

Preliminary Ecological Appraisal (PEA) Survey Report

For:	Manner (Hotspur)
Site	Hotspur Press, Cambridge Street, Manchester, M1 5QR
Report Date:	27 th September 2023
Report Reference:	SQ-1289

Surveying Ecologist:

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Hotspur Press
Cambridge Street
Manchester
M1 5QR

Client:	Manner (Hotspur)
Site Name:	Hotspur Press, Cambridge Street, Manchester, M1 5QR
Grid Reference:	SJ 83844 97455
Report:	Preliminary Ecological Appraisal
Date of survey:	27 th September 2023
Surveyed by:	Natasha Estrada BSc(hons), MRes, MCIEEM

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The contents of this report have been produced with due consideration of current best practice guidance, and in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct.

This report should not be submitted as part of a planning application without any accompanying species-specific reports which may have been recommended herein.

Data within this report is valid for a maximum of eighteen months from the date of the survey. After this period an updated site visit will be required to determine a new ecological baseline.

Summary

The survey site is approximately 0.2 hectares in size. The dominant habitats recorded within the site were the Hotspur Press buildings (J3.6) and a hardstanding (J4), with a small area of introduced shrub (J1.4) dominated by Buddleia (*Buddleja davidii*) recorded predominantly growing through small cracks within the brickwork of the buildings.

The Hotspur Press building recorded high roost suitability; providing suitable cracks / fissures which bats could utilise for roosting, or as a place of shelter when assessed by a licenced bat ecologist (2015-12213-CLS-CLS). Previous ecological surveys of the site undertaken in 2018 recorded negative for emerging or re-entering bats but recorded a low level of field sign evidence synonymous with Common Pipistrelle (*Pipistrellus pipistrellus*) bat.

Surveys undertaken within the 2018 season recorded negative for Black redstart (*Phoenicurus ochruros*) presence. Updated survey effort in line with best practice guidance is recommended to ascertain presence/likely absence of use of the site by the species. Feral pigeon (*Columba livia domestica*) was recorded breeding throughout the building.

The site was assessed as offering negligible suitable habitat to support amphibians including great crested newt; reptiles; hazel dormouse; white-clawed crayfish; barn owl; badger; brown hare; and limited opportunities for hedgehog.

The river Medlock runs adjacent to the southern and western aspects of the site, the boundary being formed by the walls of Hotspur Press building which is understood to be retained and a high wall on the opposite aspect. No functional riparian zone is present. Given the construction of the river walls opportunities for water vole, kingfisher and otter are severely restricted.

Findings

No field sign evidence of badger (*Meles meles*) was recorded within the site boundary or immediately adjacent.

Evidence of breeding birds was recorded at the time of survey in the form of feral pigeon. The site recorded suitability for breeding birds including Black redstart and Peregrine Falcon. Further survey effort is recommended.

The site recorded no suitable habitat for herptiles. The site recorded no suitability for aquatic or riparian mammals during the survey and opportunities for use of the river Medlock corridor are limited to transient use.

The Hotspur Press building recorded no field sign evidence synonymous with bats at the time of survey but a high level of roost suitability when assessed by a licensed bat ecologist (2015-12213-CLS-CLS).

The site was recorded as containing negligible suitability for use by bats for commuting / foraging. The river Medlock corridor directly outside the site boundary provides suitability for commuting and foraging bats. A suitable lighting scheme is recommended to be incorporated within the design to avoid splay outside the southern and western site boundaries.

The site was recorded to lack floral diversity and is unlikely to support important assemblages of invertebrates. No functional habitats are present, and vegetation is isolated to occasional self-seeded species which have colonised fissures within the Hotspur Press Building. No species which feature on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the application boundary or immediately adjacent.

No evidence of use of the site by western European hedgehog (*Erinaceus europaeus*) was apparent, boundary features somewhat limit access for the species onto the site and the dominance of buildings and hardstanding provides limited suitable habitat.

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Whilst every effort has been taken to ensure the accuracy of this report and its contents in view of potential ecological constraints to development or the likely presence or absence of species it must only be viewed as a snapshot in time and not be viewed as definitive. Due to external factors, such as seasonality, weather etc. having the potential to affect survey results no liability can be assumed for omissions or changes that may or may not occur after the date this report was produced.



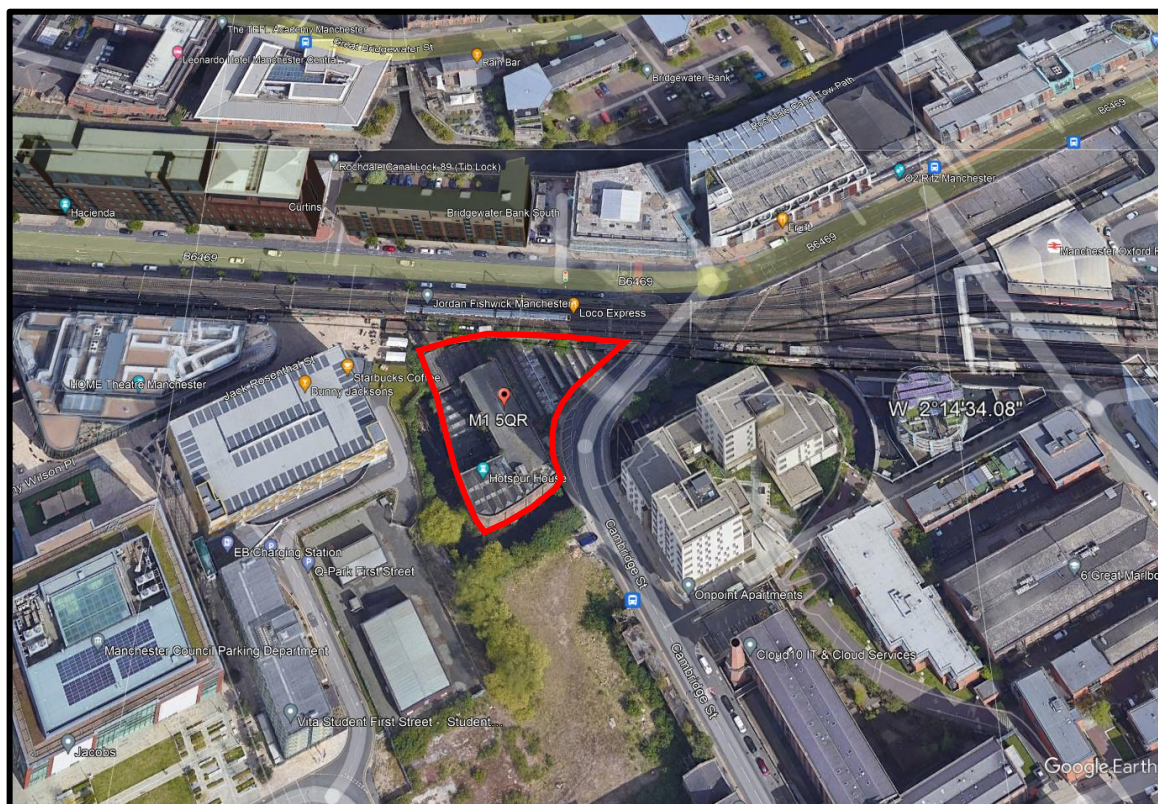
1 Introduction and Background to the Site

- 1.1 Estrada Ecology Ltd was commissioned to conduct a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) of Hotspur Press, Cambridge Street, Manchester, M1 5QR. Under current proposals, it is understood that the site is to be redeveloped for student accommodation including some demolition works.
- 1.2 The site is dominated by the former cotton mill building of Hotspur Press, with a small area of hardstanding immediately adjacent. Vegetation within the curtilage of the site is sparse and limited to species able to cope with limited soil substrate and disturbed ground. Cracks in hard standing and at the base of walls have been exploited by occasional specimens of Buddleia, (*Buddleia davidii* spp) and hairy bittercress (*Cardamine hirsute*)
- 1.3 Immediately outside the southern and western boundaries, the building abuts the river Medlock. Occasional specimens of Ash (*Fraxinus excelsior*) and self-seeded buddleia are present.
- 1.4 The site lies within the city centre of Manchester with the busy Cambridge Street directly to the east. To the north is a viaduct and railway line.

1.5 Report Objectives

- Present the findings of the ecological survey.
- Assess the potential of existing on-site habitats to support protected or notable species.
- Evaluate any likely ecological impacts on protected and notable species or habitats because of the proposed development.
- Provide recommendations for any further species-specific survey and mitigation measures that may be required; and
- Provide habitat enhancement recommendations in line with the National Planning Policy Framework (NPPF, 2021).

Figure 1: The survey site.



Google Earth

1.5 Location of the Site

- 1.5.1 The site lies within the Castlefield area of Manchester City Centre. The survey site's central OS grid reference is SJ 83844 97455.
- 1.5.2 In line with the site's urban location, light levels within the immediate environment are high with permanent barriers to dispersal for terrestrial species present on each aspect of the site boundary. Boundaries on site are formed by the walls of the Hotspur Press building on the western and southern aspects. The north-eastern site boundary comprises an approximate four metre brick wall separating the site from Cambridge Street. The northern site boundary is formed by a brick viaduct.

1.6 Site Description

- 1.6.1 The site is dominated by the Hotspur Press building with small areas of hardstanding adjacent. Plant communities are isolated to occasionally specimens of Buddleia which have colonised fissures within the building and hardstanding.
- 1.6.2 In line with the site location within a major conurbation, habitats recorded outside the site boundary, up to a 2km radius from grid are sparse and include:
- Deciduous and broadleaved woodland compartments approximately 1.3km southeast and 1.8km northeast of the survey site.
 - Pomona Docks lies approximately 1.2km east
 - Urban green space in the form of parks is present and include: Hulme Park, 600 metres south; George's Park, approximately 1.1 km south-west; Gartside Gardens, approximately 970 metres south-east; Ardwick Green Park, approximately 1.3km east.

2 Protected Species Legislation

- 2.1 Relevant legislation includes the Birds Directive (79/409/EEC) and the Wildlife and Countryside Act 1981 (as amended), which states that all birds, their nests, and eggs are protected by law. Special considerations of Schedule 1 Birds and European Protected Species should be made.
- 2.2 The EC Council Directive on the Conservation of Natural Habitats of Wild Flora and Fauna, 1992 (The 'Habitats Directive') requires the UK to maintain and/or restore naturally occurring habitats, especially those which are deemed to be vulnerable and declining in Europe. It also requires the protection of many species of plants and animals which are similarly threatened and declining throughout their European range, therefore giving effect to both site and species protection objectives. Appendix One lists habitats, and Appendix Two lists' species, some of which the UK has responsibility to maintain in favourable conservation status.
- 2.3 The Natural Environment and Rural Communities (NERC) Act came into force on 1 Oct 2006. Section 41 (S41) of the Act requires the

Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list has been drawn up in consultation with Natural England, as required by the Act. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

2.4 The UK Post-2010 Biodiversity Framework was developed in response to the Convention on Biological Diversity's Strategic Plan for Biodiversity 2011 – 2020. Its five strategic goals and twenty biodiversity targets supersede the UK Biodiversity Action Plan.

2.5 The Hedgerow Regulations came into force on 1 June 1997. It is against the law to remove most countryside hedgerows without permission. To get permission to remove a hedgerow you must contact your local planning department.

2.6 Environment and Biodiversity

2.6.1 Under the National Planning Policy Framework (NPPF, 2021), local planning authorities should aim to conserve and enhance the natural environment when determining planning applications. Local planning authorities also have an obligation to seek opportunities to further enhance the conservation status of Species and Habitats of Principle Importance.

2.6.2 Species and Habitats of Principal Importance for the conservation of biodiversity in England (JNCC, 2009) are covered under section 41 of the Natural Environmental and Rural Communities (NERC) Act (2006). Species and habitats listed within Section 41 need to be taken into consideration by a public body when performing any of its functions, such as assessing planning applications.

2.7 Wildlife

2.7.1 European Protected Species, such as bats (all species) and great crested newt, are afforded protection under the Conservation of Habitats and Species Regulations 2017, as well as under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000. It is an offence to:

- Deliberately or recklessly capture, injure or kill any wild animal of a European protected species.
- Deliberately or recklessly disturb any such animal.
- Damage or destroy their breeding site or resting place; and
- Keep, transport, sell or exchange, or offer for sale or exchange, any live or dead animal, or any part of, or anything derived from these species

2.7.2 Disturbance of European Protected Species constitutes any activity which is likely to:

- To impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or, in the case of animals of a hibernating or migratory species, to hibernate or migrate; and
- To affect significantly the local distribution or abundance of the species to which they belong.

2.8 UK Legislation

2.8.1 Breeding birds (all species) are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird and to take, damage or destroy the nest (whilst being built or in use) or eggs. Schedule 1 species are afforded additional protection from disturbance at or near nest sites, including reckless disturbance under the Countryside Rights of Way (CRoW) Act 2000.

2.8.2 Reptiles (common species of adder, grass snake, common lizard and slow worm) are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure and trade these animals.

2.8.3 Amphibians (smooth newt, palmate newt, common frog, and common toad) are protected by the Wildlife and Countryside Act 1981 (as amended). The sale, barter, exchange, transporting for sale and advertising to sell or to buy are an offence.

2.8.4 Badgers are protected by the Protection of Badgers Act 1992 and under the Wildlife and Countryside Act 1981 (as amended). It is an offence: to wilfully, or attempt, to kill, capture, ill-treat or injure any badger; to obstruct, destroy or damage a badger sett or to disturb a badger whilst within its sett; to sell or offer for sale a live badger, or

have possession or control of a live badger; and marking a badger or attaching any ring, tag, or other marking device to a badger

2.8.5 Otters are a European Protected Species (EPS) and are also fully protected under Schedule 5 of the Wildlife and Countryside Act 1981. It is against the law to: capture, kill, disturb or injure otters (on purpose or by not taking enough care); damage or destroy a breeding or resting place (deliberately or by not taking enough care); obstruct access to their resting or sheltering places (deliberately or by not taking enough care); and possess, sell, control or transport live or dead otters, or parts of otters.

2.8.6 Water voles are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 and are a priority conservation species. It is against the law to:

- intentionally capture, kill or injure water voles.
- damage, destroy or block access to their places of shelter or protection (on purpose or by not taking enough care).
- disturb them in a place of shelter or protection (on purpose or by not taking enough care); and
- possess, sell, control or transport live or dead water voles or parts of them (not water voles bred in captivity).

3 Survey Methodology

3.1 Desktop Survey

3.1.1 A biological data records search was requested from the Greater Manchester Ecology Unit, for a 1km radius from the central grid reference.

3.1.2 Further inspection, using colour 1:25,000 OS base maps (www.ordnancesurvey.co.uk), MAGIC (www.magic.defra.gov.uk), aerial photographs from Google Earth (www.maps.google.co.uk), was also undertaken to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.

3.1.3 Furthermore, consultation with MAGIC was undertaken to ascertain any European Protected Species Mitigation Licences granted within a 1km radius from grid.

3.1.4 Reports from previous survey effort on the site were consulted for context including:

- Preliminary Ecological Appraisal; Estrada Ecology Ltd: June 2018.
- Bat Activity Report; Estrada Ecology Ltd: June 2018.
- Black Redstart and Breeding Bird Survey; Estrada Ecology Ltd: June 2018.

3.2 Field Survey

3.2.1 The survey area was investigated on foot to ascertain habitats on site and the potential of those habitats to support ecological diversity. The vegetation types present within the site were assessed by experienced ecologist; Natasha Estrada BSc (hons), MRes, MCIEEM, using methodology based on that described in the JNCC Handbook for Phase 1 habitat survey (2010, revised 2016) and CIEEM's Guidelines for Ecological Impact Assessment (2018).

3.2.2 Habitats and features with potential to support protected and / or conservation priority faunal species, together with any field signs of such species were recorded on the field map using target notes. A search was undertaken for the following key habitats and / or field signs for protected or conservation priority species highlighted in Table 1.

Table 1: Key habitats and field signs of protected and priority species

Taxon	Indicative habitats	Field signs
Bats	Roosts – Trees, buildings, bridges caves etc. Foraging areas – e.g., parkland, water bodies and streams, wetlands, woodland edge, hedgerow Commuting routes – linear features (e.g., hedgerows).	In or on potential roost sites: Droppings stuck to walls; urine spotting in roof spaces; oil from fur staining around roost entrances; feeding remains (e.g., moth wings).
Great crested newt	Ponds within 500m of suitable habitat within the site boundary. Suitable (terrestrial) habitat includes rough grassland, scrub and woodland, log and rubble piles and other debris, animal burrows.	Eggs, Individuals of all life stages. Egg rolled plants.
Reptiles	Rough grassland, log and rubble piles, compost heaps.	Sloughed skins; eggs, individuals.
Birds	Trees, scrub, hedgerow, field margins, grassland.	Nests; droppings below nest sites (especially in buildings of trees); tree holes.
Badger	Found in most rural and many urban habitats.	Excavations and tracks: sett entrances, latrines, hairs, well-worn paths; prints; snuffle holes.

Water vole	Water bodies / water courses.	Burrow entrances; prints; latrine areas; faeces; feeding stations.
BAP invertebrates	Each butterfly species has its own habitat requirements determined by the food plant of the caterpillar, the nectar source for the adult butterfly and the conditions needed for the caterpillar to survive and then pupate successfully.	Eggs, larva, Pupa, adult butterfly. Habitat type and presence of food plants.

3.3 Timing

3.3.1 The survey was conducted 16th August 2023.

3.4 Weather Conditions

3.4.1 Weather conditions at the time of the site visit were dry, with 100% cloud cover, a gentle breeze, and temperatures of 18°C.

3.5 Personnel

3.5.1 The survey was undertaken by experienced ecologist Natasha Estrada MRes, MCIEEM; full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM), a licenced bat ecologist for over eighteen years, and the named ecologist on multiple EPS Mitigation Licences in respect of bats.

3.5.3 Natasha has also previously held development licenses for badger and water vole and survey licenses for great crested newt, natterjack toad (*Epidalea calamita*) and barn owl (*Tyto alba*).

4 Ecological Constraints

4.1 It should be noted that this ecological appraisal provides baseline ecological data at the time of survey only and does not include flora or fauna which may be present at different times of the year.

4.2 An absence of species records from within a search radius does not provide confirmation that a species is absent from within the search area.

4.3 Internal access to the building was limited due to structural decline and rough sleepers. The southern, western and parts of the northern aspects of the site were not fully accessible for survey due to the presence of the river Medlock and viaduct. A visual appraisal of these areas was made from a suitable vantage point.

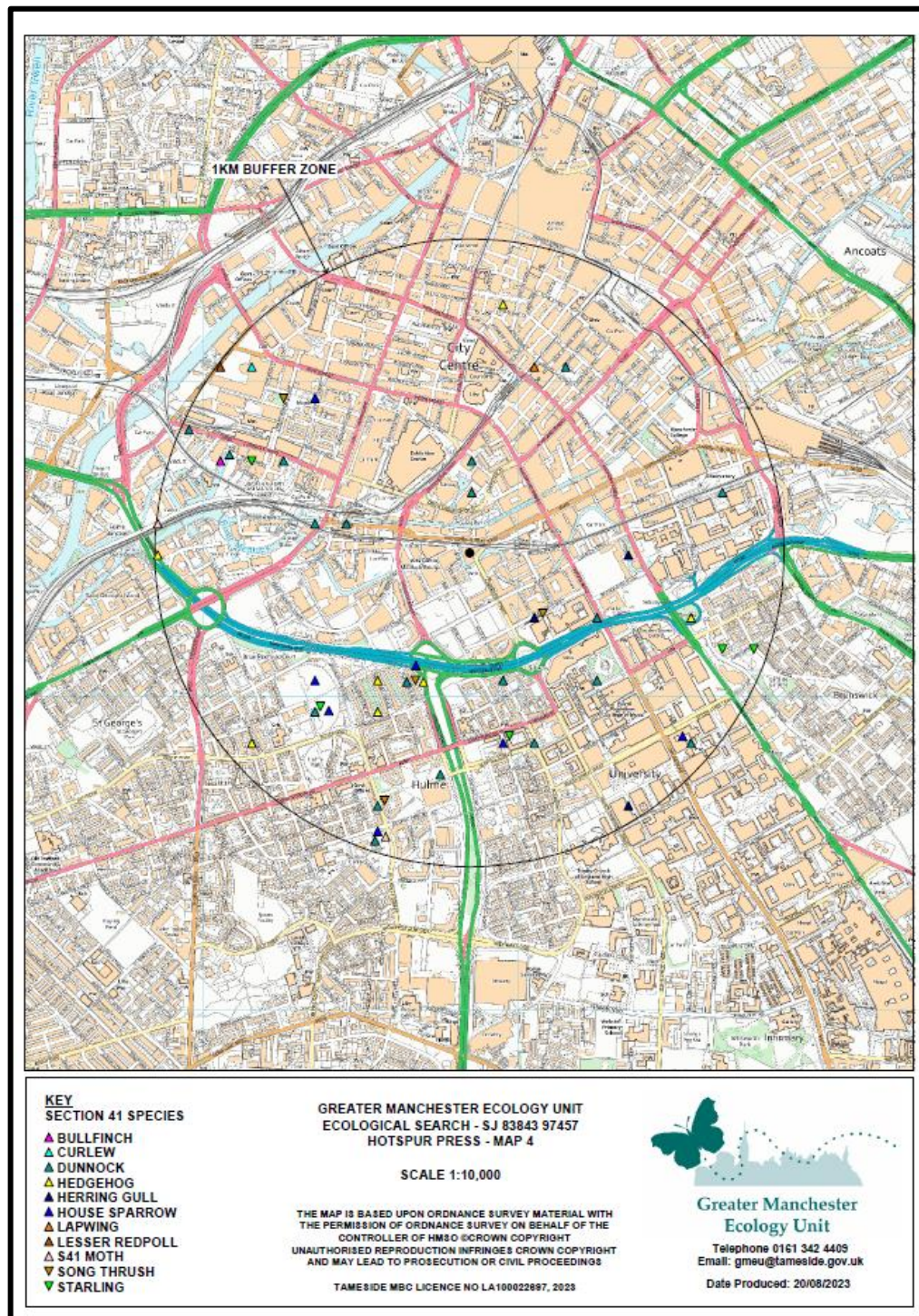
5 Survey Results

5.1 Desktop Survey Results

5.1.1 Over two hundred biological records were returned by Greater Manchester Ecology Unit (GMEU). The list of protected and notable species data records is available upon request. In summary, the following records were returned:

- No amphibian records were returned.
- Two Eurasian badger (*Meles meles*) records were returned for a 1 km radius from grid. The specifics have been omitted intentionally from the report due to confidentiality issues but no from analysis.
- No records for European Water vole (*Arvicola amphibious*) were returned. One record for Otter (*Lutra lutra*) dated 2022 was returned.
- No reptile records were returned for the search radius.
- Eight western European hedgehog (*Erinaceus europaeus*) records dated 2013 to 2021 for field observations.
- Sixty-three bat records were returned for the records search radius dominated by common pipistrelle and unspecified pipistrelle species. Of the records returned, twelve are for roost records dated 2008 to 2018 including a maternity roost record on First Street dated 2011 and a non-maternity roost located within the Medlock culvert off First Street dated 2008.
- The remaining records comprise confidential bird records.
- A full list of biological records is available upon request. However, given the confidentiality of said records stated by GMEU, these should not be placed on public record.

Figure 2: Section 41 Species



Greater Manchester Ecology Unit

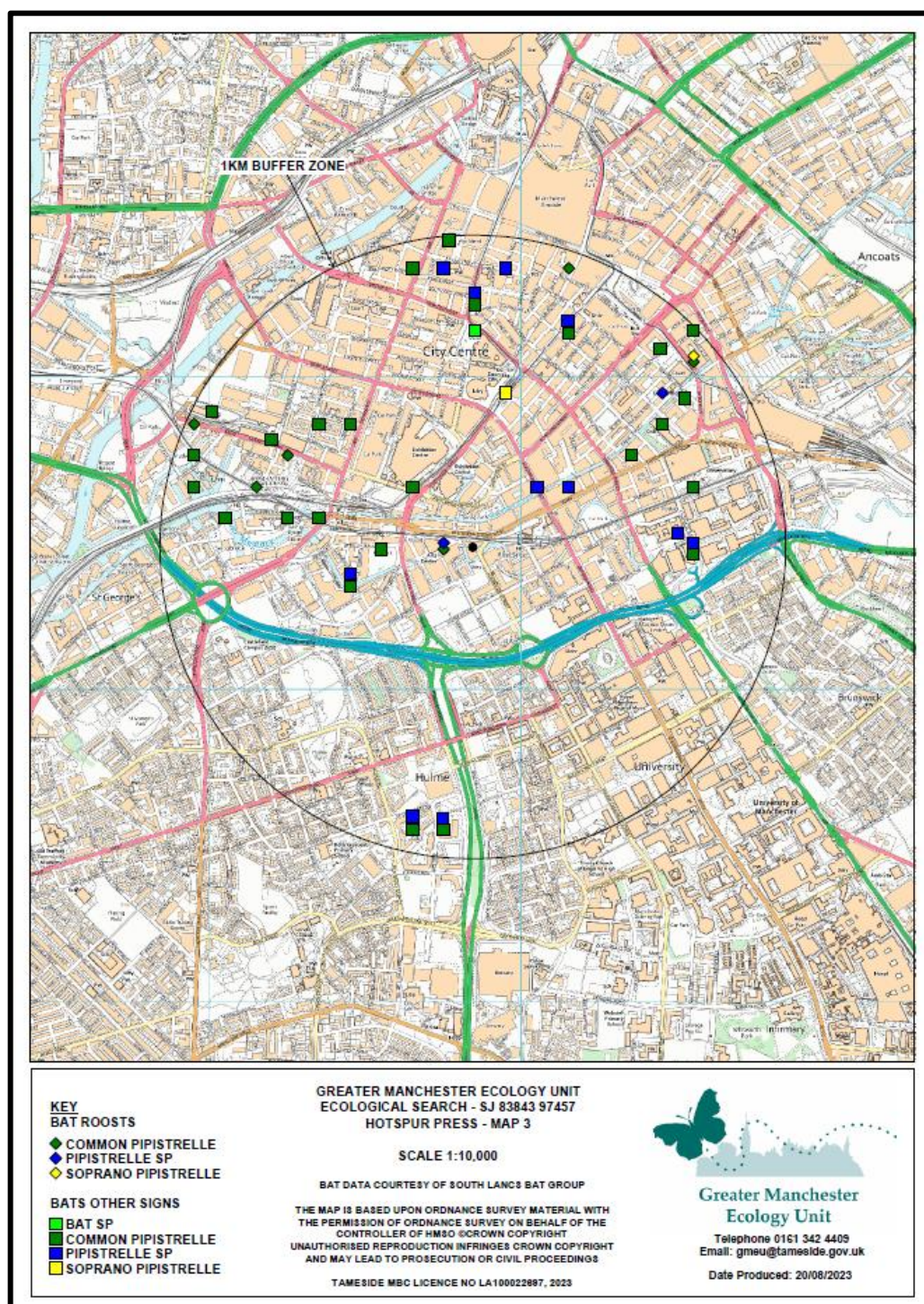
- 5.1.2 Consultation with MAGIC Map returned six European Protected Species Mitigation Licences granted within a 1km radius from grid.

Table 2: Mitigation licences granted within a 1km radius from grid.

Reference	Years	Species	Purpose	Distance from Grid
EPSM2013-5575	2013 - 2016	Common Pipistrelle	Destruction of a breeding site	100 meters west
2020-45213-EPS-MIT	2020 - 2025	Common Pipistrelle	Destruction of a resting place	554 meters north
EPSM2012-5061	2012 - 2015	Brown Long-eared Bat	Destruction of a breeding site; Destruction of a resting place	648 meters northwest
EPSM2012-4767	2012 - 2013	Common Pipistrelle	Destruction of a resting place	648 meters northwest
2018-33674-EPS-MIT	2018 - 2040	Common Pipistrelle	Damage and Destruction of a resting place	797 meters northeast
2014-490-EPS-MIT	2014 - 2017	Common Pipistrelle; Soprano Pipistrelle	Destruction of a resting place	853 meters northeast

- 5.1.3 Three species which are listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) were returned for the search radius. Greater Manchester Ecology Unit requests that details are not placed on the public record. However, the presence of these species has been considered within the assessment process of this report.

Figure 3: Bat records for a 1km radius from grid.



Greater Manchester Ecology Unit

5.2 Habitat Description

5.2.1 Overview

5.2.1.1 The Phase 1 habitat mapping description is, predominantly:

- J3.6: Buildings
- J4: Hardstanding
- J1.4: Introduced shrub

5.2.1.2 A list of all species recorded on the site during the survey can be found in Appendix One.

5.2.2 Hardstanding

5.2.2.1 Small areas of hardstanding occur along the periphery of the site dominated by tarmacadam's.

5.2.2.2 These areas offer no intrinsic ecological value and do not pose an ecological constraint to the proposed redevelopment of the site.

5.2.3 Introduced Shrub

5.2.3.1 Vegetation on site is sparse and limited to species able to cope with nutrient poor substrates and disturbed ground. Cracks in hardstanding and at the base of walls and cracks in brickwork have been exploited by self-seeded vegetation including buddleia, hairy bittercress and occasional elder (*Sambucus nigra*).

Figure 4: Introduced shrub



5.2.4 Buildings

- 5.2.4.1 The site is dominated by the former Hotspur Press building. The building is believed to have been constructed circa 1801 as a waterside textile mill and is constructed over five floors covering approximately 56,000 sqft.
- 5.2.4.2 The building is constructed from red brick with, in parts, a pitched glass and felt roof on the lower elevations. The roof of the main building is pitched and is constructed from corrugated sheets. The building is believed to have been vacant since 2011 and is in a state of structural decline.

Figure 5: The Hotspur Press building.



- 5.2.4.3 Where structural decline has occurred, multiple cracks and fissures are present within the external brickwork and adjacent to areas of piping and lifted fascia boards, providing suitable features which bats could utilise for roosting or as a place of shelter. Areas of partially remaining wooden signage were recorded to be warped and degraded offering roost suitability between the brickwork and the remaining wooden boards.

- 5.2.4.4 On the western aspect of the building is a brick-built tower that recorded suitable fissures capable of supporting crevice dwelling species of bat. At the top of the tower, fissures were apparent from the vantage point obtained that could support roosting bats between the tower top and the degraded roof covering.
- 5.2.4.5 Multiple windowpanes were recorded as being absent, allowing free unimpeded access into the interior of the property along with access potential provided via wooden louvre windows and lifted security boarding.
- 5.2.4.6 Internally, long term water ingress was recorded throughout as well as a draughty microclimate, a result of multiple open windows. No field sign evidence of use of the interior of the structure by bats was recorded at the time of survey internally. Feral pigeon was recorded using the interior of the building and occasional discarded eggs were located on ledges and on stairwells.
- 5.2.4.7 From the vantage point available at the time of survey when assessed by a licensed bat ecologist (2015-12213-CLS-CLS) all shrubs within the zone of influence recorded no suitable cracks or fissures which bats could utilise for roosting or as a place of shelter. The density of some encroaching shrubs on the eastern and parts of the western aspect was deemed to be such that could impede a visual of potential roost features or even provide shelter for single bats within the summer months.
- 5.2.4.8 No field sign evidence of use of the building was recorded internally or externally at the time of survey. For the purposes of assessment with due consideration to Collins 2016 and 2023 and previous survey effort of the site, the building recorded multiple potential roost features and whilst located within a city centre location, lies adjacent to a dark aquatic corridor between two known roosts has therefore been categorised as containing high roost suitability.

5.3 Designated Sites

- 5.3.1 Consultation with MAGIC and Greater Manchester Ecology Unit (GMEU) recorded no statutory designated sites within a 1Km radius from grid.

5.3.2 Non-statutory designated sites returned by Greater Manchester Ecology Unit for a 1Km radius from central grid include three sites designated as Regionally Important Geology sites in Greater Manchester (GMRIGS).

Table 3: Non-Statutory Designated Sites Within 1km Radius from Grid.

Name	Designation	Distance and orientation from central grid
Canal Cutting, Rochdale Canal	GMRIGS	480m west
Canalside Cliff, Coal Wharf Car Park	GMRIGS	600m West
Rock Display Manchester Museum	GMRIGS	980m southeast

5.4 Priority Habitats

5.4.1 No priority habitat is recorded within the site boundary via consultation with Magic Map.

5.4.2 No ancient semi-natural woodland / ancient- replanted woodland is present within 100 metres of the site boundary.

5.4.3 Priority habitats present within the search radius but outside the site boundary includes:

- Rivers, the closest, the river Medlock is located immediately outside the southern and western site boundary.
- Deciduous Woodland, the closest compartment being approximately 1.3Km southeast.

5.4.4 No species listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the application boundary.

5.4.5 No non- native/ invasive species were recorded within the site boundary.

5.5 Protected Species

5.5.1 Badger

- 5.5.1.1 Two Eurasian badger records were returned for the records search for a 1km radius from grid.
- 5.5.1.2 No field sign evidence, synonymous with use of the site by badger, was recorded at the time of survey. No evidence of use of land within 30 metres of the site boundary was recorded.
- 5.5.1.3 Given the dominance of buildings and hardstanding with permanent barriers to dispersal present on all aspects, no impacts are predicted on badgers, their setts or foraging grounds and no further surveys are recommended at this juncture.

5.5.2 Bats

- 5.5.2.1 The Hotspur Press building recorded a high level of roost suitability when assessed by a licensed bat ecologist (2015-12213-CLS-CLS). Further survey effort is recommended to ascertain presence/ likely absence of use of the structure by bats for roosting or as a place of shelter.
- 5.5.2.2 In a local context, the site itself fails to provide major foraging grounds or commuting lines for bats. The adjacent river Medlock corridor provides a suitable dark commuting corridor for bats within the locality.
- 5.5.2.3 It is recommended that a bat friendly lighting strategy is employed within the scheme design to ensure no splay over the river Medlock from the proposals. The lighting scheme should be designed following guidance outlined in Guidance Note 08/2023: Bats and Artificial Lighting at Night (Institute of Lighting Professionals).

5.5.3 Herptiles

- 5.5.3.1 No amphibian or reptile records were returned for the search radius.
- 5.5.3.2 The site recorded no waterbodies within the site boundary, and none were recorded to feed into the site. The site holds negligible suitability for the aquatic life stages of amphibians. Given the dominance of buildings and hardstanding within the application boundary and permanent barriers to dispersal immediately outside the site boundary

preventing access from the river Medlock onto site, the site is deemed to provide negligible suitability for the terrestrial life stages of amphibians.

5.5.4 Breeding Birds

5.5.4.1 Evidence of use of the building by breeding birds was recorded at the time of survey with Feral Pigeon being present internally.

5.5.4.2 The site lies within a priority area for Black redstart (*Phoenicurus ochrurus*). The site is dominated by a derelict building which offers potential nesting sites. Small areas of ephemeral and short perennial vegetation exist amongst hard standing, with some shrub along boundaries on the western and southern aspects offering potential feeding resources for this species. Therefore, it is recommended that a survey for the species is undertaken to inform a proportionate mitigation strategy.

5.5.4.3 The site has some potential for use by Peregrine falcon (*Falco peregrinus*). However, no field sign evidence of use was recorded at the time of survey.

5.5.4.4 From the vantage point available, the river Medlock provides suitable feeding sources for Kingfisher (*Alcedo atthis*), but the intact boundary walls of the river corridor fail to provide suitability for nest sites.

5.5.4.5 The survey offers a snapshot in time in respect of avifauna and, therefore, must not be viewed as definitive as there is potential for nesting birds to be present at other times of the year.

5.5.5 European Hedgehog

5.5.5.1 No evidence of European hedgehog (*Erinaceus europaeus*) was recorded during the site visit.

5.5.5.2 It is unlikely that the species will be adversely impacted by the proposed development given the dominance of buildings, hardstanding and the presence of permanent barriers to entry onto the site.

5.5.6 Other Species

5.5.6.1 Riparian Mammals

5.5.6.2 The adjacent river corridor provides suboptimal suitability for water vole and otter in terms of breeding. The banks of the adjacent river Medlock comprise high brick walls with no real riparian zone present.

5.5.6.3 Other Species

5.5.6.4 The site does not support suitable habitat for any other protected or significant fauna, such as: barn owl, dormouse, brown hare or white-clawed crayfish.

5.5.6.5 The habitats on site and species composition are unlikely to support important assemblages of invertebrates.

6 Conclusions

6.1 Designated Sites

6.1.1 No Statutory Designated Sites were recorded within a 1km radius from grid.

6.1.2 Three non- statutory designated sites, all Regionally Important Geology sites were recorded within a 1Km radius from grid. The closest of which is located approximately 480 metres west.

6.1.3 No direct or indirect impacts are predicted via encroachment on either Statutory or non- Statutory designated sites.

6.1.4 Due to the size of the proposed development and the distance from designated sites, it is considered likely that any ecological impacts will be restricted to a site level, as works will be concentrated within the site itself. No impacts are predicted.

6.2 Habitats and Vegetation

6.2.1 No priority habitat occurs within the application site or immediately adjacent. The river Medlock is located immediately outside the southern and western aspects of the site.

6.2.2 No trees which feature on the Ancient Tree Inventory were recorded on site via consultation with woodlandtrust.org.uk.

6.2.3 No protected or notable flora was recorded during the survey period. No species which feature on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded during the survey.

6.3 Recommendations for Further Survey

6.3.1 Birds

6.3.1.1 The site lies within a priority area for Black redstart and exhibits suitability for use by Peregrine Falcon. As such, it is recommended that species-specific surveys are undertaken.

6.3.1.2 It is recommended that site clearance works are undertaken outside the breeding bird season, which is typically recognised as March to September (inclusive).

6.3.1.3 Should these timings not be feasible then a walkover survey in advance of site clearance is recommended to ensure no breeding bird activity.

6.3.1.4 Should birds be recorded breeding then a suitable buffer should be erected as advised by a suitably qualified ecologist. The buffer should be retained until breeding has ceased and the young have fledged.

6.3.2 Bats

6.3.2.1 The Hotspur Press building recorded multiple potential roost features. Furthermore, previous survey effort undertaken within 2018 recorded negative for emergence / re-entry behaviour but a low level of field sign evidence synonymous with pipistrelle bats. As a result, the building has been categorised as having high roost suitability.

6.3.2.2 Three bat activity surveys should be undertaken on the building to ascertain presence / likely absence of use by bats. Should bats be recorded utilising the building for roosting or as a place of shelter, a proportionate mitigation strategy should be compiled to support any subsequent planning application.

6.3.3 Construction Environmental Management Plan (CEMP)

- 6.3.3.1 The site is situated adjacent to the river Medlock. Any impacts during the demolition and construction phases of the proposed project on aquatic receptors should be mitigated for via the implementation of a Construction Environmental Management Plan (CEMP).

7 Enhancement

- 7.1 In line with National planning Policy Framework (NPPF 2023), the application should demonstrate a net gain in biodiversity. However, the site is currently dominated by buildings and hardstanding, zero scoring habitats with only sparse vegetation which has colonised fissures within the brickwork. Under current proposals, the existing facade of the Hotspur Press building is proposed for retention with no encroachment onto the adjacent river corridor. Therefore, consultation with GMEU should be undertaken to ascertain if a Biodiversity Net Gain Assessment is required.

- 7.2 Specific habitat enhancements could include:

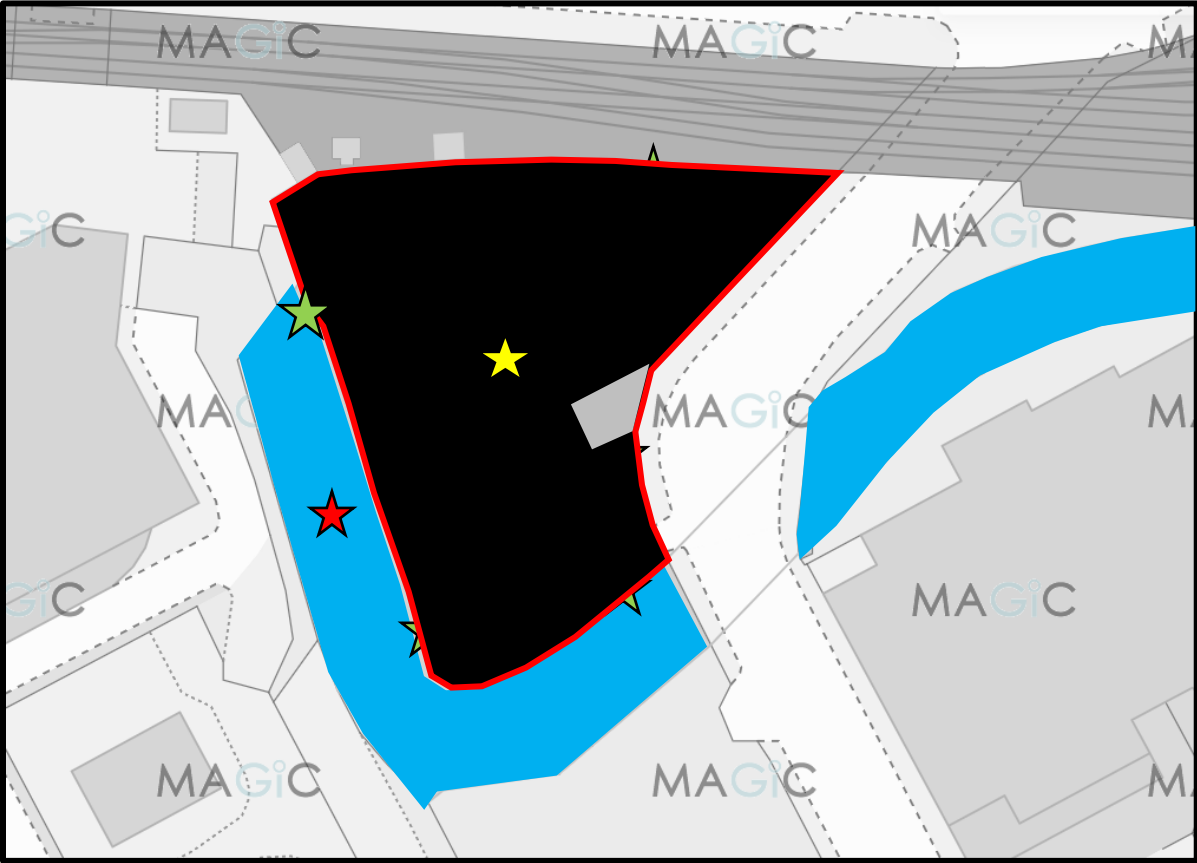
- Wildlife friendly landscaping in public realm areas incorporating species of value for pollinators.
- Provision of substrate-based biodiverse roof on any suitable roofs, which should be designed to create a diverse vegetation structure to provide opportunities for birds, particularly black redstart.
- Installation of integrated bird and of bird boxes within the scheme design, which should be a minimum of four metres above ground level to avoid disturbance.

Appendix One: Survey site species list.

Vernacular	Taxon
Flora	
Ash	<i>Fraxinus excelsior</i>
Bramble	<i>Rubus fruticosus</i>
Broad leaved Dock	<i>Rumex obtusifolius</i>
Buddleia	<i>Buddleja davidii</i>
Common Nettle	<i>Urtica dioica</i>
Elder	<i>Sambucus nigra</i>
Hairy bittercress	<i>Cardamine hirsuta</i>
Lilac	<i>Syringa sp</i>



Appendix Two: Phase One Habitat Map



KEY	
Site Boundary	
Hardstanding	
Building	
River	
Target note - Priority habitat	
Target note - Breeding bird potential	
Target note - bat roost suitability	
Target note - introduced shrub	

References

Bat conservation Trust and Institute of Lighting Professionals (2023)

Guidance Note 08/23 - BATS AND ARTIFICIAL LIGHTING AT NIGHT.
(<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>)

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