signs of damage. Any boxes that are found to be damaged/missing should be replaced. Bird boxes also require periodic cleaning after uptake. **These will be inspected outside of bird nesting season (March-September inclusive).** If any unhatched eggs are found outside of bring nesting season, then they may be removed legally between September and January and disposed of.

5. SUMMARY

5.1. CONCLUSION

5.1.1. Overall, the site has been found to support numbers of pigeons during the PRA survey conducted by Collington Winter Environmental Ltd both internally and on external ledges. The site also has the potential to support breeding black redstart and herring gull.

5.1.2. As such, appropriate mitigation measures have been outlined to protect breeding birds should they be present in the building before works commence. This includes nesting bird checks before works commence on the buildings. Should nesting activity be noted during the checks, the ecologist will advise on further mitigation measures.

5.1.3. Compensatory nest boxes have been recommended to allow for the continuity of potential nesting sites for black redstart post-renovation.

5.1.4. Overall, should the proposed measures be adhered to, there is not anticipated to be a negative impact upon breeding birds at a site or local level.

6. BIBLIOGRAPHY

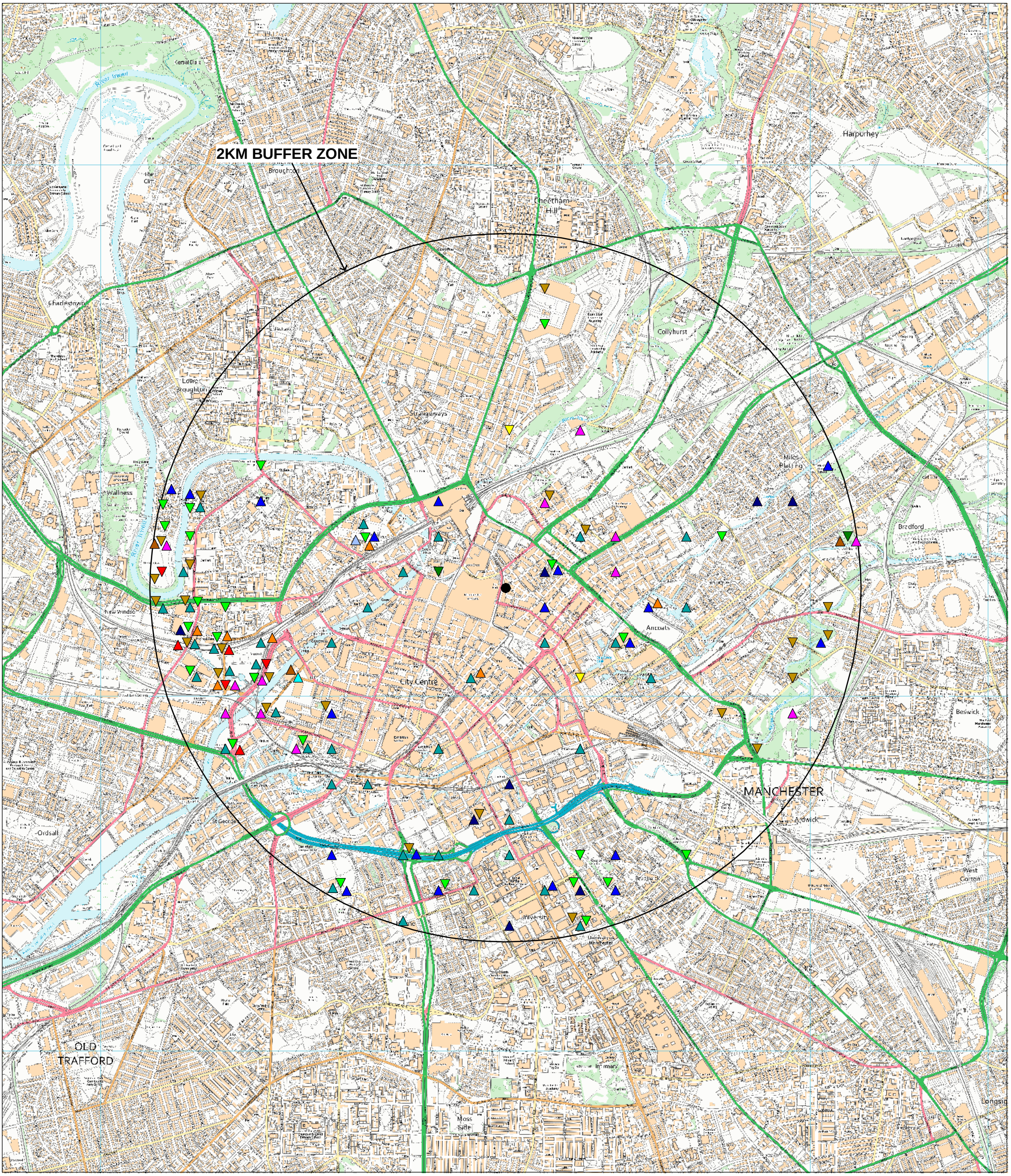
- Collington Winter Environmental (2023). Preliminary Roost Assessment.
- British Trust of Ornithology., (2021) Birds of Conservation Concern.
- Eaton MA, Aebischer NJ, Brown AF, Hearn RD, Lock L, Musgrove AJ, Noble DG, Stroud DA and Gregory RD (2015) Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. British Birds 108, 708–746. Available online at britishbirds.co.uk/wp-content/uploads/2014/07/BoCC4.pdf IEA (1995). Guidelines for Baseline Ecological Assessment. E & F Spon.
- Natural England, (2000). Key Habitat Attributes for Birds and Bird Assemblages in England.

7. APPENDIX

Table 7.1.1: Bird species obtained from the data search.

Scientific Name	Common Name	BoCC Designations 2021	Habitat Requirements	Habitat Suitability
(Phoenicurus)	Black Redstart	BoCC: Amber	This species requires tall infrastructure with cracks and crevices.	The site provides suitability for the species.
(Pyrrhula pyrrhula)	Eurasian Bullfinch	BoCC: Amber	The species are found within woodland and scrub habitats, often found in parks.	The site does not provide suitable nesting habitat to support these species.
(Cuculidae canorus)	Cuckoo	BoCC: Red	This species are usually found within in woodland, particularly woodland edges, as well as around reed beds and the moorlands of Scotland.	The site does not provide suitable nesting habitat to support these species.
(*Numenius arquata)*	Curlew	BoCC: Red	This species is found on estuaries in winter and moors in summer.	The site does not provide suitable nesting habitat to support these species.
(Prunella modularis)	Dunnock	BoCC: Amber	Commonly found in heathland and moorland, farmland and woodland. Nest in dense scrub habitats.	The site does not provide suitable nesting habitat to support these species.
(Larus argentatus)	Herring Gull	BoCC: Red	This species breed on rocky skerries, shingle banks, sand dunes, salt marsh, cliffs, moorland and buildings.	The site provides suitability for the species in relation to the roof of the building.
(Falco Subbuteo)	Hobby	N/A	This species will nest within individual trees, treelines and woodland.	The site does not provide suitable nesting habitat to support these species.
(Passer domesticus)	House Sparrow	BoCC: Red	These nest in agricultural land, grassland, hedgerows and scrub habitats.	The site does not provide suitable nesting habitat to support these species.
(Alcedo atthis)	Kingfisher	N/A	This species will burrow into soft river banks.	The site does not provide suitable nesting habitat to support these species.
(Vanellus vanellus)	Lapwing	BoCC: Red	This species is a ground nesting bird found on bare ground or short vegetation.	The site does not provide suitable nesting habitat to support these species.
(Acanthis cabaret)	Lesser Redpoll	N/A	This species is found in mixed woodland, birch scrub and wet woodland.	The site does not provide suitable nesting habitat to support these species.

(Linaria cannabina)	Linnet	BoCC: Red, BAP	They breed on gorse heath, shrub, farmland hedges, orchards, uncultivated fields, gardens and wasteland.	The site does not provide suitable nesting habitat to support these species.
(Charadrius dubius)	Little Ringed Plover	N/A	They will nest on bare ground with little vegetation, usually shingle and sand as well as gravel pits. Although, bare ground construction sites within cities have been recorded as favourable by the species.	The site does not provide suitable nesting habitat to support these species.
(Falco peregrinus)	Peregrine	N/A	The species will traditionally nest on tall cliff faces but have now made homes within city centres relating to very tall buildings.	The site does not provide suitable nesting habitat to support these species.
(Alauda arvensis)	Skylark	BoCC: Red	They are normally found within unmanaged grassland or arable farmland.	The site does not provide suitable nesting habitat to support these species.
(Turdus philomelos)	Song Thrush	BoCC: Amber	These breed in woodland, parks and dense vegetation, sometimes found within gardens.	The site does not provide suitable nesting habitat to support these species.
(Sturnus vulgaris)	Starling	BoCC: Red	Common nest in farmland, woodland and urban areas. Holes in trees and buildings are suitable for nest building.	The site does not provide suitable nesting habitat to support these species.
(Hirundo rustica)	Spotted Flycatcher	BoCC: Red	They breed in lowland farmland and usually buildings with open access. They feed on airborne insects.	The site does not provide suitable nesting habitat to support these species.
(Motacilla flava)	Yellow Wagtail	BoCC: Red	This species is found in arable farmland, upland hay meadows and marshy habitat.	The site does not provide suitable nesting habitat to support these species.



KEY

SECTION 41 SPECIES

- ▲ BULLFINCH
- △ CUCKOO
- △ CURLEW
- ▲ DUNNOCK
- ▲ HERRING GULL
- ▲ HOUSE SPARROW
- ▲ LAPWING
- ▲ LESSER REDPOLL
- ▲ LINNET
- ▼ SKYLARK
- ▼ SONG THRUSH
- ▼ SP. FLYCATCHER
- ▼ STARLING
- ▽ YELLOW WAGTAIL

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ 84279 98610
HIGH STREET - MAP 2

SCALE 1:20,000

THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HMSO ©CROWN COPYRIGHT
UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS

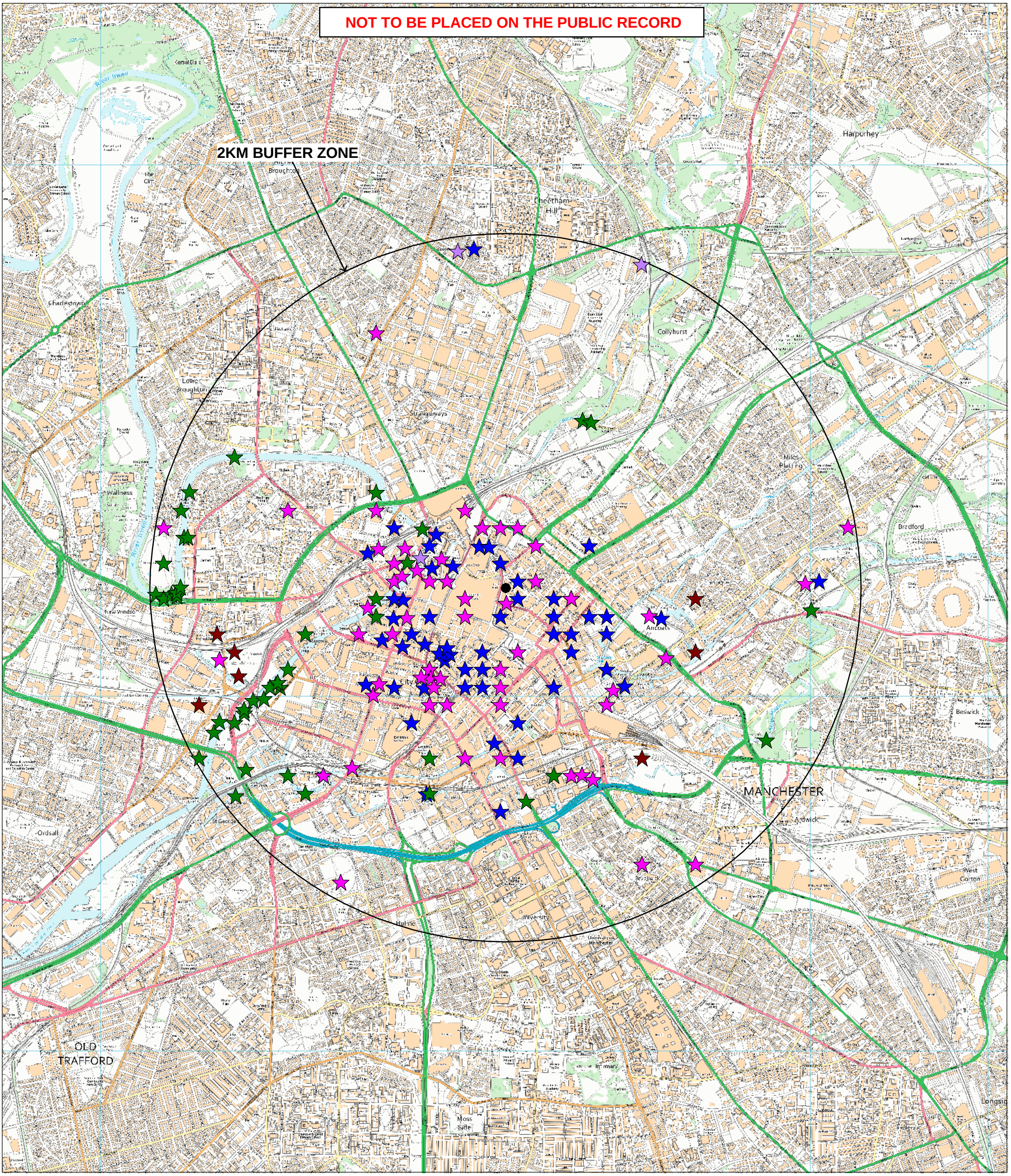
TAMESIDE MBC LICENCE NO LA100022697, 2023

Greater Manchester Ecology Unit

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk

Date Produced: 14/11/2023

NOT TO BE PLACED ON THE PUBLIC RECORD



KEY

PROTECTED SPECIES

- ★ BLACK REDSTART
- ★ HOBBY
- ★ KINGFISHER
- ★ LITTLE RINGED PLOVER
- ★ PEREGRINE

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ 84279 98610
HIGH STREET - MAP 1

SCALE 1:20,000

THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HMSO ©CROWN COPYRIGHT
UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS

TAMESIDE MBC LICENCE NO LA100022697, 2023

Greater Manchester Ecology Unit

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk

Date Produced: 14/11/2023


Collingtonwinter
environmental