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# CLAYTON HOTEL MANCHESTER AIRPORT ECOLOGICAL ASSESSMENT

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## Executive Summary

1. TEP was commissioned in May 2023 by Tom McNamara & Partners to update the ecological assessment, previously prepared in 2019 for Dalata UK Limited, for Clayton Hotel at Manchester Airport. This update was requested to inform a planning application for the redevelopment of the hotel, including a nine storey extension to the existing hotel with up to 216 bedrooms.
2. A Root Protection Zone should be implemented around any retained trees on site or adjacent to the site if development is likely to affect the trees, their roots and overhanging canopies. Replacement planting of trees unavoidably lost to development should be provided on site or, where this is not possible, in the local vicinity.
3. A method statement for the control of invasive species should be produced to ensure that there is no spread of this species as a result of proposed works. Detailed biosecurity measures, such as cleaning of footwear, tools and machinery, to ensure that Montbretia and Cotoneaster species are not spread offsite should also be implemented.
4. If any trees with bat roosting suitability (T1-T7) will be felled or pruned to facilitate the development, further surveys for roosting bats will be required. Initially, an aerial inspection should be undertaken to confirm the roosting suitability of each potential roosting feature. Three nocturnal surveys would then be required of each high potential tree, and two surveys of each moderate potential tree. These surveys must be spaced a minimum of two weeks apart between May and August. If any bat roosts are identified then works can only proceed under a Natural England mitigation licence.
5. A pre-fell check by a licensed bat ecologist will be required immediately prior to the felling or pruning of any trees with low roosting suitability.
6. The construction environmental management plan for the scheme should contain measures to minimise noise, dust and vibration within 10m of retained trees.
7. If any external lighting is required, a sensitive lighting design should be implemented as part of the scheme to avoid indirect impacts of lighting on nocturnal and crepuscular species.
8. Any vegetation clearance, including partial demolition/works of buildings, should be conducted outside of the bird breeding season (March - August inclusive) in order to avoid potential damage or destruction of an active nest. Where clearance is unavoidable during this period, a nesting bird check by an ecologist would be required no more than 24 hours prior to clearance. If any active nests are identified, works within the vicinity of the nest must be halted until the chicks have fledged.
9. A precautionary working methods statement is required to safeguard any hedgehogs present during site clearance and groundworks.
10. Options for biodiversity enhancement are identified including native scrub planting, creation of wildflower areas and creation of log/brush piles.

## 1.0 Introduction

- 1.1 TEP was commissioned in May 2023 by Tom McNamara & Partners to update the ecological assessment, previously prepared in 2019 for Dalata UK Limited (TEP ref 7938.001), for Clayton Hotel at Manchester Airport. This update has been requested to inform a planning application for the redevelopment of the hotel. The proposed development comprises a nine storey extension with up to 216 additional bedrooms on the existing Clayton Hotel site.
- 1.2 This updated assessment encompasses both the 2019 and 2023 survey results and is based on the new site plans provided by the client on 21st April 2023 in document pack 23 03 30 - and Drawing LRW\_7840\_L(90)05 Latest Scheme.
- 1.3 This report has the following objectives:
- to describe the existing vegetation and give an overview of the habitats present on the site;
  - to identify whether there are any features of conservation value such as legally protected species or habitats of biodiversity importance;
  - to advise of further surveys or mitigation requirements that may be needed prior to development of the site; and
  - to outline opportunities to provide biodiversity enhancement within site proposals.
- 1.4 The site comprises an existing hotel development (Clayton Hotel Manchester Airport) with two car parking areas. The site is located adjacent to Manchester Airport and is approximately 1.8ha in size and is centred on grid reference SJ 82170 85364. The site boundary and context is shown in Figure 1 below.



Figure 1: Site location

- 1.5 Existing commercial development surrounds the site on all aspects. The Crowne Plaza development is adjacent to the east. A railway line is directly north with the Hilton development north of the railway. Manchester Airport's terminal infrastructure, roads and multi-storey and surface car parks are to the south and west of the site.

## 2.0 Methods

### Ecology Desk Study

- 2.1 The initial desk study undertaken in 2019 (TEP ref 7938.002) was updated in June 2023 (TEP ref 7938.01.002). The summarised methods below relate to the 2023 desk study.
- 2.2 Information regarding species records from the past decade were obtained from within a 2km radius of the site from Greater Manchester Local Records Centre (GMLRC). Records of internationally protected sites were obtained from within a 10km radius, nationally designated sites within 5km radius and locally protected sites within a 2km radius of the site were requested/gathered from the sources listed in Table 1. This collated data gives a useful indication of the distribution and abundance of ecological receptors at a given locale. It should however be noted that an absence of records does not indicate the absence of protected species from the search area. Our survey work has sought to identify the potential for any protected species.

*Table 1: Sources of ecological information*

| Source of Information                                                  | Nature of Information                                  |
|------------------------------------------------------------------------|--------------------------------------------------------|
| Where's the Path                                                       | Satellite & OS imagery                                 |
| Multi-Agency Geographic Information for the Countryside (MAGIC) Map    | Statutory protected sites and habitat inventory        |
| GMLRC                                                                  | Protected species records and locally designated sites |
| Manchester Core Strategy Development Plan Document (adopted July 2012) | Land allocations and relevant policies                 |

### Habitats and Flora

#### Extended Phase 1 Habitat Survey

- 2.3 The Phase 1 habitat survey was carried out by TEP ecologist Stephanie Davies, (FISC Level 3) on 29th October 2019. This was updated by Cameron Campbell, (FISC Level 3) on 7th June 2023. Both surveys were carried out in accordance with the Phase 1 habitat assessment methods (JNCC 2010<sup>1</sup>) and the Guidelines for Preliminary Ecological Appraisal (CIEEM 2017<sup>2</sup>).

<sup>1</sup> JNCC 2010. Handbook for Phase 1 Habitat Survey: A technique for environmental audit.

<sup>2</sup> CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

### *Limitations*

- 2.4 The recommended season to undertake Phase 1 habitat surveys is between April and September inclusive. The initial survey was undertaken outside of this but the update survey was undertaken in the optimal period. There are therefore no limitations to the update survey from the timing and it is likely this survey would have picked up anything that could have been missed during the original out-of-season survey.

### **Fauna**

- 2.5 The Phase 1 survey method was extended through the additional recording of specific features indicating the presence, or likely presence, of protected species or other species of nature conservation significance, including invasive species, broadly in accordance with Guidelines for Preliminary Baseline Ecological Appraisal (CIEEM, 2017).

### Bats

#### *Preliminary Daytime Bat Roost Assessment & Assessment of Foraging and Commuting Potential*

- 2.6 Alongside the extended Phase 1 habitat survey in both 2019 and 2023, a ground-based assessment of the buildings and trees within the site boundary for bat roosting potential was undertaken. This assessment was carried out with the aid of binoculars to search for any field signs of bats or features with bat roosting potential. The preliminary daytime bat roost assessment was carried out by Stephanie Davies (licence ref: 2019-42449-CLS-CLS) in 2019 and updated by Cameron Campbell in 2023. The habitats on, and surrounding, the site were also assessed for their suitability for foraging and commuting bats.
- 2.7 The criteria for classifying the suitability of habitats to support roosting, foraging and commuting bats are shown in Table 2, derived from the Bat Conservation Trust (BCT) Guidelines (2016<sup>3</sup>).

*Table 2: Bat habitat assessment criteria (from Table 4.1 of BCT Guidelines 2016)*

| <b>Roost Suitability</b> | <b>Description of roosting habitat</b>                           | <b>Commuting and foraging habitats</b>                                         |
|--------------------------|------------------------------------------------------------------|--------------------------------------------------------------------------------|
| Negligible               | Negligible habitat features on site to be used by roosting bats. | Negligible habitat features on site to be used by commuting and foraging bats. |

<sup>3</sup> BCT 2016. Bat Surveys for Professional Ecologists: Good Practice Guidelines. Bat Conservation Trust 3rd Ed.

| Roost Suitability | Description of roosting habitat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Commuting and foraging habitats                                                                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Low               | <p>A structure 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 conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).</p> <p>A tree of sufficient size and age to contain potential roost features (PRFs) but with none seen from the ground or features seen with only very limited roosting potential.</p> | Habitat that could be used by small numbers of commuting bats (e.g. a gappy hedgerow or an un-vegetated stream) or foraging bats (e.g. a lone tree or small patch of scrub) but which is isolated from the surrounding countryside by other habitat.                                                                  |
| Moderate          | A structure or tree with one or more potential roost features that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat, but which is unlikely to support a roost of high conservation status (maternity or hibernation).                                                                                                                                                                                                                                                                                                           | Continuous habitat connected to the wider landscape that could be used by bats for commuting (e.g. lines of trees or scrub or linked back gardens), or foraging bats (e.g. trees, scrub, water, grassland).                                                                                                           |
| High Potential    | A tree with one or more potential roost features that are suitable for use by larger numbers of bats on a regular basis and potentially for longer periods of time, due to their size, shelter, protection, conditions and surrounding habitat.                                                                                                                                                                                                                                                                                                                                 | Continuous high quality habitat that is strongly connected with the wider landscape that is likely to be used regularly by commuting bats (e.g. river valley, vegetated stream, woodland edge, hedgerows with trees) or foraging bats (e.g. broadleaved woodland, grazed parkland, tree-lined watercourses or ponds). |

### Limitations

- 2.8 There are no seasonal constraints for undertaking ground-based assessments of structures or trees. However, the optimal period to undertake this survey of trees is between December and March when trees are out of leaf. The surveys were undertaken in October and June when there was some leaf cover. In cases where visibility was limited due to leaf cover, a precautionary assessment was made.
- 2.9 Some of the trees adjacent to the site boundary could only be viewed from within the site due to access restrictions. A precautionary approach to the assessment was taken based upon the PRFs and aspects that could be viewed. However, as these trees are beyond the site boundary it is anticipated that any potential impacts would be limited to branches overhanging the site which could all be viewed. As such, this is not considered a significant constraint to the assessment.

### *Aerial Inspection of Buildings for Roosting Bats*

- 2.10 External potential roosting features (PRFs) identified during the ground-based assessment of the building were inspected at height on 4th November 2019 by Stephanie Davies (accredited agent under licence ref: 2015-10700-CLS-CLS). This was carried out with the aid of a mobile elevating work platform (MEWP) and an endoscope to search for any field signs of bats and collect detailed information of the PRF dimensions.

### *Limitations*

- 2.11 Some of the PRFs on the building could not be accessed via MEWP due to the presence of parked cars. However, given the nature of the PRFs (weep holes), it is considered that the structure of these is likely to be similar to those surveyed and this is therefore not considered a significant constraint.

## 3.0 Results

### Ecology Desk Study

- 3.1 The desk study is reported under separate cover (TEP ref 7938.01.002) but a summary of the results is provided below.

#### Relevant Planning Policies and Guidance

- 3.2 The site is designated under Policy MA1 (Manchester Airport Strategic Site) in the Manchester Core Strategy Development Plan Document (adopted July 2012).
- 3.3 The following policies from the Manchester Core Strategy Development Plan Document (adopted July 2012) are most relevant to this assessment:
- Policy EN9 Green Infrastructure:
  - Policy EN15 Biodiversity and Geological Conservation:
  - Policy DM2 Aerodrome safeguarding.
- 3.4 The Greater Manchester Combined Authority is working in partnership with 9 of the Greater Manchester Authorities to develop the Places for Everyone Plan (PfE), a strategic plan for the city region which will run through to 2037. The following policies within the PfE relate to biodiversity and nature conservation and are applicable to the site:
- 3.5 The Greater Manchester Combined Authority is working in partnership with 9 of the Greater Manchester Authorities to develop.
- JP-Strat 13 – Strategic Green Infrastructure.
  - JP-S 2 – Carbon and Energy.
  - JP-G 2 – Green Infrastructure Network.
  - JP-G 3 – River Valleys and Waterways.
  - JP-G 4 – Lowland Wetlands and Mosslands.
  - JP-G 5 – Uplands.
  - JP-G 6 – Urban Green Space.
  - JP-G 7 – Trees and Woodland.
  - JP-G 8 – Standards for Greener Places.
  - JP-G 9 – A net enhancement of biodiversity and geodiversity.
- 3.6 These policies aim to strengthen and support Greater Manchester's habitats and species by protecting and enhancing key habitats and facilitating opportunities to appreciate wildlife. These policies aim to produce a net enhancement in biodiversity resources by improving connections between habitats and enhancing management of existing habitats. Development will be expected to follow the mitigation hierarchy with regard to biodiversity.

### Designated Sites

- 3.7 There are two internationally designated sites for nature conservation within 10km of the site. Rostherne Mere Ramsar is located 7.3km west of the site and is designated under criteria 1a for its mere habitats and criteria 3 supporting nationally important numbers of shoveler *Anas clypeata* and pochard *Aythya ferina*.
- 3.8 Midland Meres and Mosses – Phase 1 Ramsar is located approximately 7.9km south-west of the site and is designated under criteria 2a for supporting a number of rare plant species associated with wetlands, including national scarce cowbane *Cicuta virosa* and elongated sedge *Carex elongata*.
- 3.9 There are two nationally designated sites within 5km of the site. Cotteril Clough Site of Special Scientific Interest (SSSI) is located 1.5km south-west of the site and is designated for its woodland habitats and diverse flora. It supports an interesting bird fauna with spotted flycatcher *Muscicapa striata*, lesser spotted woodpecker *Dendrocopos minor*, greater spotted woodpecker *Dendrocopos major*, green woodpecker *Picus viridis*, blackcap *Sylvia atricapilla* and whitethroat *Sylvia communis* all known to breed in the woodlands. The SSSI also supports a diverse invertebrate assemblage.
- 3.10 Lindow Common SSSI is located 4km south-east of the site and is designated for its lowland heath habitats and flora
- 3.11 The site is located within the SSSI Impact Risk Zone (IRZ) for Cotteril Clough SSSI. The IRZ covers the interest features and sensitivities of European sites, which are underpinned by the SSSI designation. The proposals associated with the hotel extension is not listed as a likely risk for the designated site associated with this IRZ.
- 3.12 There are no locally designated sites within 2km of the site.
- 3.13 There are seven Sites of Biological Importance (SBIs) within 2km of the site. The closest of these is Painswick Park Meadow SBI, located 1km north-west of the site.

### Section 41 Habitats

- 3.14 No records of Section 41 (S41) Natural Environment and Rural Communities Act 2006 (NERC) habitats of principal importance were returned within, or adjacent to, the site. There was one record of deciduous woodland within 500m of the site.

### Protected Species Records

- 3.15 A number of species spread over a 2km search radius were identified through the GMLRC desktop search from the past decade. Species include those listed under any of the following:
- European Protected Species (EPS);
  - Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
  - Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
  - Protection of Badgers Act 1992 (PBA);
  - Species of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006 (S41);
  - Red and Amber listed Birds of Conservation Concern (BRd/BAm); and

- Species listed on the Greater Manchester Biodiversity Action Plan (GM BAP).

#### Bats

3.16 The desk study returned records of the following bat species within 2km of the site:

- Brown long-eared bat *Plecotus auritus* (EPS, WCA5, S41, LBAP);
- Common pipistrelle *Pipistrellus pipistrellus* (EPS, WCA5, LBAP);
- Daubenton's bat *Myotis daubentonii* (EPS, WCA5, LBAP);
- Unidentified *Myotis* species (EPS, WCA5, LBAP);
- Noctule bat *Nyctalus noctula* (EPS, WCA5, S41, LBAP);
- Soprano pipistrelle *Pipistrellus pygmaeus* (EPS, WCA5, S41, LBAP); and
- Whiskered bat *Myotis mystacinus* (EPS, WCA5, LBAP);

#### Amphibians

3.17 The desk study returned records of great crested newt *Triturus cristatus* (EPS, WCA5, S41, LBAP) within 2km of the site.

#### Badger

3.18 The desk study returned records of badger *Meles meles* (PBA) within 2km of the site.

#### Birds

3.19 The desk study returned records of the following protected or notable birds species within 2km of the site:

- Barn owl *Tyto alba* (WCA1);
- Black redstart *Phoenicurus ochruros* (WCA1, BAm, LBAP);
- Bullfinch *Pyrrhula pyrrhula* (BAm);
- Dunnock *Prunella modularis* (BAm);
- Herring gull *Larus argentatus* (BRd);
- Hobby *Falco subbuteo* (WCA1);
- House sparrow *Passer domesticus* (S41, BRd);
- Kingfisher *Alcedo atthis* (WCA1);
- Peregrine *Falco peregrinus* (WCA1);
- Skylark *Alauda arvensis* (BRd);
- Song thrush *Turdus philomelos* (BAm);
- Starling *Sturnus vulgaris* (BRd); and
- Willow tit *Poecile montanus* (BRd);

#### Other species

3.20 There are desktop records of cinnabar *Tyria jacobaea* (S41) and shoulder-striped wainscot *Mythimna comma* (S41) within 2km of the site.

3.21 There are desktop records of West European hedgehog *Erinaceus europaeus* (S41) within 2km of the site.

3.22 There are no desktop records for reptiles, water vole *Arvicola amphibius* or otter *Lutra lutra* within 2km of the site.

## Extended Phase 1 Habitat Survey

- 3.23 The results of the Phase 1 habitat survey are illustrated in Drawing G7938.01.001A. Detailed Target Notes (TN) and photos are presented in Appendix A. The habitats present within the development site or adjacent to the site are listed below, along with brief descriptions:

- Buildings;
- Hardstanding;
- Bare ground;
- Amenity grassland;
- Introduced shrub;
- Dense scrub;
- Scattered broad-leaved trees;
- Scattered coniferous trees;
- Species-poor intact hedgerow.

### Buildings

- 3.24 The main focus of the site is the Clayton Hotel itself. The hotel building is split into two different structures; a nine storey tower block (B1) comprising guest bedrooms and a four storey building comprising guest bedrooms, reception, dining rooms and meeting rooms (B2). There are also two outbuildings; one an electrical substation (B3) and one appears to be a small storage shed (B4). Detailed descriptions of the buildings structure are given in Table 4 below.

### Hardstanding

- 3.25 Hardstanding covers most of the site. There are two large car parking areas, one in the south and one in the north-east of the site connected by a road along the east site boundary. Small footpaths around the site are also comprised of hardstanding.

### Bare Ground

- 3.26 There are areas of bare ground in the north of the site with some ephemeral species colonisation including creeping thistle *Cirsium arvense* and bristly oxtongue *Helminthotheca echioides*.

### Amenity Grassland

- 3.27 There are small parcels of amenity grassland throughout the site, particularly in the north of the site, where there are seated areas for hotel guests (TN1), and within car park areas (TN4). The amenity grassland is mostly shortly mown and dominated by annual meadow-grass *Poa annua* with frequent perennial rye-grass *Lolium perenne*, red fescue *Festuca rubra* and Yorkshire-fog *Holcus lanatus*. Herb species include creeping buttercup *Ranunculus repens*, dandelion *Taraxacum officinale* agg., ribwort plantain *Plantago lanceolata* and white clover *Trifolium repens*.

- 3.28 There is one small triangular area in the north-west of the site that has been left unmown to create a wildflower area (TN5). This area contains a greater abundance of herbs such as common mouse-ear *Cerastium fontanum*, lesser trefoil *Trifolium dubium* and oxeye daisy *Leucanthemum vulgare* compared with the mown amenity grassland areas.

#### Introduced Shrub

- 3.29 There are small areas of ornamental planting within the site, planted for amenity purposes. These areas have a variety of planted species, both native and introduced (TN2 and TN3). Species include barberry *Berberis* species, Cotoneaster species, Horsetail *Equisetum* species, a shrubby honeysuckle *Lonicera* species, laurel *Prunus* species, rose *Rosa* species and an ornamental rowan *Sorbus aucuparia* var.

#### Dense Scrub

- 3.30 There is a small patch of dense hazel *Corylus avellana* scrub within an area of cut back introduced shrub in the centre of the site.

#### Scattered Broad-leaved Trees

- 3.31 There are several trees scattered throughout the site, these are generally young in age, with the exception of some semi-mature trees in the east of the site. Species include sycamore *Acer pseudoplatanus*, alder *Alnus glutinosa*, silver birch *Betula pendula*, ash *Fraxinus excelsior*, English oak *Quercus robur*, goat willow *Salix caprea* and cherry *Prunus* species.

#### Scattered Coniferous Trees

- 3.32 There are few semi-mature scattered coniferous trees in the west and north of the site. Some young conifers have been planted within the areas of introduced shrub. Species include pine *Pinus* species and Leyland cypress *Cupressocyparis leylandii*.

#### Species-poor Intact Hedgerow

- 3.33 There is a hedgerow along the south-west site boundary (H1). This hedgerow is unmanaged and used for screening from the adjacent property. The hedge is dominated by beech *Fagus sylvatica* with occasional non-native species at the northern end. Ground flora is almost completely absent.

### **Protected and Invasive Plant Species**

- 3.34 No protected plant species (WCA8) were identified during the extended Phase 1 habitat survey.
- 3.35 Montbretia *Crocasmia x crocosmiiflora* (WCA9) was identified during the Phase 1 habitat survey within a patch of introduced shrub in the south of the site during the 2019 survey. However, in 2023 there was a dead plant in this location which could not be identified. As such, it is prudent to assume that this species remains on the site.

- 3.36 Wall cotoneaster *Cotoneaster horizontalis* (WCA9) was identified during the 2023 Phase 1 habitat survey in an area of introduced shrub. Furthermore, a variety of other *Cotoneaster* species were also present across the site within areas of introduced shrub in both 2019 and 2023. *Cotoneaster* species are inherently difficult to identify confidently down to species level as a variety of structures are usually required at the same time e.g. leaves, fruits, flowers. As such, it is possible that some of these other species are also listed under WCA9.
- 3.37 The locations of invasive plant species on the site are shown in Drawing G7938.01.001A.

### **Connectivity with the Wider Landscape**

- 3.38 The site is located adjacent to Manchester Airport surrounded by commercial development on all aspects. The Crowne Plaza development is adjacent to the east of the site. To the north of the site is a railway line lined with a wooded corridor which provides the site with limited connectivity to the wider landscape. Manchester Airport's terminal infrastructure, roads and multi-storey and surface car parks are to the south and west of the site.

### **Biodiversity Net Gain**

- 3.39 A separate Biodiversity Net Gain (BNG) assessment will be provided along with the Biodiversity Metric 4.0 calculator to quantify the change in biodiversity units at the site which would occur due to the proposed development. BNG is therefore not considered further in this report.

### **Fauna**

#### Bats

#### *Preliminary Daytime Bat Roost Assessments & Assessment of Foraging and Commuting Potential*

- 3.40 Seven trees on, and adjacent to, the site were assessed as having suitability for roosting bats. Of these, four were assessed as offering moderate suitability (T2, T5, T6, T7) and three as offering low suitability (T1, T3, T4) (Table 3).

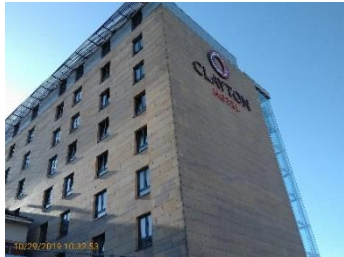
*Table 3: Results of the ground-based assessment of trees for roosting bats*

| Tree | Description                                                                                                                                                                                                                                                                       | Photograph                                                                           | BCT assessment |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------|
| T1   | <p>Semi-mature oak <i>Quercus</i> sp., 10m tall with partial ivy <i>Hedera helix</i> cladding.</p> <p>The following PRFs were observed:</p> <p>Branch snaps, 4m high on E and N aspects;</p> <p>Lifted bark on multiple aspects; and</p> <p>Branch split, 2.5m high facing W.</p> |    | Low            |
| T2   | <p>Semi-mature oak, 6m tall in amenity grassland on the edge of site.</p> <p>One PRF was observed - a large cavity, 2m high on the E aspect. This feature has limited connectivity to suitable foraging habitat which may limit its suitability.</p>                              |   | Moderate       |
| T3   | <p>Mature oak off-site but with overhanging branches along E site boundary. There is light ivy cover on the tree.</p> <p>One PRF was observed - a possible gap where two N facing branches merge with potential space for individual bats.</p>                                    |  | Low            |

| Tree | Description                                                                                                                                                                                                                                                                                                                                                               | Photograph                                                                           | BCT assessment |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------|
| T4   | <p>Mature oak off-site but with overhanging branches along E site boundary.</p> <p>No features were observed that are suitable for roosting bats but the tree could only be viewed from the site. Precautionarily assessed as low suitability due to access restrictions and size of tree which mean PRFs could be present on other aspects that could not be viewed.</p> |    | Low            |
| T5   | <p>Willow <i>Salix</i> sp. tree off-site but with overhanging branches along E site boundary.</p> <p>One PRF was observed - A branch split on a branch overhanging the site. Split is 2m high on SW aspect. Due to the site of the tree there could be additional PRFs on other aspects that could not be viewed.</p>                                                     |   | Moderate       |
| T6   | <p>Tall, mature oak located beyond site boundary fence with overhanging branches.</p> <p>One PRF was observed - A cracked branch at 3m high, SW facing with a possible bat entry point. Due to the size of the tree there could be additional PRFs on other aspects that could not be viewed.</p>                                                                         |  | Moderate       |
| T7   | <p><i>Acer</i> sp. located within a cluster of 8 more <i>Acer</i> sp. and other non-native trees with branches overhanging the site.</p> <p>One PRF was observed - A cavity on the N aspect, c.3m high just above N extending branch. There could be additional PRFs on other aspects that could not be viewed.</p>                                                       |  | Moderate       |

- 3.41 Clayton Hotel is split with two different structures. An electricity substation and small brick building were also present on the site. Table 4 summarises the results of the ground-based assessment of these buildings.

*Table 4: Results of the ground-based assessment of buildings for roosting bats*

| Building                             | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Photograph                                                                         | BCT assessment |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------|
| B1<br>Clayton Hotel<br>(Tower Block) | <p>A nine-storey tower block built from brick re-enforced with steel frames and clad with flat stone. The windows and door frames are generally uPVC. The south-west and north-west corners of this section have full glass frontages holding the elevator shafts. The roof is flat with waterproof covering.</p> <p>No features were observed that are suitable for roosting bats.</p> <p>No internal access was taken as there were no voids present to inspect.</p> |  | Negligible     |

| Building                         | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Photograph                                                                                                                                                                                                                                                  | BCT assessment |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| B2<br>Clayton Hotel (Main Hotel) | <p>A four-storey building built from brick re-enforced with steel frames. The windows and door frames are uPVC with stone lintels. The roof has multiple pitches with roof and ridge tiles. The entrance of the hotel is a small one-storey extension on the south of the building and has a full glass frontage. This section of the roof is flat. There is a small one-storey brick-built extension to the north of the building clad with concrete. Window and doors have uPVC frames. The roof has a variety of pitches with skylights, some sections are flat.</p> <p>PRFs were observed including:</p> <p>3-4 weep holes above the first and second floor windows on multiple facades;</p> <p>Several small gaps under and around the soffits on multiple facades;</p> <p>A gap in the lead flashing on the E aspect; and</p> <p>Some lifted material near the gutter on the S aspect.</p> <p>Internally the void is open to working areas such as the plant room. The roof is lined with felt and plaster board and sealed with silicone to the walls. The plant room is very noisy with high temperatures. No access for bats would be available.</p> |    | Moderate       |
| B3<br>Electricity sub-station    | <p>An electricity sub-station in the east of the site built from brick. There are no windows. The roof is flat with a bitumen covering and wooden fascia boards. The fascia boards are in poor conditions and do not provide suitable conditions for roosting bats.</p> <p>No internal access was taken as there were no voids present to inspect.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                         | Negligible     |

| Building                      | Description                                                                                                                                                                                                                                                                                                                                                    | Photograph                                                                         | BCT assessment |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------|
| B4<br>Car park brick building | <p>A small rectangular brick structure with wooden door on the edge of the car park. The building is c.0.5 x 0.5m and is c.1.5m tall. The roof is flat with a felt roof that is starting to come off.</p> <p>No features were observed that are suitable for roosting bats.</p> <p>No internal access was taken as there were no voids present to inspect.</p> |  | Negligible     |

- 3.42 The habitats on site provide limited suitability for commuting and foraging bats. The amenity grassland, scattered trees and shrub/scrub offer very limited foraging potential for bats.

#### *Aerial Inspection of Buildings*

- 3.43 The weep holes identified on B2 were inspected at height using an endoscope in 2019. The weep holes varied in suitability for roosting bats. There are a number of weep holes with plastic inserts (Figure 2). The suitability of these features for roosting bats is negligible as the width is limited to approximately <0.5cm. Those weep holes without plastic inserts have a width of approximately 1.5cm, providing suitable space for crevice dwelling species (Figure 3). The depth of each weep hole varies between 1cm (Figure 4) and approximately 15cm (Figure 5). Some holes extended into the cavity wall, however this was densely packed with insulation and provided no opportunities to be used by roosting bats.
- 3.44 Following the inspection, the roosting suitability of B2 remained as moderate as some of the features could be used bats on a regular basis, but do not provide suitable thermic conditions for hibernation or maternity roosts. An updated inspection of these features was not undertaken in 2023 as the internal conditions were unlikely to have changed sufficiently to increase the roosting suitability to high i.e. cavity wall insulation is likely still present.



*Figure 2: Weep hole with insert*



*Figure 3: Weep hole without insert*



Figure 4: Showing shallow depth



Figure 5: Showing internal roost space

### Amphibians

- 3.45 Ordinance Survey (OS) mapping shows that there are eight waterbodies present within 500m of the site, all north of A555. The A555 acts as a barrier to amphibian dispersal. The site itself does not offer any suitable amphibian breeding habitat in the form of standing water and the amenity grassland, introduced shrub, dense scrub and hedgerow offer small areas of poor habitat for foraging and commuting amphibians. This habitat is also subject to regular disturbance.

### Badger

- 3.46 Most of the site comprises hardstanding, with small areas of amenity grassland, introduced shrub and dense scrub. These habitats are not suitable for sett excavation and have very limited suitability for foraging. No evidence of badgers such as setts, latrines, hairs etc. was identified on or adjacent to the site during the survey.

### Birds

- 3.47 The hedgerow, scattered trees, introduced shrub, dense scrub, hedgerow and buildings provides suitable nesting, roosting and foraging opportunities for a variety of bird species associated with these habitat types. There are also some bird boxes on trees at TN2.
- 3.48 The main hotel building contains a small flat roof section above the main entrance however this is regularly disturbed, is only one-storey high and is well lit so is unlikely to be used by black redstart. There are no habitats on site suitable for other WCA1 species.

### Otter

- 3.49 Otter require primarily riparian habitats for foraging and commuting with wetlands or woodland in close proximity for shelter. There are no suitable habitats to support otter on, or within 30m of, the site.

### Water Vole

- 3.50 Water vole require primarily riparian habitats for foraging, commuting and shelter. There are no suitable habitats to support water vole on, or within 30m of, the site.

### Reptiles

- 3.51 Reptiles favour a range of habitat types and varying topography to provide a combination of necessary conditions required for shelter, foraging and basking. The habitats on site are of limited suitability for reptiles and are subject to regular disturbance.

### Other Relevant Species

- 3.52 The site contains small areas of natural habitat suitable for common invertebrate species, particularly in the area left as a wildflower garden (TN5). Furthermore, there are insect boxes on trees at TN2.
- 3.53 Hedgehog favour a range of lowland habitat types and are found in both rural and urban areas. The hedgerow, introduced shrub and dense scrub provide small areas of habitat suitable for hedgehog refuge and hibernation, and these habitats along with amenity grassland provide foraging and commuting habitat.

## 4.0 Conclusions

- 4.1 This section concludes the potential impacts on the ecological receptors in and around the application site from the proposed hotel re-development.

### **Relevant Planning Policies and Guidance**

- 4.2 Local policies within the Manchester Core Strategy Development Plan Document (adopted July 2012) address potential ecological issues with regard to potential developments and aim to maintain, protect and enhance biodiversity and the ecological network in the local and wider area of Greater Manchester.

### **Designated Sites**

- 4.3 Rostherne Mere Ramsar and Midland Meres and Mosses – Phase 1 Ramsar are both located more than 7km from the proposed development site. Given the distance of the site from any internationally designated sites and intervening urban development, no direct or indirect impacts on these internationally designated sites are anticipated as a result of the proposals.
- 4.4 Cotteril Clough SSSI is located approximately 1.4km from the proposed development site. Given the small scale of the proposed development and the presence of intervening development, no significant direct or indirect impacts are anticipated on this SSSI as a result of the development. Likewise, no impacts are anticipated on Lindow Common SSSI which is approximately 4km from the site. Additionally, the proposals associated with the hotel re-development is not listed as a likely risk for the Cotteril Clough SSSI IRZ. Therefore, consultation with Natural England is not considered necessary with regard to impacts on the SSSI.
- 4.5 There are no locally statutory designated sites within 2km of the site and therefore no impacts on these sites are anticipated as a result of the proposals.
- 4.6 There are seven SBIs within 2km of the site but the closest of these is 1km away. Given the small scale of the proposed development and the presence of intervening development, no significant impacts are anticipated on non-statutory designated sites as a result of the proposals.

### **Notable Habitats & Plants**

- 4.7 The hedgerow bordering the south-west of the site is likely to qualify as a S41 habitat of principal importance. However, the hedgerow does not classify as 'important' under the Hedgerow Regulations due to its low woody species diversity. The hedgerow will not be impacted by current proposals and will remain in-situ.
- 4.8 A number of trees will be directly impacted by proposals as they fall within the footprint of the new hotel extension. There will be a requirement to mitigate for the loss of these trees on site with replacement tree planting. Appropriate tree protection measures will need to be put in place to ensure an adequate habitat buffer from retained trees is maintained from the proposed development during construction of the site.

#### Protected and Invasive plant species

- 4.9 No protected plant species (WCA8) were identified during the extended Phase 1 habitat survey. The updated Phase 1 habitat survey was undertaken within the optimal survey period and any protected species would have been observed if present.
- 4.10 Montbretia (WCA9) was identified during the original Phase 1 habitat survey. Presence of this species on site could not be confirmed during the updated survey. As such, it is prudent to assume this species is still present to avoid spreading it. Wall cotoneaster (WCA9) was identified during the updated Phase 1 habitat survey and additional cotoneaster species were observed across the site, some of which could also be WCA9 species. These invasive species may be affected by the proposed development, including site clearance works. An invasive species method statement is therefore required to ensure the control of these invasive species.

#### **Fauna**

##### Bats

- 4.11 Trees T2, T5, T6 and T7 were assessed as having moderate suitability for roosting bats and T1, T3 and T4 were assessed as having low suitability. Based on the current proposals (design pack 23 03 30 - Latest Scheme) none of these trees will be lost to facilitate the development but there may be some pruning of overhanging branches. This could result in the loss of PRFs and destruction of a bat roost. There may also be indirect impacts on roosting bats in retained trees as a result of the proposed development.
- 4.12 Building B1, B3 and B4 were assessed as having negligible suitability in line with BCT Guidelines. There are no further implications to the development with regard to bats and buildings B1, B3 and B4.
- 4.13 Building B2 was assessed as having moderate suitability for roosting bats. However, the new hotel block will extend from the existing ground floor entrance comprising the flat roofed, one storey structure where no PRFs were identified. No direct impacts from construction, indirect impacts from obstruction or disturbance from vibration are anticipated on the PRFs identified on the remainder of the building as a result of the proposed hotel extension. Therefore, there are currently no implications to the development with regard to roosting bats in B2.
- 4.14 The habitats on site provide limited suitability for commuting and foraging bats and the area is already well-lit at night.

##### Amphibians

- 4.15 There are no ponds on site, or within 500m, without barriers to amphibian dispersal. The site contains only small areas of poor, highly disturbed terrestrial habitat in an urbanised environment. Given this lack of suitable habitat, there are no anticipated implications to the development with regard to amphibians.

#### Badger

- 4.16 The site does not offer suitable habitats for sett excavation and limited foraging habitat. No evidence of badger was noted on or immediately adjacent to the site during the survey. There are no anticipated implications to the development with regard to badger.

#### Birds

- 4.17 Habitats within the development site provide suitable nesting habitat for a range of common and widespread species in the area. The trees, hedgerow, introduced shrub and scrub provides suitable nesting habitat for a range of bird species. Loss of this habitat on site will reduce nesting opportunities at the site and risks damage and destruction of active nests.

#### Otter

- 4.18 There are no suitable habitats on, or within 30m of, the site to support otter. There are no implications to the proposed development with regard to otter.

#### Water Vole

- 4.19 There are no suitable habitats on, or within 30m of, the site to support water vole. There are no implications to the proposed development with regard to water vole.

#### Reptiles

- 4.20 The site provides only limited sub-optimal habitat for reptiles and this is regularly disturbed. Reptiles are not known to the area and there is limited connectivity from the site to suitable reptile habitat in the wider area. There are no implications to the proposed development with regard to reptiles.

#### Other Relevant Species

- 4.21 The habitats on site are common, limited in nature and regularly disturbed. The desk study returned records of only two notable invertebrate species within 2km. The habitats are unlikely to support any protected invertebrate species or a notable invertebrate assemblage. There are no implications to the proposed development with regard to invertebrates.
- 4.22 The site provides small areas of habitat suitable for hedgehog refuge, hibernation, foraging and commuting and there are records of the species from within 2km of the site. Although the site is well-lit, hedgehogs are frequently found in urban areas and they may therefore use habitats on the site. The proposed development could result in the loss of hedgehog habitat and risks killing/injuring hedgehogs if they are present on site during site clearance and groundworks.

## 5.0 Recommendations

- 5.1 It is considered that the ecological features present within the site do not preclude development of the site for the proposed hotel extension. However, a number of potential ecological constraints require further consideration so as to ensure that development does not result in either an offence being committed in respect of protected species or in a net loss of biodiversity interest. A number of measures to protect, maintain and enhance ecological features within the site are recommended to comply with current legislation and policy.

### **Habitats**

- 5.2 A Root Protection Zone (RPZ) should be implemented around retained trees on site and adjacent to the site if development is likely to affect the trees, their roots and overhanging canopies. This should be marked out using Heras fencing to protect trees from accidental damage during construction. Replacement planting of trees unavoidably lost to development should be provided on site or, where this is not possible, in the local vicinity.

### Invasive plant species

- 5.3 A method statement for the control of invasive species should be produced to ensure that there is no spread of these species as a result of proposed works. Detailed biosecurity measures, such as cleaning of footwear, tools and machinery, to ensure that Montbretia and Cotoneaster species are not spread offsite should also be implemented.

### **Fauna**

#### Bats

- 5.4 Though unlikely based on the current plans, if any of the trees with roosting potential will be felled or pruned to facilitate the development, further surveys for roosting bats will be required of those trees to be impacted. This would initially comprise an aerial inspection to inspect the PRFs up close and confirm the roosting suitability of each PRF/tree. Following this, any trees with high or moderate suitability for roosting bats would require dusk emergence surveys to identify if any bat roosts are present and if so, the species and roost status. High potential trees require three surveys whilst moderate potential trees require two surveys. These surveys must be spaced a minimum of two weeks apart, between May and August. Any trees with low potential do not require nocturnal surveys but must undergo a pre-fell check by a licensed ecologist immediately prior to felling or pruning.
- 5.5 If roosting bats are identified in any trees during further surveys then works can only proceed under a Natural England mitigation licence. The type of licence required would depend upon the bat species and type of roost present but all licences are likely to place restrictions on working methods and timing.
- 5.6 The RPZ described above would prevent accidental damage to any PRFs on retained trees. The construction environmental management plan (CEMP) for the scheme should contain measures to minimise noise, dust and vibration within 10m of retained trees.

- 5.7 If external lighting is required, a sensitive lighting design will be implemented to the scheme to avoid indirect impacts of lighting on nocturnal and crepuscular species. There are four key lighting design principles:
- Use of unnecessary lighting will be avoided.
  - Spatial spread of lighting – the horizontal and vertical spread of artificial light will be minimised, and take into account both primary and reflected light sources. Directional lighting can be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.
  - Timing and duration of lighting – timers and bespoke dimming regimes may be used to ensure that luminaires are reduced at times of predicted low use. These can be set to change with the seasons and therefore reflect the shifting time of dusk and dawn throughout the year. Motion sensors provide further control to ensure that areas are illuminated only when required.
  - Intensity and colour of lighting – light intensity will be as low as possible whilst meeting the objectives of the intended function. The colour of lighting will need to take into account the sensitivity of the ecological receptors on site. Light sources selected should emit zero ultra-violet light wherever possible. Interim guidance from the Bat Conservation Trust (2014)

#### Birds

- 5.8 It is recommended that all vegetation clearance including works to buildings avoids the core breeding bird season, March to August inclusive; although it should be noted that bird nesting can take place outside this period.
- 5.9 If clearance works, are necessary during the core breeding bird season, or at any time when bird nesting is suspected, a nesting bird check of the affected area by an experienced ecologist will be undertaken. The nesting bird check will take place no more than 24 hours prior to the clearance works. In the event that an active nest is found the ecologist will provide advice on setting up a suitable protection area around the nest until the young have fledged. The extent of the exclusion zone will depend upon the bird species concerned and its location within the development. Extensive clearance of potential bird nesting habitat is not always practical during the core breeding season and development programmes will take this constraint into account.

#### Hedgehog

- 5.10 A precautionary working methods statement (PWMS) for hedgehogs will be required to safeguard any hedgehogs that may be present on-site during construction.

## Biodiversity Enhancement

- 5.11 Under the National Planning Policy Framework (NPPF), developments should aim to minimise impacts on biodiversity and identify and pursue opportunities for securing measurable net gains for biodiversity. To comply with this national planning policy a Biodiversity Impact Assessment calculation has been undertaken to demonstrate the biodiversity net gain that the proposals could achieve. Local policies in the Manchester Core Strategy Development Plan Document (adopted July 2012) encourage developers to implement reasonable opportunities to enhance or create new biodiversity on site or adjacent to potential sites, to produce a net gain in biodiversity. To comply with the NPPF and local policies a number of opportunities to enhance the site for biodiversity have been identified.
- 5.12 Shrub planting incorporated into the soft landscaping design should include the use of native or wildlife friendly species to enhance the biodiversity of the site. Species such as hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, rose species, hazel, dogwood *Cornus sanguinea*, holly *Ilex aquifolium* and spindle *Euonymus europaeus* are suggested for these areas.
- 5.13 Grassland habitats could be enhanced by the inclusion of wildflower meadow buffers and wildflower bulbs within the proposals, to promote herbaceous diversity and pollinator opportunities. An appropriate seed mix would be Emorsgate Seeds EM4/5-Meadow Mixture, or similar.
- 5.14 Installation of bat boxes would enhance opportunities available to roosting bats. A combination of boxes designed to support a range of bat species known to the area could be installed on mature retained trees or on external walls of buildings around the site. This could be a Schwegler 2F bat box or a Beaumaris Woodstone Bat box. These should be sited at an appropriate height and aspect, close to retained and created habitats for bats.
- 5.15 Any logs or brash generated during site clearance could be piled in undisturbed areas of the site to create refuges for a variety of species including hedgehog and invertebrates.

## **APPENDIX A: Target Notes and Photographs**

# Target Notes Report – Clayton Hotel, Manchester Airport

## Target Note 1

Mown areas of amenity grassland across site between footpaths, buildings and car parks. Rabbit droppings present in grassland along northern edge of the site.

|                                  |                        |   |
|----------------------------------|------------------------|---|
| <i>Poa annua</i>                 | Annual Meadow-grass    | D |
| <i>Moss sp.</i>                  | Moss species           | A |
| <i>Ranunculus repens</i>         | Creeping Buttercup     | A |
| <i>Festuca rubra</i>             | Red Fescue             | F |
| <i>Holcus lanatus</i>            | Yorkshire-fog          | F |
| <i>Lolium perenne</i>            | Perennial Ryegrass     | F |
| <i>Plantago lanceolata</i>       | Ribwort Plantain       | F |
| <i>Taraxacum officinale agg.</i> | Dandelion              | F |
| <i>Trifolium dubium</i>          | Lesser Trefoil         | F |
| <i>Trifolium repens</i>          | White Clover           | F |
| <i>Achillea millefolium</i>      | Yarrow                 | O |
| <i>Bellis perennis</i>           | Daisy                  | O |
| <i>Cerastium fontanum</i>        | Common Mouse-ear       | O |
| <i>Geranium molle</i>            | Dove's-foot Cranesbill | O |
| <i>Geranium robertianum</i>      | Herb-Robert            | O |
| <i>Jacobaea vulgaris</i>         | Common Ragwort         | O |
| <i>Lotus corniculatus</i>        | Bird's-foot Trefoil    | O |
| <i>Potentilla reptans</i>        | Creeping Cinquefoil    | O |
| <i>Cirsium arvense</i>           | Creeping Thistle       | R |
| <i>Heracleum sphondylium</i>     | Hogweed                | R |
| <i>Leucanthemum vulgare</i>      | Oxeye daisy            | R |
| <i>Plantago major</i>            | Greater Plantain       | R |



## Target Note 2

Area of introduced shrub with scattered broad-leaved and coniferous trees. Some of the coniferous trees have bird and insect boxes hanging from them. A narrow bare ground pathway with limited ephemeral species leads to the southern edge of the introduced shrub but this has not become overgrown. A small area (c.1m wide) of tall ruderal vegetation dominated by nettles borders the path and contains grass cuttings from the adjacent lawn.

|                                     |                        |   |
|-------------------------------------|------------------------|---|
| <i>Cotoneaster</i> sp.              | Cotoneaster species    | D |
| <i>Cupressus</i> × <i>leylandii</i> | Leyland Cypress        | A |
| <i>Acer</i> sp.                     | Maple species          | F |
| <i>Cornus sanguinea</i>             | Dogwood                | O |
| <i>Moss</i> sp.                     | Moss species           | O |
| <i>Salix</i> species                | Willow species         | O |
| <i>Taraxacum officinale</i> agg.    | Dandelion              | O |
| <i>Urtica dioica</i>                | Nettle                 | O |
| <i>Berberis</i> sp.                 | Barberry species       | R |
| <i>Geranium molle</i>               | Dove's-foot Cranesbill | R |
| <i>Rosa</i> sp.                     | Rose species           | R |
| <i>Rubus fruticosus</i> agg.        | Bramble                | R |
| <i>Sorbus aucuparia</i> var.        | Ornamental Rowan       | R |



### Target Note 3

Areas of introduced shrub at hotel entrance and either side of access road. Young scattered broad-leaved trees are present within the shrub along the eastern side of the access road. These areas do not appear to be managed.

|                              |                      |   |
|------------------------------|----------------------|---|
| <i>Festuca rubra</i>         | Red Fescue           | A |
| <i>Moss sp.</i>              | Moss species         | A |
| <i>Trifolium dubium</i>      | Lesser Trefoil       | F |
| <i>Acer campestre</i>        | Field Maple          | O |
| <i>Aegopodium podagraria</i> | Ground-elder         | O |
| <i>Betula pendula</i>        | Silver Birch         | O |
| <i>Cupressus sp.</i>         | Cypress species      | O |
| <i>Equisetum sp.</i>         | Horsetail species    | O |
| <i>Hyacinthoides sp.</i>     | Bluebell species     | O |
| <i>Lonicera sp.</i>          | Honeysuckle species  | O |
| <i>Poa sp.</i>               | Meadow-grass species | O |
| <i>Quercus sp.</i>           | Oak species          | O |
| <i>Rosa sp.</i>              | Rose species         | O |
| <i>Rubus fruticosus agg.</i> | Bramble              | O |
| <i>Urtica dioica</i>         | Nettle               | O |
| <i>Cirsium arvense</i>       | Creeping Thistle     | R |
| <i>Vicia sp.</i>             | Vetch species        | R |



#### Target Note 4

Areas of amenity grassland, scattered broad-leaved trees and introduced shrub planting within car park areas.

|                          |                      |   |
|--------------------------|----------------------|---|
| <i>Festuca rubra</i>     | Red Fescue           | F |
| <i>Moss sp.</i>          | Moss species         | F |
| <i>Poa sp.</i>           | Meadow-grass species | F |
| <i>Acer sp.</i>          | Maple species        | O |
| <i>Trifolium dubium</i>  | Lesser Trefoil       | O |
| <i>Jacobaea vulgaris</i> | Common Ragwort       | R |



## Target Note 5

Triangular patch of unmown grass designated as a wildflower garden near boundary wall. Litter present.

|                             |                      |   |
|-----------------------------|----------------------|---|
| <i>Achillea millefolium</i> | Yarrow               | A |
| <i>Festuca sp.</i>          | Fescue species       | A |
| <i>Moss sp.</i>             | Moss species         | A |
| <i>Poa sp.</i>              | Meadow-grass species | A |
| <i>Cerastium fontanum</i>   | Common Mouse-ear     | F |
| <i>Leucanthemum vulgare</i> | Oxeye daisy          | F |
| <i>Plantago lanceolata</i>  | Ribwort Plantain     | F |
| <i>Trifolium dubium</i>     | Lesser Trefoil       | F |
| <i>Holcus lanatus</i>       | Yorkshire-fog        | O |
| <i>Jacobaea vulgaris</i>    | Common Ragwort       | O |
| <i>Potentilla reptans</i>   | Creeping Cinquefoil  | O |
| <i>Plantago major</i>       | Greater Plantain     | R |
| <i>Ranunculus acris</i>     | Meadow Buttercup     | R |



KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

## **APPENDIX B: Desktop Study**



# Clayton Hotel, Manchester Airport

## Greater Manchester

## Ecological Desk Study

*Prepared For: Tom McNamara & Partners*

*Document Reference: 7938.01.002*

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| <b>Project Name:</b>    | Clayton Hotel                                                 |
| <b>Location:</b>        | Manchester Airport, Outwood Lane, Greater Manchester, M90 4HL |
| <b>Document Title:</b>  | Ecological Desk Study                                         |
| <b>Client:</b>          | Tom McNamara & Partners                                       |
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The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

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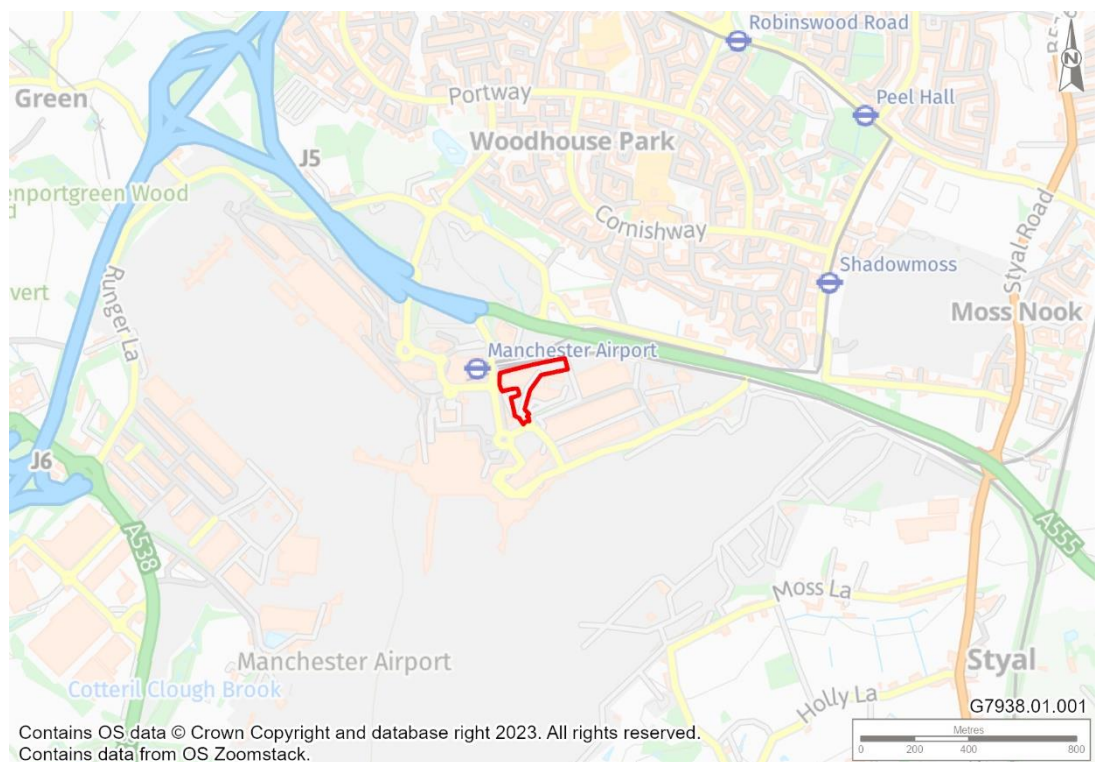
## 1.0 Introduction

- 1.1 The Environment Partnership (TEP) was commissioned by Tom McNamara & Partners in May 2023, to complete Ecological Desk Studies to inform Ecological Assessments for the re-development of the Clayton Hotel, Manchester Airport, Greater Manchester.

### Site Location

- 1.2 The location of the site is illustrated in Figure 1. The approximate central grid reference of the site is SJ 82170 85364.

*Figure 1: Site location*



### Context

- 1.3 The site is within the administrative area of the City of Manchester.
- 1.4 Proposals are for the re-development of the existing Clayton Hotel at Manchester Airport, Greater Manchester.

## 2.0 Methods

### Scope and Data Sources

- 2.1 The ecological Zone of Influence (ZOI) is an area defined by the ecological assessment within which valued ecological features may be subject to significant biophysical changes as a consequence of the proposed development under assessment.
- 2.2 For the purposes of this assessment, the preliminary ZOIs within which ecological features were searched for as part of this desk study were varied according to the geo-spatial and/or legal significance of the feature.
- 2.3 Table 1 summarises the scope and the preliminary ZOIs applied for this desk study. The preliminary ZOIs were applied by extending search radii of the respective distances from the site boundary.

*Table 1: Scope and preliminary ecological Zones of Influence (ZOI)*

| Feature                       | Scope                                                                                                                                                                                                      | Key Source(s)                                                                                     | ZOI  |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|------|
| Statutory wildlife sites:     | Ramsar sites<br>Proposed Ramsar sites<br>Special Areas of Conservation (SAC)<br>Possible SAC<br>SAC with marine components<br>Special Protection Areas (SPA)<br>Potential SPA<br>Marine Conservation Zones | Natural England (public sector information)                                                       | 10km |
|                               | Sites of Special Scientific Interest (SSSI)<br>National Parks<br>National Nature Reserves (NNR)<br>Marine Nature Reserves (MNR)                                                                            | Natural England (public sector information)                                                       | 5km  |
|                               | Local Nature Reserves (LNR)<br>Country Parks                                                                                                                                                               | Natural England (public sector information)                                                       | 2km  |
|                               | Local Wildlife Sites (LWS)<br>Green Link Network<br>Green Wedges<br>Country Wildlife Sites (CWS)                                                                                                           | Greater Manchester Local Record Centre (GMLRC)<br>Trafford Local Plan: Core Strategy <sup>1</sup> | 2km  |
| Notable habitats:             | Ancient Woodland<br>Habitats of principal importance<br>Main rivers<br>Habitat Network / Nature Recovery Network                                                                                           | Natural England (public sector information)<br>Environment Agency (public sector information)     | 2km  |
| Protected or notable species: | Pre-existing records for protected or notable species <sup>2</sup> , non-native invasive species                                                                                                           | Greater Manchester Local Record Centre (GMLRC)                                                    | 2km  |

<sup>1</sup> Trafford Local Plan (2012) [Online] Available at: [Core Strategy \(trafford.gov.uk\)](https://www.trafford.gov.uk/core-strategy) Accessed 06.06.23

<sup>2</sup> Notable and protected species records may include those listed under any of the following:

- Protected species listed under Schedule 2 (animals) or Schedule 5 (plants) under the Conservation of Habitats and Species Regulations 2017 (EPS);

| Feature                     | Scope                                                                                                               | Key Source(s)                                   | ZOI                   |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------------|
| Species licences:           | Protected species licences granted by Natural England                                                               | Natural England (public sector information)     | 2km                   |
|                             | Great crested newt survey pond records (2017 – 2019) held by Natural England                                        | Natural England (public sector information)     | 2km                   |
| Policy and Related Guidance | Land allocations and relevant environment / biodiversity policy<br>Local biodiversity priority habitats and species | Trafford Local Plan: Core Strategy <sup>3</sup> | As applicable to site |

2.4 An absence of records does not indicate the absence of protected species from the search area.

- Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Invasive non-native plant species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Invasive Alien Species (Enforcement and Permitting) Order 2019 (IAS);
- Protection of Badgers Act 1992 (PBA);
- Species of principal importance (SPI) listed by requirements under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006;
- Red and Amber listed Birds of Conservation Concern (BRd/BAm); and
- Local Biodiversity Action Plan Species (LBAP).

<sup>3</sup> Trafford Local Plan (2012) [Online] Available at: [Core Strategy \(trafford.gov.uk\)](https://trafford.gov.uk/core-strategy) Accessed 06.06.23

## 3.0 Legislation and Policy

- 3.1 This section details legislation and planning policy which may have relevance to the site. Only legislation and policy of key relevance to biodiversity are included.

### Relevant Legislation

#### International Conventions

- 3.2 The UK is a Contracting Party to numerous environmental conventions, the commonest form of international agreements to encourage a coordinated response to managing the environment. Key environmental conventions ratified in the UK include:
- The Convention on Wetlands of International Importance especially as Waterfowl Habitat ('Ramsar Convention'<sup>4</sup> or 'Wetlands Convention') - provides the only international mechanism for protecting sites of global importance;
  - The Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention<sup>5</sup>) - imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1,000 wild animal species;
  - The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention<sup>6</sup> or CMS) - provides strict protection for endangered migratory species. The UK has currently ratified four legally binding Agreements under the convention relating to bats (EUROBATS), African-Eurasian migratory birds (AEWA), small cetaceans in the Baltic, Irish and North Seas (ASCOBANS) and albatrosses and petrels (ACAP) in addition to five Memorandum of Understanding (MoU) and is non-party range state to a further Agreement and a further MoU;
  - The Convention Concerning the Protection of the World Cultural and Natural Heritage (UNESCO World Heritage Convention) - seeks to protect both cultural and natural heritage;
  - The Convention on Biological Diversity (Biodiversity Convention<sup>7</sup> or CBD) - provides a legal framework for biodiversity conservation. Within the UK, delivery of the CBD and the Strategic Plan for Biodiversity 2011-2020<sup>8</sup> is guided by the UK Post-2010 Biodiversity Framework<sup>9</sup>.

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<sup>4</sup> Convention on Wetlands of International Importance especially as Waterfowl Habitat, Ramsar, 2.2.1971 <https://www.ramsar.org/>

<sup>5</sup> Convention on the Conservation of European Wildlife and Natural Habitats. Bern, 1979 <https://www.coe.int/>

<sup>6</sup> Convention on the Conservation of Migratory Species of Wild Animals, Bonn, June 1979 <https://www.cms.int/>

<sup>7</sup> Convention on Biological Diversity, Rio de Janeiro, June 1992 <https://www.cbd.int/>

<sup>8</sup> In October 2010, at the 10th Conference of the Parties to the CBD in Nagoya, Japan, the Parties adopted a new 'Strategic Plan for Biodiversity 2011–2020' along with its 20 'Aichi targets'. <https://www.cbd.int/sp/>

<sup>9</sup> The framework is overseen by the Environment Departments of the four UK governments working through the Four Countries' Biodiversity Group. It demonstrates how the UK, through each of the four countries, contributes to achieving the 'Aichi targets', and identifies the activities required to complement the individual country biodiversity strategies <https://jncc.gov.uk/our-work/uk-post-2010-biodiversity-framework/>

- 3.3 The legal obligations of the multiple Conventions to which the UK is a Contracting Party are enacted through a suite of national environmental legislation. The most relevant are described in the following paragraphs.

#### Conservation of Habitats and Species Regulations

- 3.4 The Conservation of Habitats and Species Regulations 2017<sup>10</sup> (2017 Regulations) transposed the land and marine aspects of the Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives) into domestic law.
- 3.5 The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019<sup>11</sup> (2019 Regulations) amends the 2017 Regulations to make them operable following the withdrawal of the United Kingdom from the European Union (EU). Most of the changes involve transferral of functions from European Commission to the appropriate authorities in England and Wales, also extending to Scotland and Northern Ireland and applies to Scotland and Northern Ireland (including the adjacent territorial sea to a limited degree), as regards reserved and excepted matters respectively. It also amends Section 27 of the Wildlife and Countryside Act 1981 to maintain existing protections and enforcement for species of wild birds.
- 3.6 All other processes or terms in the 2017 Regulations remain unchanged and existing guidance and obligations (of a competent authority) remain relevant.

#### *National Site Network*

- 3.7 Under the 2019 Regulations, Special Areas of Conservation (SAC) and Special Protection Areas (SPA) in the UK no longer form part of the EU's 'Natura 2000' ecological network, but instead (along with new SACs and SPAs designated under the 2019 Regulations) form the new National Site Network (NSN). Ramsar sites<sup>4</sup> do not form part of the NSN but remain protected in the same way as SACs and SPAs.
- 3.8 Proposals which may significantly affect a site belonging to the NSN and which are not connected with or necessary to the management of that site require (by Regulations 63 and 64 of the 2017 Regulations, as amended by Regulations 24 and 25 of the 2019 Regulations, respectively) competent authorities to undertake an Appropriate Assessment of the implications of the plan or project in view of that site's conservation objectives. This process is commonly referred to as a 'Habitats Regulations Assessment' (HRA). The assessment must consider the potential effects both of the plan/project itself and in combination with other plans or projects. Where an adverse effect on the site's integrity cannot be ruled out, and where there are no alternative solutions, the plan or project can only proceed if there are imperative reasons of over-riding public interest (IROPI) and if the necessary compensatory measures can be secured.

<sup>10</sup> Conservation of Habitats and Species Regulations 2017 (SI 2017/1012) <https://www.legislation.gov.uk/uksi/2017/1012/>

<sup>11</sup> Conservation of Habitats and Species Regulations 2019 (SI 2019/579) <https://www.legislation.gov.uk/uksi/2019/579/>

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*Protected Species*

- 3.9 Certain animals and their breeding sites or resting places are protected under Regulation 43 of the 2017 Regulations, which makes it illegal to:
- Deliberately capture, injure or kill any such animal or to deliberately take or destroy the eggs of such an animal;
  - Deliberately disturb such an animal; and
  - Damage or destroy a breeding site or resting place of such an animal.
- 3.10 Disturbance is defined in the 2017 Regulations as an activity which is likely to impair a species' ability to survive, to breed or reproduce, to rear or nurture young or, in the case of animals hibernating or migratory species, to hibernate, migrate or which may affect significantly the local distribution or abundance; of the species.
- 3.11 A bat's resting place is known as a roost site. Because bats tend to be faithful to roost sites but their biology is such that different roost site characteristics are preferred at different times of the year by different species for different functions, a bat roost is considered to be afforded protection even when it is not occupied.
- 3.12 Certain plant species are protected under Regulation 47 of the 2017 Regulations against deliberate picking, collecting, cutting, uprooting or destruction. It is also an offence to be in possession or control and to transport any live or dead plant or part of a plant of such a species which has been taken in the wild.
- 3.13 The 2017 Regulations (Regulation 55) enables a relevant licensing body to grant a licence for certain activities that may affect animal or plant species protected by the above provisions. The purpose must conform to one of those listed under Regulation 55(2). For most development related activities, the purpose normally relates to Regulation 55(2)(e) 'preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequence of primary importance for the environment' – commonly known as the IROPI test. Regulation 55(9) introduces two further tests that the licensing body must consider:
- There is no satisfactory alternative; and
  - The favourable conservation status of the species concerned will be maintained and/or enhanced.
- 3.14 Under Regulation 9(1) of the 2017 Regulations (as amended), competent authorities "must exercise their functions which are relevant to nature conservation... so as to secure compliance with the requirements of the Directives". Regulation 9(3) requires a competent authority, in exercising any of its function, to "have regard to the requirements of the Directives so far as they be affected by the exercise of those functions." Local planning authorities must therefore consider the above three 'tests' when determining if planning permission should be granted for developments likely to cause an offence under the Regulations.

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### Wildlife and Countryside Act 1981

- 3.15 The Wildlife and Countryside Act 1981 (as amended)<sup>12</sup> (WCA) is a major legal instrument for wildlife protection in the UK. In respect of habitats and flora, the WCA protects important habitats and/or species as Sites of Special Scientific Interest (SSSI). The designation of UK Ramsar sites<sup>4</sup> has usually been underpinned through prior notification of these areas as SSSI and accordingly they receive statutory protection under the WCA.
- 3.16 The obligations of the Bern Convention<sup>5</sup> (the protection of wild plant and animal species and their natural habitats) are transposed into law for England and Wales<sup>13</sup> by the WCA. The legal requirement for the protection of migratory species listed by the Bonn Convention<sup>6</sup> is also provided by the WCA.
- 3.17 All wild birds (as defined by the WCA and with exception to species listed in Schedule 2) are protected under the WCA, which makes it illegal to:
- Intentionally kill, injure or take any wild bird;
  - Take, damage or destroy the nest (whilst being built or in use) of any wild bird; or
  - Take or destroy the eggs of any wild bird.
- 3.18 Special penalties are available for offences related to birds listed in Schedule 1, for which there are additional offences of disturbing these birds at their nests, or their dependent young. The Secretary of State may also designate Areas of Special Protection (subject to exceptions) to provide further protection to birds. The WCA also prohibits certain methods of killing, injuring, or taking birds, restricts the sale and possession of captive bred birds, and sets standards for keeping birds in captivity.
- 3.19 Certain animal species (listed under Schedule 5) of the WCA receive protection which makes it illegal (with certain exceptions) to:
- Intentionally kill, injure or take any such animal;
  - Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal;
  - Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.
- 3.20 Plant species listed under Schedule 8 of the WCA are protected from unauthorised intentional picking, uprooting and destruction. It is an offence to plant or otherwise cause to grow in the wild any plant that is included in Schedule 9.

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<sup>12</sup> Wildlife and Countryside Act 1981 c. 69 <https://www.legislation.gov.uk/ukpga/1981/69/>

<sup>13</sup> In Scotland by the Nature Conservation (Scotland) Act 2004 (as amended) and in Northern Ireland by Wildlife (Northern Ireland) Order 1985 and the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985.

### Countryside and Rights of Way Act 2000

- 3.21 Part III of the Countryside and Rights of Way Act 2000<sup>14</sup> (CROW) deals specifically with wildlife protection and nature conservation. It requires that Government Departments have regard for the conservation of biodiversity, in accordance with the CBD. In addition, it requires that The Secretary of State publishes a list of living organisms and habitat types that are considered to be of principal importance in conserving biodiversity.
- 3.22 CROW also amends the WCA, expanding the terms of offences to include reckless activity. It increases the legal protection of threatened species, by also making it an offence to “recklessly” obstruct access to a sheltering place used by an animal listed in Schedule 5 of the WCA or “recklessly” disturb an animal occupying such a structure or place.

### Natural Environment and Rural Communities (NERC) Act 2006

- 3.23 Section 40 of the Natural Environment and Rural Communities Act 2006 (NERC)<sup>15</sup> places a duty to conserve biodiversity on public authorities in England. It requires local authorities and government departments to have regard to the purposes of conserving biodiversity in a manner that is consistent with the exercise of their normal functions such as policy and decision-making. 'Conserving biodiversity' may include enhancing, restoring or protecting a population or a habitat.
- 3.24 Section 41 requires the Secretary of State to publish and maintain lists of species and types of habitats which are regarded by Natural England to be of "principal importance" for the purposes of conserving biodiversity in England.
- 3.25 These habitats and species of principal importance (HPI and SPI) are drawn from earlier lists of United Kingdom Biodiversity Action Plan Priority Species and Habitats. The Section 41 (S41) lists of HPI and SPI are needed by decision-makers in local and regional authorities when carrying out their duties under Section 40 of the Act.

### Environment Act 2021

- 3.26 The Environment Act 2021<sup>16</sup> was passed into law in November 2021. The Act applies only to England, although many of its measures are designed to be operable across the UK with the consent of devolved administrations. The Act requires statutory long-term (15+ years) targets to be set (and monitored, reported and reviewed) in the four priority areas of waste reduction, air quality, water resources and biodiversity as well as additional targets relating to species abundance and fine particulates by 2030.

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<sup>14</sup> Countryside and Rights of Way Act 2000 c. 37 <https://www.legislation.gov.uk/ukpga/2000/37/>

<sup>15</sup> Natural Environment and Rural Communities Act 2006 c. 16 <https://www.legislation.gov.uk/ukpga/2006/16/>

<sup>16</sup> Environment Act 2021 c.30 <https://www.legislation.gov.uk/ukpga/2021/30/>

- 3.27 The Environment Act amends the Town and Country Planning Act 1990<sup>17</sup> in that planning permissions granted after the provisions come into force<sup>18</sup> are deemed to be subject to a condition prohibiting the start of development before a biodiversity gain plan has been submitted to and approved by the Local Planning Authority (LPA).
- 3.28 The biodiversity gain plan must demonstrate a net gain of at least 10% in the biodiversity value of the development site “as at the time the development is completed”. Biodiversity net gain must be demonstrated by calculations using the biodiversity metric (currently version 3.1 published by Natural England)
- 3.29 The Environment Act introduces Local Nature Recovery Strategies (LNRS), a new system of spatial strategies for nature, covering the whole of England. LNRS are to be prepared and published by the ‘responsible authority’, namely the local authority, mayoral authority or National Park authority whose area is, or is within, the strategy area, the Broads Authority or Natural England. Section 40 of the NERC Act (duty to conserve biodiversity) makes provision about the duties of public authorities in relation to LNRS.
- 3.30 A ‘responsible authority’ is to be appointed to lead each LNRS area, which could include LPAs and which in mayoral combined authorities is highly likely to be the mayor. The responsible Authority must map the most valuable existing natural habitat in its area and develop a biodiversity strategy, including specific proposals for creating or improving habitats and priorities for nature recovery.
- 3.31 In addition to the above, the Environment Act Part 6 (Nature and biodiversity) will also:
- Strengthen the biodiversity duty through amendments to Section 40 of the NERC Act.
  - Impose a duty upon Local Authorities to consult on street tree felling;
  - Strengthen woodland protection enforcement measures;
  - Introduce Conservation Covenants (agreements between a landowner and a responsible body);
  - Protected Site Strategies (prepared and published by Natural England) to improve the conservation and management of a protected site (including SACs, SPAs listed before exit day, Sites of Community Importance (SCI)<sup>19</sup> listed before exit day and those sites proposed before exit day as SACs).
  - Species Conservation Strategies (prepared and published by Natural England) to improve the conservation status of any species of flora or fauna, with which a LPA in England and any prescribed authority must have regard so far as relevant to its functions, including when discharging its duties under the 2017 Regulations (as amended);
  - Prohibit larger UK businesses from using commodities associated with wide-scale deforestation (where ‘forest’ is defined as “*an area of land of more than 0.5 hectares*”

<sup>17</sup> Town and Country Planning Act 1990 c. 8 <https://www.legislation.gov.uk/ukpga/1990/8/>

<sup>18</sup> The Biodiversity Gain provision of the Environment Act requires the Secretary of State to first publish detailed regulations (see s147(3) of the Act). These are anticipated in November 2023.

<sup>19</sup> SCIs are established under the European Union Habitats Directive (92/43/EEC) and are (under the Habitats Directive) the pre-requisite step for establishing SACs and SPAs.

*with a tree canopy cover of at least 10% (excluding trees planted for the purpose of producing timber or other commodities)", which includes "land that is wholly or partly submerged in water whether temporarily or permanently");*

- Require regulated businesses to establish a system of due diligence for each regulated commodity used in their supply chain, requires regulated businesses to report on their due diligence, introduces a due diligence enforcement system.

### Hedgerow Regulations 1997

- 3.32 Important hedgerows are protected from removal by the Hedgerows Regulations<sup>20</sup> (as amended). Regulation 3 defines the hedgerows to which the Regulations apply. Regulation 4 sets out the criteria for identifying "important hedgerows" including ecological, landscape or historical/cultural reasons. Under the Hedgerow Regulations it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Works to "important hedgerows" are exempt under the Hedgerow Regulations if planning consent is granted which allows their removal.
- 3.33 The identification of important hedgerows also provides an additional means to value hedgerows aside from their botanical value (e.g. species richness) as the assessment of importance also includes characteristics relating to maturity and structure (e.g. associated features, connectivity, integrity) which will affect the functional value of the hedgerow.

### Protection of Badgers Act 1992

- 3.34 Badgers and their setts receive statutory protection under the Protection of Badgers Act 1992 (PBA)<sup>21</sup>. This makes it an offence to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so; or to intentionally or recklessly interfere with a sett.
- 3.35 Sett interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it. A badger sett is defined in the legislation as "any structure or place, which displays signs indicating current use by a badger."

## **Relevant Policy**

### National Planning Policy Framework

- 3.36 The National Planning Policy Framework (NPPF)<sup>22</sup> sets out the Government's planning policies for England and how these are expected to be applied at a local level in development plans and how developers should address them. The Framework places great emphasis on plans and developments contributing to sustainable development.

<sup>20</sup> The Hedgerow Regulations 1997 (SI 1997/1167) <https://www.legislation.gov.uk/ukSI/1997/1160/>

<sup>21</sup> Protection of Badgers Act 1992 c. 51 <https://www.legislation.gov.uk/ukpga/1992/51/>

<sup>22</sup> National Planning Policy Framework (2021) Ministry of Housing, Communities and Local Government [www.gov.uk/government/publications](http://www.gov.uk/government/publications)

- 3.37 Paragraph 174 states: Planning policies and decisions should contribute to and enhance the natural and local environment by:
- 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);
  - recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
  - maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
  - minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
  - preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
  - remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 3.38 Paragraph 180 states: When determining planning applications, local planning authorities should apply the following principles:
- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
  - development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
  - development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless are wholly exceptional reasons and a suitable compensation strategy exists; and;
  - development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

- 3.39 Paragraph 181 stipulates that the following should be given the same protection as habitats sites<sup>23</sup>:
- potential Special Protection Areas and possible Special Areas of Conservation;
  - listed or proposed Ramsar sites; and
  - sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.
- 3.40 Paragraph 182 confirms: The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

#### Government Circular 06/2005

- 3.41 Government Circular 06/2005<sup>24</sup> remains pertinent in national policy even though PPS9, which it originally supported, was revoked by the NPPF.
- 3.42 The Circular outlines the legislative provisions relating to biodiversity and geological conservation which affect planning and development. The Circular provides guidance on the protection of designated international and national nature conservation sites, non-designated sites, the conservation of species, and advice on the related issues and statutory powers.
- 3.43 Paragraphs 123 and 124 of Part IV of Circular 06/2005 state that “the likelihood of disturbing a badger sett, or adversely affecting badgers’ foraging territory, or links between them, or significantly increasing the likelihood of road or rail casualties amongst badger populations, are capable of being material considerations in planning decisions. Although consideration of the case for granting a licence is separate from the process of applying for planning permission, a planning authority should advise anyone submitting an application for development in an area where there are known to be badger setts that they must comply with the provisions of the Act”.

#### Manchester Core Strategy Development Plan Document (adopted July 2012)

- 3.44 Manchester City Council’s Core Strategy was adopted on 11<sup>th</sup> July 2012. It is the key document in Manchester’s Local Development Framework and covers a period of 15 years from 2012 to 2027. It describes Manchester today and outlines the Council’s vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision.

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<sup>23</sup> Defined by NPPF21 as “Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites”.

<sup>24</sup> Office of the Deputy Prime Minister (2005) ‘Government Circular: Geological and Biological Conservation – Statutory obligations and their implications within the planning system’ ODPM circular 06/2005, DEFRA circular 01/2005 [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7692/147570.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf)

### *Policies Map*

The Policies Map can be viewed by following the link below:  
[http://www.manchester.gov.uk/download/downloads/id/19059/final\\_proposals\\_map\\_july\\_2012.pdf](http://www.manchester.gov.uk/download/downloads/id/19059/final_proposals_map_july_2012.pdf)

The site and land adjacent on all sides is allocated under Policy MA1 as the Manchester Airport Strategic Site. In relation to biodiversity, Policy MA1 states the following:

*'All development proposed as part of the Airport expansion should seek to ensure that any environmental effects of development are assessed at the planning application stage to ensure any impact is acceptable. It will be necessary to mitigate or compensate any negative effects. In particular, development should:*

- Minimise any adverse impact on areas of international or national conservation, ecological and landscape value. In particular, development should avoid the Cotterill Clough SSSI. Where it is not possible to avoid harm, mitigation measures to compensate for any adverse impact will be necessary. Development within the expansion areas must implement the mitigation measures agreed with the Council, informed by an up to date environmental assessment'*

### *Biodiversity-related Planning Policies*

The following policies relate to biodiversity and nature conservation and are applicable to the site:

## Policy EN 9

### Green Infrastructure

New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Key features of Manchester's green infrastructure will include:

- The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.
- The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, for example the River Irk, River Medlock, Chorlton Platt Gore, Gatley Brook, Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity.
- The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme.
- The encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas.

New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management.

## Policy EN 15

### Biodiversity and Geological Conservation

The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- sites with international or national designations for their biodiversity value. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham);
- other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals) and 7 LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- sites that are recognised for their geological importance;
- the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate, with reference to:

- the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks;
- the Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook Corridor and Nutsford Vale;
- the Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages;
- Manchester's Climate Change Action Plan;
- the Strategic Flood Risk Assessment (SFRA) for Manchester;
- the Habitats Regulations Assessment (HRA) for Manchester, which gives detailed consideration to Special Areas of Conservation (SACs), including the Rochdale Canal SAC just outside the district boundary;
- the River Basin Management Plan for the North West;
- the Manchester Tree Strategy.

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

Development should wherever possible seek to maintain, enhance or restore existing geology.

**Policy DM 2****Aerodrome Safeguarding**

Development that would affect the operational integrity or safety of Manchester Airport or Manchester Radar will not be permitted.

Supplementary Planning Documents (SPDs)Guide to Development in Manchester SPD

The Guide to Development in Manchester SPD was adopted in April 2007. Section 4 addresses biodiversity in design. Paragraph 4.15 states that:

*'Developers will need to contribute to Manchester's Biodiversity Strategy by demonstrating in their Environment Standards Statement how they have taken full account of the effect of their proposed development on biodiversity. This should highlight how existing species and habitats would be protected and how the proposed development would enhance the ecological value of the site. Mature trees and hedges should be retained on site wherever possible. Where this is not possible, developers will be expected to agree an appropriate scheme for replanting with the Development Control case officers. Developments should result in no net loss in overall biodiversity value and maximise opportunities to meet and exceed our target to achieve a 10% net increase in tree cover across new developments. In exceptional cases, where planting is unachievable on site, permission may be granted to plant elsewhere in the City to ensure no overall net loss in tree resources. Existing green links across the site should be maintained and the opportunity taken to create new links as appropriate. Landscaping and new planting should include species appropriate for the proposed development that will encourage wildlife.*

*Full plans should be included in the report showing retained, enhanced and new ecological features, the number of on-site trees pre and post development, and a 5 year management plan. Wood and wood products should come from Forest Stewardship Council sources. Tropical hardwoods should be avoided.'*

Evidence BaseManchester Biodiversity Strategy (2005)

The Strategy details the habitats and species in Manchester and determines the factors that can cause loss of biodiversity. Factors such as pesticide use, climate change, off road motorbiking and invasive non-native species are all stated to have an effect on Manchester's biodiversity.

Places for Everyone – Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan (adopted 2023)

- 3.45 Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for

jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts.

- 3.46 The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development.
- 3.47 It will also ensure all new developments are sustainably integrated into Greater Manchester's transport network or supported by new infrastructure.
- 3.48 The plan is the result of a process that began as the Greater Manchester Spatial Framework (GMSF) in 2014, and has been informed by the feedback received from residents, businesses and the development industry to previous consultations on that Plan. The nine districts decided to continue to produce a joint plan following the withdrawal of Stockport Council from the GMSF in December 2020.
- 3.49 This plan:
- sets out how the nine boroughs should develop up until 2037;
  - identifies the amount of new development that will come forward across the 9 districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
  - supports the delivery of key infrastructure, such as transport and utilities;
  - protects the important environmental assets across the city region;
  - allocates sites for employment and housing outside of the existing urban area; and
  - defines a new Green Belt boundary for Greater Manchester.

### *Biodiversity-related Planning Policies*

The following policies relate to biodiversity and nature conservation and are applicable to the site:

- JP-Strat 13 – Strategic Green Infrastructure.
- JP-S 2 – Carbon and Energy.
- JP-G 2 – Green Infrastructure Network.
- JP-G 3 – River Valleys and Waterways.
- JP-G 4 – Lowland Wetlands and Mosslands.
- JP-G 5 – Uplands.
- JP-G 6 – Urban Green Space.
- JP-G 7 – Trees and Woodland.

- JP-G 8 – Standards for Greener Places.
- JP-G 9 – A net enhancement of biodiversity and geodiversity.

#### Local Biodiversity Action Plans (LBAP)

- 3.50 The LBAP for Greater Manchester covers the local authority areas of Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Trafford, Tameside and Wigan. Consequently, as a joint BAP, not all local priority habitats or species may be of direct relevance to each local authority.
- 3.51 The LBAP for document for Greater Manchester can be viewed by following the link:  
[GMLRC Projects - Greater Manchester Biodiversity Action Plan](#)
- 3.52 The LBAP priority habitats for Greater Manchester:
- |                            |                    |
|----------------------------|--------------------|
| ■ Canals                   | ■ Grasslands       |
| ■ Hedgerows                | ■ Lowland Mossland |
| ■ Reedbeds                 | ■ Ponds and Lodges |
| ■ Native woodlands         | ■ Uplands          |
| ■ Urban managed greenspace |                    |
- 3.53 The LBAP priority species for Greater Manchester include:
- |                  |                       |
|------------------|-----------------------|
| ■ Bats           | ■ Black Redstart      |
| ■ Farmland Birds | ■ Great Crested Newt  |
| ■ Hares          | ■ Native Black Poplar |
| ■ Twite          | ■ Water Vole          |
| ■ Willow Tit     |                       |

#### Nature Recovery Network

- 3.54 Habitat Network maps are produced by Natural England in response to the Lawton report (Making Space for Nature, A review of England's Wildlife Sites and Ecological Network<sup>25</sup>).
- 3.55 These maps provide a useful baseline for the development of a Nature Recovery Network (NRN) as required within the 25 Year Environment Plan and for LRNS proposed within the Environment Act.
- 3.56 The Habitat Network maps in conjunction with other datasets and local knowledge can identify opportunities for biodiversity action. The Habitat Network comprises (a) Existing Habitats (HPI and associated habitats) and (b) Network Enhancement and Expansion Zones. These latter zones include:

<sup>25</sup> Lawton, J.H., Brotherton, P.N.M., Brown, V.K., Elphick, C., Fitter, A.H., Forshaw, J., Haddow, R.W., Hilborne, S., Leafe, R.N., Mace, G.M., Southgate, M.P., Sutherland, W.A., Tew, T.E., Varley, J., & Wynne, G.R. (2010) *Making Space for Nature: a review of England's wildlife sites and ecological network*. Report to Defra

- Network Enhancement Zone 1: Land connecting existing habitats which is likely to be suitable for habitat creation. Action in this zone to expand and join up existing habitat patches and improve the connections between them can be targeted here.
- Network Enhancement Zone 2: Land connecting existing habitats which is less likely to be suitable for habitat creation. Action in this zone that improves the biodiversity value through land management changes and/or green infrastructure provision can be targeted here.
- Fragmentation Action Zone: Land within Enhancement Zone 1 that connects existing habitats patches which are currently highly fragmented and where fragmentation could be reduced by habitat creation.
- Network Expansion Zone: Land beyond the Network Enhancement Zones with potential for expanding, linking/joining networks across the landscape.

### Manchester City Council Climate Change Action Plan 2020 to 2025

- 3.57 This action plan sets out Manchester City Council's commitments to tackling climate change over the next 5 years and builds on previous action plans over the last decade. The Council, alongside a number of other strategic partners in the city, have produced this plan to support the delivery of the citywide Manchester Climate Change Framework 2020-25 which has been produced by the Manchester Climate Change Partnership and Agency (<http://www.manchesterclimate.com/plan>). It summarises the specific actions which are required to ensure that the Council reduces its direct emissions by at least 50% by 2025 whilst also playing our full part in supporting and influencing the city to do the same. It also covers the Council's plans for adapting to the expected impacts of climate change and supporting and influencing others, including through the implementation of the Manchester Green and Blue Infrastructure Strategy 2015-25.

## 4.0 Wildlife Sites

### Statutory Sites

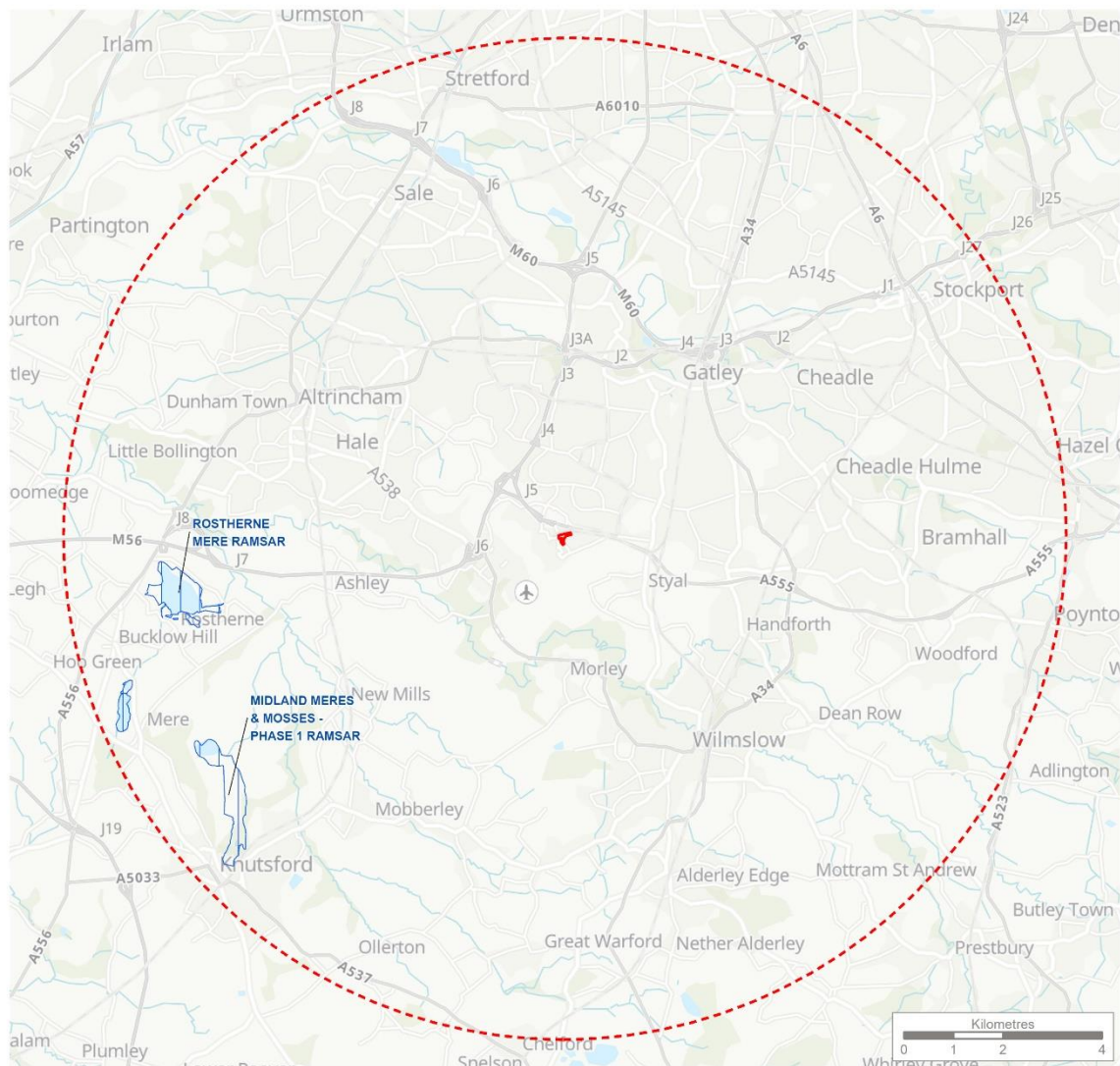
- 4.1 There are two internationally significant statutory wildlife designation within 10km of the site (Figure 2) and one nationally significant statutory wildlife site within 5km of the site ((Figure 3). These are detailed in Table 2 below. Links to citations are also provided.

*Table 2: Statutory wildlife sites*

| Site Name                                                                                 | Designation & Citation Link                                                  | Location Relevant to Site        | Reason for Site Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory wildlife sites of international significance within 10km of the site (Figure 2) |                                                                              |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Rostherne Mere                                                                            | RAMSAR<br>( <a href="http://jncc.gov.uk">jncc.gov.uk</a> )                   | Approx. 7.3km west of site       | The mere has little submerged vegetation but is fringed by a narrow band of Phragmites reed swamp for over half its circumference. Around the mere the catchment slopes are primarily large blocks of woodland and moderately intensively farmed grassland. Remains of a former peat bog in the north and willow beds in the south are other notable habitats.                                                                                                                                                                                                                                                                                                                                                                                                                |
| Midland Meres & Mosses                                                                    | RAMSAR<br>( <a href="http://jncc.gov.uk">jncc.gov.uk</a> )                   | Approx. 7.9km south-west of site | The Meres & Mosses form a geographically discrete series of lowland open water and peatland sites in the north-west Midlands of England. These have developed in natural depressions in the glacial drift left by receding ice sheets which formerly covered the Cheshire/Shropshire Plain. The 16 component sites include open water bodies (meres), the majority of which are nutrient-rich with associated fringing habitats; reed swamps, fen, carr & damp pasture. Peat accumulation has resulted in nutrient poor peat bogs (mosses) forming in some sites in the fringes of meres or completely infilling basins. In a few cases the result is a floating quaking bog or schwingmoor. The wide range of resulting habitats support nationally important flora & fauna. |
| Statutory wildlife sites of national significance within 5km of the site (Figure 3)       |                                                                              |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Cotteril Clough                                                                           | SSSI<br>( <a href="http://naturalengland.org.uk">naturalengland.org.uk</a> ) | Approx. 1.4km south-west of site | The site comprises part of a ravine, or clough, cut into the Keuper Marl by the erosion of the Cotteril Brook. The majority of the site is woodland with associated stream habitat and is the most diverse clough woodland on base rich soils in Greater Manchester.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Lindow Common                                                                             | SSSI<br>( <a href="http://naturalengland.org.uk">naturalengland.org.uk</a> ) | Approx. 4km south-east of site   | Lindow Common has been selected to represent one of the few remaining areas of lowland heath in Cheshire. The site consists of a mixture of wet and dry heath, bog, open water and scattered scrub and woodland. Many lower lying areas of the heath are either permanently or seasonally waterlogged. These areas support very different plants and animals which add considerably to the diversity of the site.                                                                                                                                                                                                                                                                                                                                                             |

- 
- 4.2 The site lies within Cotteril Clough SSSI Impact Risk Zone (IRZ) (Figure 4), as determined by Natural England to identify likely impacts upon SSSIs, SACs, SPAs or Ramsar sites that may result from planned development.
- 4.3 The impact risk criteria for the IRZ are summarised in Table 3. The nature of project does not match any of the potential risk criteria.

Figure 2: Statutory wildlife sites of international significance within 10km of the site



### Key

-  Site boundary  
 Site boundary - 10km buffer  
 Ramsar

Sites searched for were as follows:

- Ramsar
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)



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Project  
Clayton Hotel, Manchester

Title  
Internationally Designated Sites Within a  
10km Buffer

Drawing Number  
**G7938.01.002**

|                |            |
|----------------|------------|
| Scale          | Date       |
| 1:110.000 @ A4 | 15/06/2023 |

|       |         |          |
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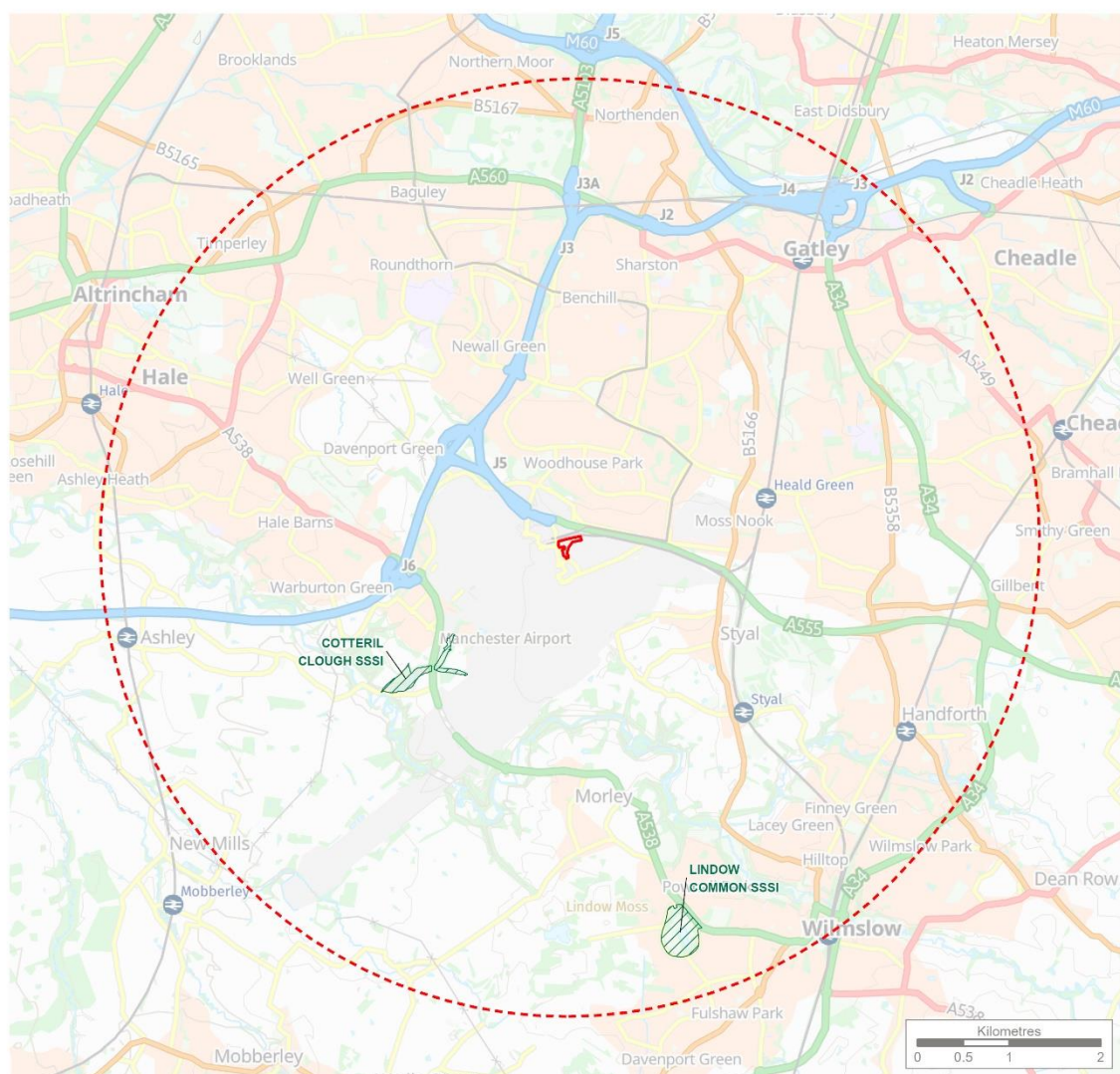
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Figure 2: Statutory wildlife sites of national significance within 5km of the site



**Key**

-  Site boundary  
 Site boundary - 5km buffer  
 Sites of Special Scientific Interest (SSSI)

Sites searched for were as follows:

- Sites of Special Scientific Interest (SSSI)
- National Nature Reserve (NNR)
- Area of Outstanding Natural Beauty (AONB)



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Project

Clayton Hotel, Manchester

Title

### Nationally Designated Sites Within a 5km Buffer

### Decision A

Drawing Number  
G7938.01.003

Scale

1:60,000 @ A4

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| Date |
|------|

15/06/2023

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| Approved |
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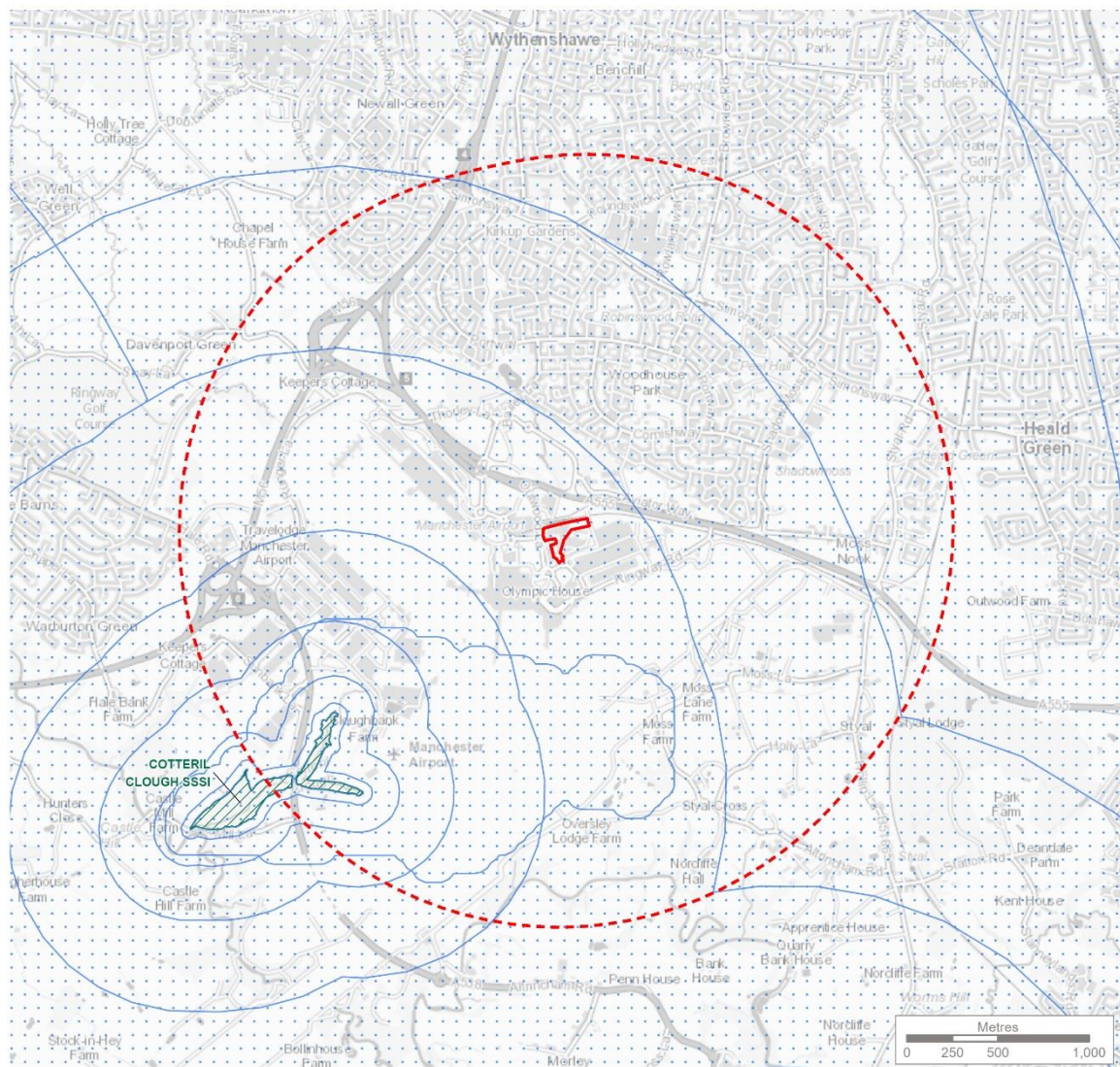
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Figure 3: SSSI Impact Risk Zones crossed by the site



- Key**
- Site boundary
  - Site boundary - 2km buffer
  - Sites of Special Scientific Interest (SSSI)
  - Sites of Special Scientific Interest - Impact Risk Zone



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Project  
Clayton Hotel, Manchester

Title  
Sites of Special Scientific Interest - Impact Risk Zone

Drawing Number  
G7938.01.006

Scale  
1:30,000 @ A4

Date  
15/06/2023

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Checked  
BJ

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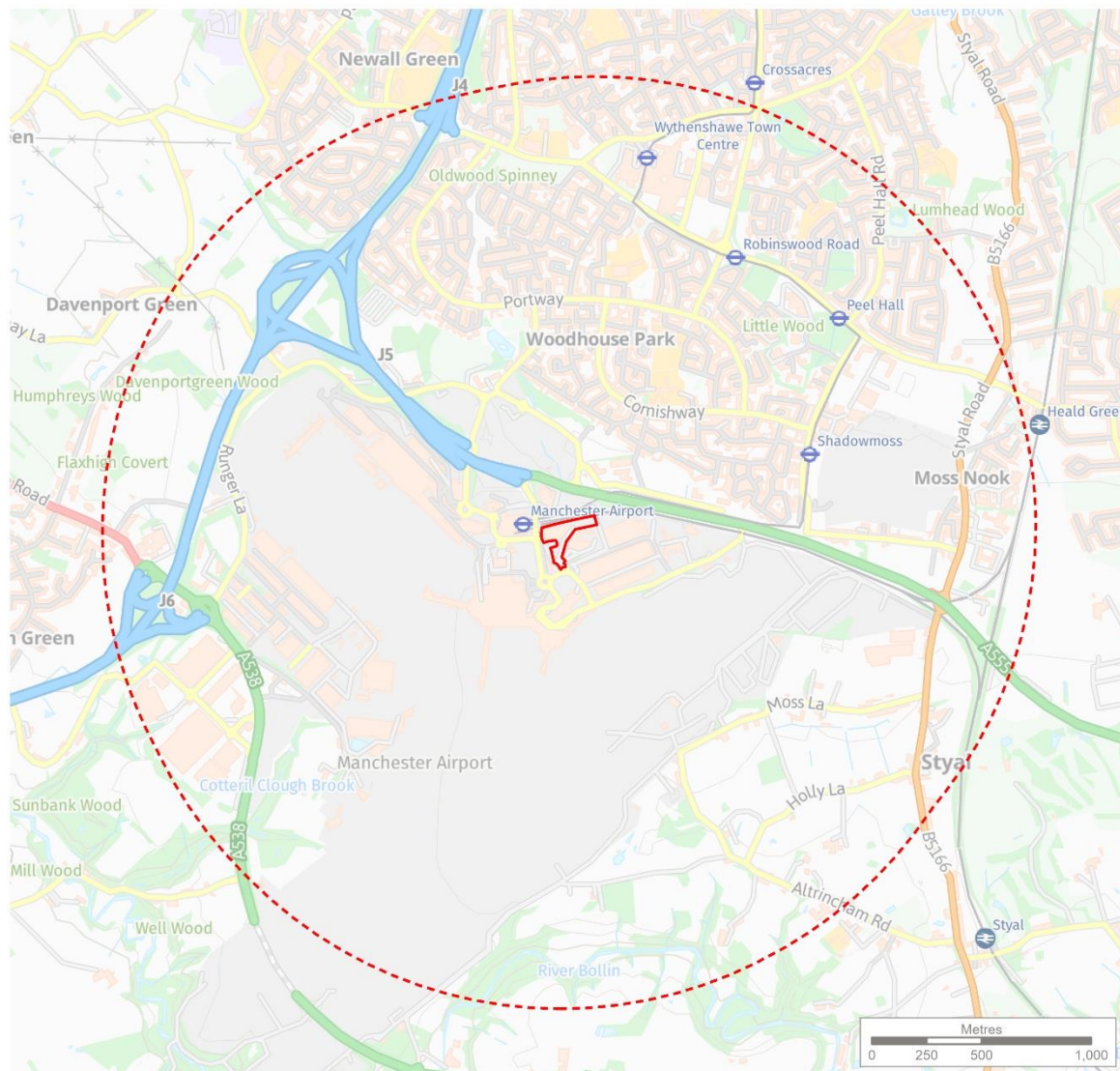


*Table 3: SSSI Impact Risk Zones crossed by the site*

| Proposal                  | Plan / project which may impact SSSI                                                                                                                                                                                                               |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All Planning Applications | Assessed as not likely to impact on the SSSI                                                                                                                                                                                                       |
| Infrastructure            | Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals.                                           |
| Wind & Solar Energy       | Assessed as not likely to impact on the SSSI                                                                                                                                                                                                       |
| Minerals, Oil & Gas       | Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.                                                                   |
| Rural Non Residential     | Assessed as not likely to impact on the SSSI                                                                                                                                                                                                       |
| Residential               | Assessed as not likely to impact on the SSSI                                                                                                                                                                                                       |
| Rural Residential         | Assessed as not likely to impact on the SSSI                                                                                                                                                                                                       |
| Air Pollution             | Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m <sup>2</sup> , slurry lagoons & digestate stores > 200m <sup>2</sup> , manure stores > 250t). |
| Combustion                | General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.     |
| Waste                     | Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.                                                                                                                                                                        |
| Composting                | Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.                                                       |
| Discharges                | Assessed as not likely to impact on the SSSI                                                                                                                                                                                                       |
| Water Supply              | Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m <sup>2</sup> or more.                                                                                     |
| Notes                     | N/A                                                                                                                                                                                                                                                |

- 4.4 There are no statutory wildlife sites of regional / local significance within 2km of the site (Figure 5).

Figure 5: Statutory wildlife sites of regional/local significance within 2km of the site



**Key**  
 Site boundary  
 Site boundary - 2km buffer

Sites searched for were as follows:  
 - Local Nature Reserves

No records found

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Project  
 Clayton Hotel, Manchester

Title  
 Statutory Locally Designated Sites Within a  
 2km Buffer

Drawing Number  
 G7938.01.004

Scale  
 1:25,000 @ A4

Date  
 15/06/2023

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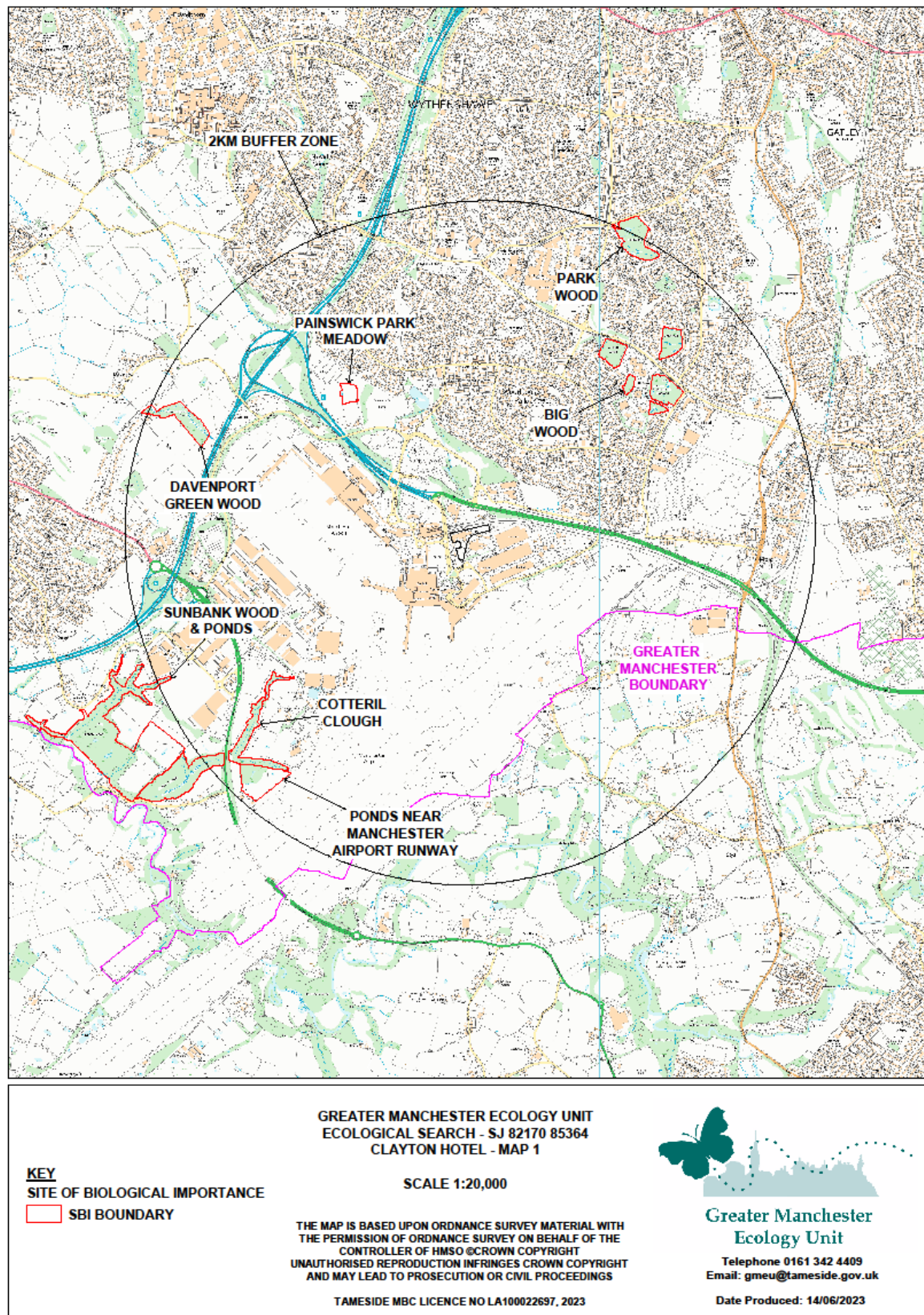
### Non-Statutory Wildlife Sites

- 4.5 There are seven non-statutory locally designated wildlife sites within 2km of the site. These are summarised in Table 4 below.

*Table 4: Non-statutory local wildlife sites within 2km of the site*

| Site Name                            | Designation | Location Relevant to Site      |
|--------------------------------------|-------------|--------------------------------|
| Park Wood                            | SBI         | Approx 2km northeast of site   |
| Big Wood                             | SBI         | Approx 1.3km northeast of site |
| Cotteril Clough                      | SBI         | Approx 1.5km southwest of site |
| Ponds near Manchester Airport Runway | SBI         | Approx 1.8km southwest of site |
| Sunbank Wood & Ponds                 | SBI         | Approx 1.9km southwest of site |
| Davenport Green Wood                 | SBI         | Approx 1.6km west of site      |
| Painswick Park Meadow                | SBI         | Approx 1km north-west of site  |

Figure 4: Non-statutory wildlife sites within 2km of the site (map provided by GMEU)



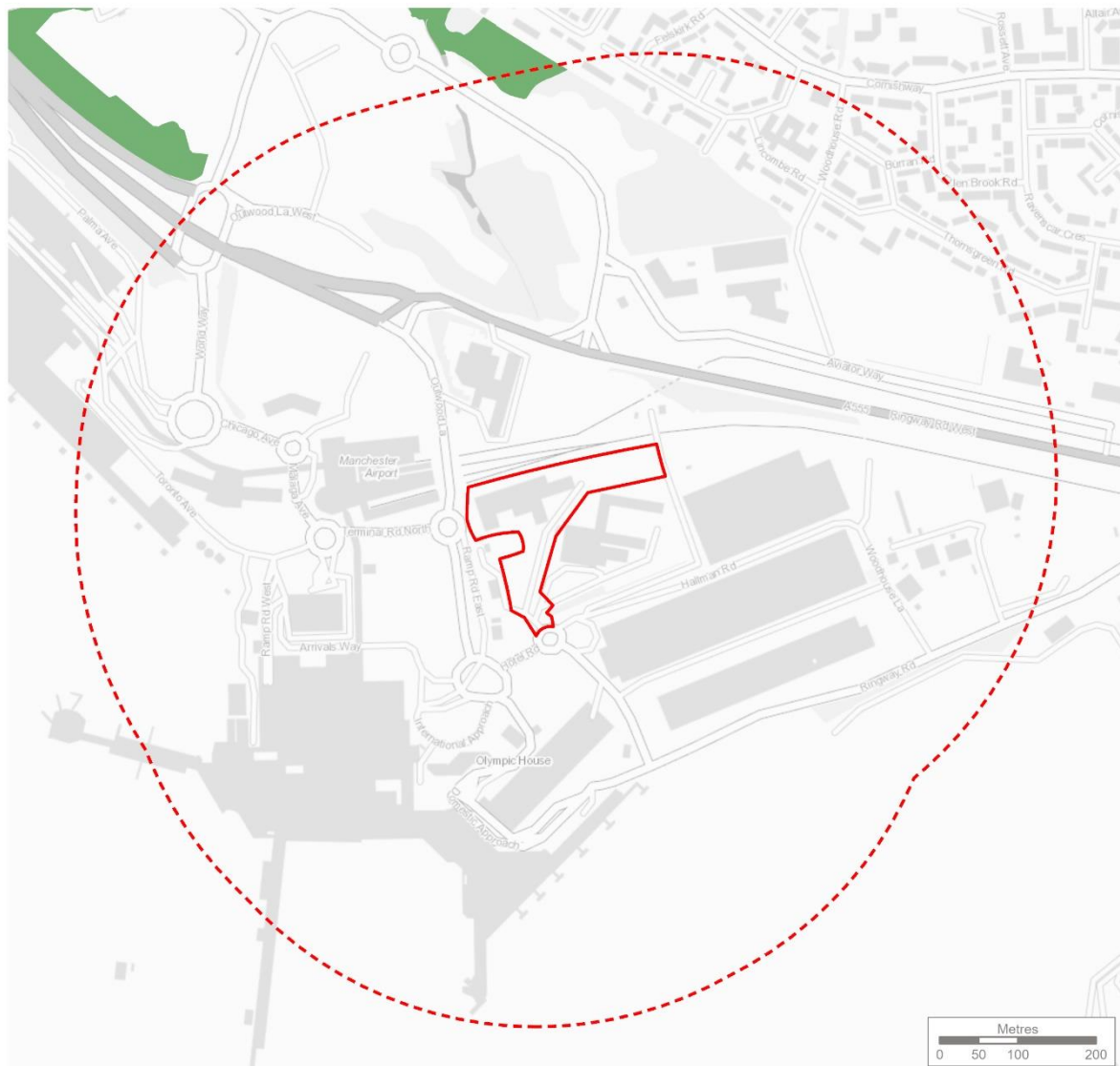
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## 5.0 Notable Habitats

### Habitats of Principal Importance (HPI)

- 5.1 Deciduous woodland as identified on Natural England's priority habitat inventory is present approximately 500m north of the site (Figure 7).
- 5.2 The site is situated within the Manchester Airport complex. The wider landscape comprises mixed use commercial and residential buildings and arable and grazing pastures with associated hedgerows. Some deciduous woodland is present and the River Bollin runs approximately 1.8km to the south of the site. The town of Wythenshawe is situated approximately 1.5km north.

Figure 7: Notable habitats within and adjacent to site



- Key**
- Site boundary
  - Site boundary - 500m buffer
  - Deciduous woodland



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Project  
Clayton Hotel, Manchester

Title  
Notable Habitats Within and Adjacent to the Site

Drawing Number  
G7938.01.005

Scale: 1:7,000 @ A4 Date: 15/06/2023

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## 6.0 Protected and Notable Species

### Protected Species Licences

- 6.1 A review of Natural England's open datasets for granted protected species licences did not return pond survey data for great crested newts between 2017 and 2019 within 2km of the site.
- 6.2 Twenty-six Natural England mitigation licences have been identified within 2km of the site. These are summarised in Table 5 below.

| Reference            | Date                    | Species                                 | Summary                                                                                                                                                 |
|----------------------|-------------------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2015-9463-EPS-MIT    | 06/05/2015 - 30/09/2020 | C-PIP<br>NATT<br>S-PIP<br>WHISK         | Destruction of a resting place                                                                                                                          |
| 2015-9463-EPS-MIT-1  | 30/09/2015 - 30/09/2020 | C-PIP<br>NATT<br>S-PIP<br>WHISK         | Destruction of a resting place                                                                                                                          |
| 2015-9463-EPS-MIT-2  | 15/10/2015 – 30/09/2020 | C-PIP<br>NATT<br>NOCT<br>S-PIP<br>WHISK | Destruction of a resting place                                                                                                                          |
| 2016-26857-EPS-MIT   | 05/12/2016 - 05/12/2016 | C-PIP                                   | Destruction of a resting place                                                                                                                          |
| EPSM2010-2659        | 19/01/2011 – 31/07/2018 | GCN                                     | Impact on a breeding site<br>Destruction of a breeding site                                                                                             |
| EPSM2010-2160        | 09/10/2013 – 30/06/2021 | GCN                                     | Impact on a breeding site<br>Destruction of a breeding site<br>Destruction of a resting place                                                           |
| 2017-28423-EPS-MIT   | 20/03/2017 – 30/06/2021 | GCN                                     | Impact on a breeding site<br>Damage of a breeding site<br>Damage of a resting place<br>Destruction of a breeding site<br>Destruction of a resting place |
| 2017-28423-EPS-MIT-1 | 17/06/2019 – 30/06/2021 | GCN                                     | Impact on a breeding site<br>Damage of a breeding site<br>Damage of a resting place<br>Destruction of a breeding site<br>Destruction of a resting place |
| EPSM2010-2165        | 22/09/2010 – 31/07/2011 | GCN                                     | Destruction of a resting place                                                                                                                          |
| 2019-42310-EPS-MIT-1 | 21/01/2020 – 31/07/2026 | GCN                                     | Impact on a breeding site<br>Damage of a resting place<br>Destruction of a breeding site<br>Destruction of a resting place                              |

|                      |                            |              |                                                                                                                            |
|----------------------|----------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------|
| 2019-42957-EPS-MIT   | 11/10/2019 –<br>14/12/2024 | BLE<br>C-PIP | Impact on a breeding site<br>Damage of a breeding site<br>Damage of a resting place                                        |
| 2019-42310-EPS-MIT-2 | 09/03/2020 –<br>31/07/2026 | GCN          | Impact on a breeding site<br>Damage of a resting place<br>Destruction of a breeding site<br>Destruction of a resting place |
| 2019-42310-EPS-MIT-3 | 31/03/2020 –<br>31/07/2026 | GCN          | Impact on a breeding site<br>Damage of a resting place<br>Destruction of a breeding site<br>Destruction of a resting place |
| 2019-42310-EPS-MIT-4 | 23/09/2020 –<br>31/07/2026 | GCN          | Damage of a resting place<br>Damage of a resting place                                                                     |
| 2019-42957-EPS-MIT-1 | 29/01/2020 –<br>31/12/2024 | BLE<br>C-PIP | Impact on a breeding site<br>Damage of a breeding site<br>Damage of a resting place                                        |
| 2019-42957-EPS-MIT-2 | 02/07/2020 –<br>14/02/2025 | C-PIP        | Destruction of a resting place                                                                                             |
| 2015-8152-EPS-MIT    | 13/04/2015 –<br>31/03/2024 | GCN          | Damage of a resting place<br>Destruction of a resting place                                                                |
| EPSA2012-5275        | 30/05/2013 –<br>31/03/2024 | GCN          | Impact on a breeding site<br>Destruction of a breeding site<br>Destruction of a resting place                              |
| 2015-8152-EPS-MIT-1  | 06/03/2017 –<br>30/06/2024 | GCN          | Damage of a resting place<br>Destruction of a resting place                                                                |
| 2015-8152-EPS-MIT-2* | 06/03/2017 –<br>30/06/2024 | GCN          | Damage of a resting place<br>Destruction of a resting place                                                                |
| 2015-8152-EPS-MIT-3  | 17/06/2019 –<br>30/06/2024 | GCN          | Damage of a resting place<br>Destruction of a resting place                                                                |
| EPSM2013-6330        | 03/10/2013 –<br>30/09/2016 | C-PIP        | Destruction of a resting place                                                                                             |
| EPSM2009-663         | 27/02/2009 –<br>30/09/2009 | GCN          | N/A                                                                                                                        |
| EPSM2009-731         | 01/04/2009 –<br>30/09/2009 | GCN          | Impact on a breeding site<br>Destruction of a breeding site<br>Destruction of a resting place                              |
| 2019-38962-EPS-MIT-1 | 11/06/2019 –<br>31/03/2021 | GCN          | Damage of a resting place<br>Destruction of a resting place                                                                |
| 2019-38962-EPS-MIT-2 | 04/09/2020 –<br>31/03/2021 | GCN          | Damage of a resting place<br>Destruction of a resting place                                                                |

## Pre-existing Species Records

6.3 A total of 250 species records from the past 10 years (2012 – present) were returned for within 2km of the site. These are summarised in Table 6 below.

*Table 6: Summary of pre-existing species records returned by*

| Name of Species                                         | Relevant Legislation / Status | Number of records (if provided) |
|---------------------------------------------------------|-------------------------------|---------------------------------|
| Great Crested Newt ( <i>Triturus cristatus</i> )        | EPS, S41, WCA5, LBAP          | 15                              |
| Barn Owl ( <i>Tyto alba</i> )                           | WCA1                          | 6                               |
| Black Redstart ( <i>Phoenicurus ochruros</i> )          | WCA1, BAm                     | 1                               |
| Bullfinch ( <i>Pyrrhula pyrrhula</i> )                  | S41, BAm                      | 9                               |
| Dunnock ( <i>Prunella modularis</i> )                   | S41, BAm                      | 19                              |
| Herring Gull ( <i>Larus argentatus</i> )                | S41, BRd                      | 7                               |
| Hobby ( <i>Falco subbuteo</i> )                         | WCA1                          | 1                               |
| House Sparrow ( <i>Passer domesticus</i> )              | S41, BRd                      | 32                              |
| Kingfisher ( <i>Alcedo atthis</i> )                     | WCA1, BAm                     | 1                               |
| Peregrine ( <i>Falco peregrinus</i> )                   | WCA1                          | 2                               |
| Skylark ( <i>Alauda arvensis</i> )                      | S41, BRd                      | 2                               |
| Song Thrush ( <i>Turdus philomelos</i> )                | S41, BAm                      | 14                              |
| Starling ( <i>Sturnus vulgaris</i> )                    | S41, BRd                      | 22                              |
| Willow Tit ( <i>Poecile montanus</i> )                  | BRd, LBAP                     | 2                               |
| Brown Long-eared Bat ( <i>Plecotus auritus</i> )        | EPS, S41, WCA5, LBAP          | 2                               |
| Common Pipistrelle ( <i>Pipistrellus pipistrellus</i> ) | EPS, WCA5, LBAP               | 52                              |
| Daubenton's Bat ( <i>Myotis daubentonii</i> )           | EPS, WCA5, LBAP               | 2                               |
| Eurasian Badger ( <i>Meles meles</i> )                  | PBA                           | 9                               |
| European Hedgehog ( <i>Erinaceus europaeus</i> )        | S41, SPI                      | 11                              |
| Myotis sp. ( <i>Myotis</i> )                            | EPS, WCA5, LBAP               | 1                               |
| Noctule Bat ( <i>Nyctalus noctule</i> )                 | EPS, S41, WCA5, LBAP, UKBAP   | 10                              |
| Soprano Pipistrelle ( <i>Pipistrellus pygmaeus</i> )    | EPS, S41, WCA5, LBAP, UKBAP   | 27                              |
| Whiskered Bat ( <i>Myotis mystacinus</i> )              | EPS, WCA5, LBAP               | 2                               |
| Cinnabar ( <i>Tyria jacobaeae</i> )                     | UKBAP, S41                    | 1                               |
| Shoulder-striped Wainscot ( <i>Leucania comma</i> )     | S41                           | 1                               |

## **DRAWINGS**

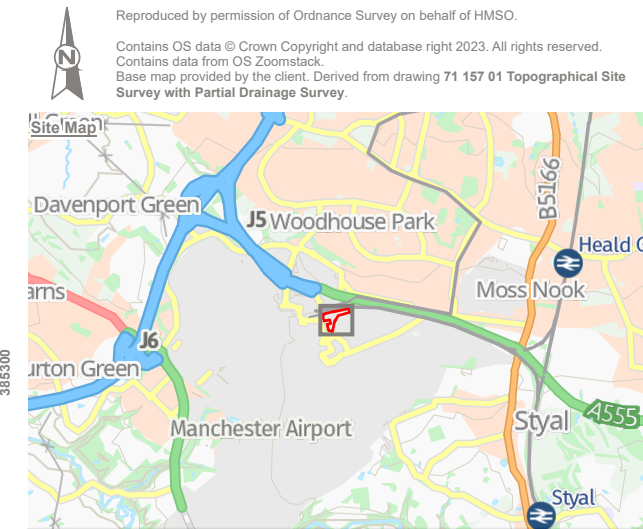
### **Phase 1 Habitat Survey G7938.01.001A**



**KEY**

- Site boundary
- Target note
- Cotoneaster
- Montbretia
- Scattered scrub
- Scattered broad-leaved tree
- Scattered coniferous tree
- Broad-leaved tree with low bat suitability
- Broad-leaved tree with moderate bat suitability
- Scattered introduced shrub
- Species-poor intact hedge
- Fence
- Wall
- Dense/continuous scrub
- Species-poor modified neutral grassland
- Tall ruderal
- Amenity grassland
- Bare ground with ephemeral/short perennial
- Introduced shrub
- Building
- Bare ground
- Hardstanding

**Note:**  
The locations of habitats and habitat features are indicative.



|     |                                         |       |          |            |
|-----|-----------------------------------------|-------|----------|------------|
| A   | Update to habitat extents and features. | SP    | CC       | 23/06/2023 |
| Rev | Description                             | Drawn | Approved | Date       |



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Project  
**Clayton Hotel, Manchester**

Title  
**Phase 1 Habitat Survey**

Drawing Number  
**G7938.001A**

|             |               |                |                       |                    |
|-------------|---------------|----------------|-----------------------|--------------------|
| Drawn<br>SA | Checked<br>JO | Approved<br>SD | Scale<br>1:1,000 @ A3 | Date<br>23/06/2023 |
|-------------|---------------|----------------|-----------------------|--------------------|



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