

One Park Place, off Cheetham Hill Road, Manchester M4 4EZ

ECOLOGICAL SURVEY AND ASSESSMENT **Including a Daylight Licensed Bat Survey and Assessment**

October 2023

ERAP (Consultant Ecologists) Ltd Reference: 2023-178

ERAP (Consultant Ecologists) Ltd
Building N2
Chorley Business and Technology Centre
East Terrace
Euxton Lane
Euxton
Chorley
PR7 6TE

Tel: 01772 750502

mail@erap.co.uk
www.erap.co.uk



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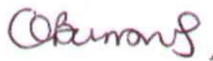
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Document Control

Survey Type:	Surveyors ¹	Survey Date(s)
Phase 1 Habitat Survey and daylight licensed bat survey and assessment	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM Principal Ecologist	29 th September 2023
Reporting	Personnel	Date
Author	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM Principal Ecologist	10 th October 2023
Signature(s)		
Checked	Rachel Brown B.Sc. (Hons)	16 th October 2023
Revised and issued	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM	16 th October 2023
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¹ Licence reference numbers

Bats
Victoria Burrows, Natural England Class Survey Licence (bats, Level 2) Registration Number 2015-10390-CLS-CLS

Barn owl
Victoria Burrows Natural England Class Survey Licence Registration Number CL29/00061

SUMMARY

Introduction and Scope

- i. ERAP (Consultant Ecologists) Ltd was commissioned to carry out an ecological survey and assessment, including a daylight licensed bat survey and assessment of the land at One Park Place, Manchester M4 4EZ. The assessment was requested to inform a planning application proposing the demolition of the building and the redevelopment of the site.
- ii. The survey and assessment was carried out by an appropriately licensed, qualified and experienced ecologist and in accordance with standard survey guidelines. This report presents the results of a desktop study and data search, an extended Phase 1 Habitat Survey and a daylight licensed bat survey and assessment carried out in September 2023. The scope of survey undertaken is appropriate to identify potential ecological constraints, the remit of any mitigation required and opportunities for biodiversity associated with the development proposals.

Results of Survey and Assessment

- iii. The 0.11 hectares site comprises one warehouse building bordered by hard-standing and sparse, ruderal colonising herbs and shrubs of Butterfly-bush. There are no trees or other habitats within the site. Land surrounding the site is characterised by other buildings and hard-standing.
- iv. The proposals will have no direct or indirect adverse effect on statutory or non-statutory designated sites for nature conservation.
- v. No trees, irreplaceable habitat, Priority Habitat, semi-natural habitat or rare plant species were detected. No invasive plant species as listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were detected.
- vi. No evidence of the current or previous use of the building by roosting bats was detected. The building is well-sealed and no potential roost features were detected. The building is assessed to be of 'negligible' suitability for use by roosting bats. Habitats within the site and bordering the site are considered to be of very limited / 'negligible' suitability for use by foraging and commuting bats.
- vii. No evidence of use of the well-sealed building by nesting birds was found. The Butterfly-bush scrub has limited suitability for use by nesting birds. Guidance in relation to the protection of nesting birds during works and provision of enhancement features for nesting birds as part of the development proposals are described in **Sections 5.2** and **5.3**.
- viii. Appropriate survey effort and assessment has been carried out to discount the presence of other relevant protected species. No further surveys for protected species are required to inform the planning application.

Recommendations and Conclusion

- ix. The ecological survey and assessment report outlines the mandatory measures and additional actions to be applied to ensure compliance with relevant wildlife legislation, the National Planning Policy Framework, local planning policy and best practice.
- x. The report describes the appropriate and proportionate measures and recommendations that aim to enhance the value of the site for wildlife such as nesting birds and biodiversity to achieve measurable gains for biodiversity.
- xi. Implementation of the actions outlined in **Section 5.2** will secure compliance with the requirements of the provision of Biodiversity Net Gain (BNG) and an Assessment of Biodiversity Net Gain (BNG) report and the associated BNG Metric (Version 4.0) are provided as separate documents.

INTRODUCTION

1.1 Background and Rationale

- 1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by Benjamin Property Company Limited to carry out an ecological assessment of the warehouse building and curtilage at One Park Place off Cheetham Hill Road, Manchester M4 4EZ (hereafter referred to as the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SJ 84052 99331. An aerial image of the site and its surrounding habitats is appended at **Figure 1** (source image: ESRI World Imagery).
- 1.1.2 The assessment was requested to inform a planning application proposing the demolition of the warehouse building and redevelopment of the site to residential accommodation with commercial units.

1.2 Scope of Works

- 1.2.1 The scope of ecological works undertaken in September 2023 comprised:
- A desktop study and data search for known ecological information at the site and the local area;
 - An Extended Phase 1 Habitat Survey and assessment, and assessment of the habitats present at the using the UK Habitats Classification;
 - Assessment of the ecological value of the habitats within the site with the use of the National Vegetation Classification (NVC) and the Ratcliffe criteria, as presented in *A Nature Conservation Review* (Ratcliffe, 1977);
 - A licensed daylight bat survey of the building and an assessment of its suitability to support roosting bats at any time of year;
 - Survey and assessment of the habitats for use by nesting birds including species listed on Schedule 1 of the *Wildlife and Countryside Act 1981* (as amended) and Priority Species;
 - Survey and assessment of all habitats for relevant statutorily protected species¹;
 - Provision of guidance in accordance with wildlife legislation, *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)* (Collins, J. (ed), 2016), and best practice in relation to the proposed works;
 - The identification of any potential ecological constraints on the proposals and the specification of the scope of mitigation and ecological enhancement required in accordance with wildlife legislation, planning policy guidance and other relevant guidance; and
 - The identification of any further surveys or precautionary actions that may be prior to the commencement of construction activities.

2.0 METHOD OF SURVEY

2.1 Desktop Study and Data Search

- 2.1.1 The following sources of information and ecological records were consulted:
- MAGiC Maps: A web-based interactive map which brings together geographic information on key environmental schemes and designations, including details of statutory nature conservation sites;

¹ In accordance with *Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact on the Planning System* (Ministry of Housing, Communities & Local Government, 2005) developers should not be required to undertake surveys for protected species unless there is reasonable likelihood of the species being present and affected by the development. Given the city centre location of this site and the absence of a watercourse, the need for surveys for protected species such as great crested newt, badger, reptile species, otter and water vole can be reasonably discounted.

- b. Greater Manchester Local Record Centre (GMLRC); and
- c. Greater Manchester Biodiversity Action Plan (BAP).

2.2 Vegetation and Habitats

- 2.2.1 An Extended Phase 1 Habitat Survey of the site was carried out by Victoria Burrows on 29th September 2023. The weather was dry and sunny intervals with a light breeze (Beaufort scale 2) and an air temperature of 15°C.
- 2.2.2 A habitat and vegetation map was prepared for the site and the immediate surrounding area and is appended at **Figure 2**. The mapping is based on the Joint Nature Conservation Committee Phase 1 Habitat Survey methodology (JNCC, 2010) with minor adjustments to illustrate and examine the habitats with greater precision.
- 2.2.3 On site habitat mapping was assisted with reference to the *Existing Site Plan* (Hodder and Partners, 2023) and Google Earth images.
- 2.2.4 The plant species within the site boundary were determined with estimates of the distribution, ground cover, abundance and constancy of individual species. The estimation of abundance was based on the DAFOR system, where D = Dominant, A = Abundant, F = Frequent, O = Occasional and R = Rare, this being a widely used and accepted system employed by ecological surveyors. The terms L = Locally and V = Very were additionally used to describe the plant species distributions with greater precision.
- 2.2.5 Where relevant, stands of vegetation and habitats were described and evaluated using the National Vegetation Classification (NVC). The NVC provides a systematic and comprehensive analysis of British vegetation and is a reliable framework for nature conservation and land-use planning.
- 2.2.6 Habitats within the site were assessed in accordance with the UK Habitats Classification / UKHab (Butcher, et al., 2020). The UKHab has been designed to function at two scales of minimum mappable unit (MMU): fine scale (25m² or 5 metres length) and large scale (400m² or 20 metres length). It has been considered for the purposes of this survey that the fine scale of 25m² or 5 metres length MMU is appropriate.
- 2.2.7 Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the *Wildlife and Countryside Act 1981* (as amended) and species which are indicators of important and uncommon plant communities. Plant nomenclature follows *New Flora of the British Isles 3rd Edition* (Stace, 2010).
- 2.2.8 Searches were carried out for the presence of invasive species, including those listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), including Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*).

2.3 Daylight Licensed Bat Survey and Assessment

Surveyor

- 2.3.1 The daylight licensed bat survey and assessment was carried out by Victoria Burrows (Natural England Class Survey Licence WML CL18 (Bat Survey Level 2), Registration Number 2015-10390-CLS-CLS) on 29th September 2023. Victoria's qualifications and experience meet the criteria as defined in the *Technical Guidance Series Competencies for Species Survey: Bats* (CIEEM, 2013).

Guidelines

- 2.3.2 The survey was carried out in accordance with standard methodology including the *Bat Mitigation Guidelines* (Mitchell-Jones, 2004), the *Bat Workers' Manual 3rd Edition* (Mitchell-Jones & Mcleish, 2004) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)* (Collins, J. (ed), 2016). Where deviation from the guidelines was considered to be appropriate and proportionate, supporting rationale and evidence used to inform the assessment and decisions are presented in this report.

Habitat Assessment for Commuting / Foraging Bats

- 2.3.3 Habitats within and adjacent to the site were assessed for their value and suitability for commuting and foraging bats in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*, (Collins, J. (ed), 2016). Reference has been made to the categories and descriptions / examples, presented below.

Table 2.1: Consideration of Suitability of Foraging and Commuting Habitat for Bats

Suitability	Commuting Habitat	Foraging Habitat
Negligible	Negligible habitat features on site likely to be used by commuting bats.	Negligible habitat features on site likely to be used by foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated i.e. not very well connected to the surrounding landscape by other habitat.	Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree or patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.	Habitat that is linked to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape and is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. Habitats close to and connected to known roosts.	High-quality habitat that is well-connected to the wider landscape and is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Habitats close to and connected to known roosts.

Daylight Survey: Building

- 2.3.4 Inspections and assessment of the external surfaces, walls and roof of the building were carried out to find potential bat roosting habitat or accesses into crevices or areas where roosts may be present. Searches for evidence of bat presence in the form of droppings, urine stains, feeding signs, grease marks and other evidence were carried out.
- 2.3.5 Where required, ladders were used to gain closer inspections of specific features at the building.
- 2.3.6 The internal survey involved an examination of the accessible areas to find roosting bats or evidence of previous use of the building by bats such as droppings and prey remains.
- 2.3.7 The suitability of the building for use by roosting bats has been assessed in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*, (Collins, J. (ed), 2016), taking into account any presence of gaps suitable for access by bats, features suitable for use by roosting bats within the building (including crevice dwelling species and species which can roost in the open in roof voids), and the suitability of the surrounding habitats for use by foraging and commuting bats.

Daylight Survey: Shrubs

- 2.3.8 Butterfly-bush shrubs within the site (as annotated on **Figure 2**) were assessed from the ground using binoculars and a high-powered torch. Each shrub was searched for the presence of features with suitability for use by roosting bats, as described, but not limited to, the following features:

Woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks or splits in stems and branches, partially decayed platey bark, knot holes, man-made holes, tear-outs, cankers in which cavities have developed, other hollows or cavities, including butt-rots, double-leaders forming compression forks with included bark, gaps between overlapping stems or branches, partially detached Ivy (Hedera helix) with stem diameters in excess of 50mm and bat, bird or dormouse (Muscardinus avellanarius) boxes.

2.3.9 Terms used to describe any features present follow (where possible) those outlined and described in *Bat Tree Habitat Key, 2nd Edition* (Andrews, H (ed), 2013) and *Bat Roosts in Trees: A Guide to Identification and Assessment for Tree-care and Ecology Professionals* (BTHK, 2018).

2.3.10 The requirement for further presence / absence surveys at each shrub was then considered.

Equipment

2.3.11 A list of equipment used / available for use is provided below.

Table 2.2: Survey Equipment Used / Available for Use During Daylight Bat Survey

Ladders
LED Lenser P14 torch
Canon Ixus digital camera
8x20 binoculars
Ridgid Micro Inspection Camera Endoscope CA-300

2.4 Other Relevant Protected Species and Animal Life

Bird Species

2.4.1 Bird species observed and heard during the survey were recorded.

2.4.2 Habitats at the building and surrounds and in the immediate surrounding area were assessed for their value to roosting, feeding and nesting birds, as indicated by the amount of shelter, feeding value, woody vegetation structure and species diversity of tree and shrub species in the site.

2.4.3 The building was searched for evidence of previous use by nesting birds and the building was assessed for its suitability for use by nesting birds, particularly species typically associated with the built environment such as black redstart (*Phoenicurus ochruros*), house sparrow (*Passer domesticus*), starling (*Sturnus vulgaris*), swallow (*Hirundo rustica*), house martin (*Delichon urbicum*) and swift (*Apus apus*).

2.5 Survey and Reporting Limitations

2.5.1 No survey limitations were experienced.

2.5.2 All measurements within this report are approximate only, and have been estimated whilst on site or calculated using mapping software (QGIS) or internet-based mapping services such as MAGiC Maps and Google Earth.

2.6 Evaluation Methods

2.6.1 The habitats, vegetation and animal life were evaluated with reference to standard nature conservation criteria as described in *A Nature Conservation Review* (Ratcliffe, 1977). These are size (extent), diversity, naturalness, rarity, fragility, typicality, recorded history, position in an ecological or geographical unit, potential value and intrinsic appeal.

2.6.2 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority Habitat Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006*. Where suitable, the ecological value of the habitats present has been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018).

2.6.3 Government advice on wildlife, as set out in the *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, 2023) and associated government circulars has been taken into consideration. Legislation relating to protected species, such as those listed under Schedules 1, 5, 6 and 8

of the *Wildlife and Countryside Act 1981* (as amended) and *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*, is referenced where applicable, and any impacts to protected species are evaluated in accordance with current guidance.

- 2.6.4 The presence of any Priority Species, as listed under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006* is noted, and habitats are assessed in terms of their suitability and value for these species. The presence of habitats and / or species listed by the Greater Manchester Biodiversity Action Plans has been taken into account in the evaluation of the site.

3.0 SURVEY RESULTS

3.1 Desktop Study and Data Search

Statutory Designated Sites for Nature Conservation and SSSI Impact Risk Zones

- 3.1.1 The site and adjacent land have no statutory designation for nature conservation.
- 3.1.2 The site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone for the overlapping Rochdale Canal SSSI and Special Area of Conservation (SAC). The Rochdale Canal SSSI and SAC are located 5.23 kilometres north-east of the site and are designated for important habitat for submerged aquatic plants and emergent vegetation, including Floating Water-plantain (*Luronium natans*).
- 3.1.3 The SSSI Impact Risk Zone requires the Local Planning Authority to consult with Natural England on likely risks from the following development categories (Ordnance Survey, 2023):

Air pollution: Livestock and poultry units with floorspace greater than 500m², slurry lagoons and digestate stores greater than 4000m².

Combustion: General combustion processes greater than 50 megawatt energy input including energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis / gasification, anaerobic digestion, sewage treatment works, other incineration / combustion.

- 3.1.4 It is considered that the proposals do not meet the criteria which would require the local planning authority to consult with Natural England in relation to likely risks to the statutory designated sites and their features of interest as a consequence of the proposed development.

Non-statutory Designated Sites for Nature Conservation

- 3.1.5 The site and adjacent land have no non-statutory designation for nature conservation (termed Sites of Biological Importance or 'SBI' in Greater Manchester).
- 3.1.6 SBIs are located within a 2 kilometre radius from the centre of the site, and are summarised at **Table 3.1** below.

Table 3.1: SBI Within a 2 Kilometre Radius from the Centre of the Site

SBI Name	Distance and Direction from the Site	Reasons for Designation
Rochdale Canal, Stott's Lane - Ducie Street Basin	1.23 kilometres east of the site	Canal (Fw3); Floating water plantain (GSG1)
Ashton Canal (West)	1.37 kilometres east of the site	Canal (Fw3)
River Irwell	1.66 kilometres north-west of the site	Woodland (Wd1); Grassland (Gr2)

- 3.1.7 The presence of the SBIs is considered further at **Section 4.2**.

Priority Habitats Inventory

- 3.1.8 The Priority Habitats Inventory² was checked via MAGiC Maps. No Priority Habitats are identified at the site by the inventory.

Protected and Notable Species

- 3.1.9 GMLRC hold no records of protected and notable species for the site.
- 3.1.10 Records of protected and notable species for a 2 kilometre radius from the centre of the site are summarised at **Table 3.2** below.

Table 3.2: Records of Protected Species Within a 2 Kilometre Radius from the Centre of the Site

Taxon Group	Species Name and Designations ¹ and Notes
Birds – WCAs1	Black redstart (<i>Phoenicurus ochruros</i>): WCAs1 and GMBAP. 63 records, dated between 2005 and 2018. The closest record is 445 metres to the south-west of the site, and from 2012. Hobby (<i>Falco subbuteo</i>): WCAs1. 1 record from 2008, located 700 metres to the south-west of the site. Kingfisher (<i>Alcedo athhis</i>): WCAs1. 6 records, dated between 2008 and 2021. The closest record is 475 metres to the south-west of the site, and from 2013. Peregrine (<i>Falco peregrinus</i>): WCAs1. 138 records, dated between 2003 and 2022. The closest record is 315 metres to the south of the site, and from 2006.
Birds - PS	PS Only Bullfinch (<i>Pyrrhula pyrrhula</i>), cuckoo (<i>Cuculus canorus</i>), dunnoek (<i>Prunella modularis</i>), herring gull (<i>Larus argentatus</i>), house sparrow (<i>Passer domesticus</i>), lapwing (<i>Vanellus vanellus</i>), song thrush (<i>Turdus philomelos</i>), spotted flycatcher (<i>Muscicapa striata</i>), starling (<i>Sturnus vulgaris</i>), yellow wagtail (<i>Motacilla flava</i>)
Terrestrial mammals	Daubenton's bat (<i>Myotis daubentonii</i>): EPS, WCAs5 and GMBAP. One record from 2009, located 630 metres to the south-west of the site. Otter (<i>Lutra lutra</i>): WCAs5 and PS. 2 records, dated 2013 and 2018. The closest record is 465 metres to the south-west of the site, and from 2018. Badger (<i>Meles meles</i>): PBA. 1 record from 2011, located 245 metres to the south-east of the site. Hedgehog (<i>Erinaceus europaeus</i>): PS. 1 record from 2020, located 345 metres to the south-west of the site. Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>): EPS, WCAs5, PS and GMBAP. 1 record from 2006, located 815 metres to the south-east of the site. Common pipistrelle (<i>Pipistrellus pipistrellus</i>): EPS, WCAs5 and GMBAP. 31 records, dated between 1994 and 2022. The closest record is 30 metres to the south-west of the site, and from 2014. Pipistrelle sp. (<i>Pipistrellus</i> sp.): EPS, WCAs5 and GMBAP. 7 records, dated between 1994 and 2021. The closest record is 630 metres to the north of the site, and from 2021.
Vascular plants	Yellow bird's-nest (<i>Monotropa hypopitys</i>): PS. 2 records, both from 2017. The closest record is 820 metres to the north-east of the site.
¹Key to Designation Codes: EPS = European Protected Species under <i>The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019</i>. WCAs1 = Species receives full protection under Schedule 1 of the <i>Wildlife and Countryside Act 1981</i> (as amended). WCAs5 = Species receives full protection under Schedule 5 of the <i>Wildlife and Countryside Act 1981</i> (as amended). PBA = <i>Protection of Badger Act 1992</i>. PS = Priority Species listed under Section 41 of the <i>NERC Act 2006</i>. GMBAP = Species listed on the <i>Greater Manchester BAP</i>.	

- 3.1.11 The presence of these protected and notable species within the wider area has been taken into account throughout this report.

² A spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

3.2 Vegetation and Habitats

General Description

- 3.2.1 The approximately 0.11 hectare site is located in the Green Quarter to the north of Manchester city centre and comprises a warehouse building (refer to **Photo 1**) bordered by hard-standing used for car parking with sparse ruderal herbs and young shrubs of Butterfly-bush (*Buddleia davidii*) in the less frequently disturbed areas. The site is bordered by Park Place to the north and Cheetham Hill Road to the east and meets other buildings and associated hard-standing car parks to the south and west.
- 3.2.2 A Phase 1 Habitat Survey map is appended at **Figure 2**. Photographs are appended at **Table 8.1**.

Building

- 3.2.3 Refer to **Photo 1**. The building is described in terms of its suitability for use by roosting bats in **Section 3.3**. The building is described by the UKHab as u1b5 buildings.

Hard-standing and Sparse, Ruderal Colonising Vegetation

- 3.2.4 Refer to Photos **15** and **16**. The less frequently disturbed areas such as the verge close to the building and the fenced off asphalt covered yard to the south-west of the building are colonised by sparse ruderal herbs typical of poor soils and disturbed ground to include frequent Water-bent (*Polypogon viridis*), locally frequent Canadian Fleabane (*Erigeron canadensis*), very locally abundant Common Nettle (*Urtica dioica*), Common Chickweed (*Stellaria media*) and Bramble (*Rubus fruticosus* agg.), very locally frequent Procumbent Pearlwort (*Sagina procumbens*) and Michaelmas Daisy (*Aster* sp.), and rare Common Mugwort (*Artemisia vulgare*), Colt's-foot (*Tussilago farfara*), Spear Thistle (*Cirsium vulgare*) and Mouse-ear Hawkweed (*Pilosella officinarum*). A plant species list is appended at **Table 8.2**.
- 3.2.5 Butterfly-bush have also colonised the cracks in the asphalt covered yard to the south-west of the building.
- 3.2.6 Hard-standing and the areas of sparse, ruderal vegetation have no affinities with a specific NVC community and are described by the UKHab as u1b6 other developed land with the secondary code 17 ruderal / ephemeral, 10 scattered scrub and 77 neglected (unmanaged for 3 to 10 years).

Invasive Plant Species

- 3.2.7 No Japanese Knotweed or other invasive plant species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were detected at the site or at the site boundaries.

3.3 Daylight Licensed Bat Survey and Assessment

Habitat Assessment for Commuting and Foraging Bats

- 3.3.1 The location of the building within the city centre environment, the presence of artificial lighting bordering the site and negligible vegetation cover is assessed to be of 'negligible' suitability for use by foraging and commuting bats.

Daylight Survey: Building

- 3.3.2 Refer to **Photos 1** to **14**. The warehouse is a steel-frame and concrete block building. The northern section has a pitched corrugated metal sheet covered roof and the southern section is flat and felt-covered.
- 3.3.3 The external elevation walls are render-covered; the render is intact and no gaps or opportunities for bat access were found. The timber fascia at the eaves on the northern and southern elevations and the overhanging metal fascia at the wall tops of the north and south-facing gable ends are tightly sealed against the elevation walls; no gaps or opportunities for roosting bats were found. The extractor vents at the gable elevations are covered with a mesh and are well-sealed. No gaps or opportunities for bat access were found behind signs attached to the external elevations or the metal roller covers over the doors and windows.

- 3.3.4 No bats or droppings were found around the external elevations of the building.
- 3.3.5 Refer to **Photos 10 to 14**. The internal inspection confirmed the absence of a cellar. A timber framed mezzanine storage area has been constructed which permitted access to view the underside of the roof and the eaves. Inspection of this area confirmed an absence of a lining or insulation beneath the metal sheet covered roof. The area at the eaves and roof verges have been infilled with expandable foam and the building is very well-sealed. No bats or bat droppings were found inside the building.
- 3.3.6 Due to the absence of opportunities for use by roosting bats the warehouse building is assessed to be of 'negligible' suitability for use by roosting bats at all times of year. Best practice precautionary guidance to be applied during the redevelopment works is described at **Section 5.3**.

Daylight Survey: Shrubs

- 3.3.7 None of the shrubs within the site (as illustrated on **Figure 2** and **Photo 15**) support features with suitability for use by roosting bats; all are assessed to be of 'negligible' suitability.

3.4 Other Relevant Protected Species and Animal Life

Bird Species

- 3.4.1 No evidence of the current or previous use of the building by roosting or nesting birds was detected. As described in **Section 3.3**, the well-sealed condition of the building has excluded entry by bird species. The relatively small and sloping roof provides no opportunities for species such as black redstart.
- 3.4.2 The denser areas of Butterfly-bush may be used by nesting such as such as robin (*Erithacus rubecula*) although no bird old nests were found in the scrub in September 2023. The Butterfly-bush scrub habitat is assessed to be of low suitability for use by nesting passerine birds and precautionary guidance is provided at **Section 5.3**.

Incidental Observations

- 3.4.3 Two red admiral butterflies (*Vanessa atalanta*) were feeding on the flowers of the Butterfly-bush during the survey; this is a widespread and common species listed as a 'low' conservation priority by Butterfly Conservation³.

4.0 EVALUATION AND ASSESSMENT

4.1 Introduction and Description of Proposals

- 4.1.1 As illustrated on drawings L(--)001 to L(--)405 prepared by Hodder and Partners (hereafter 'the proposals plans') the proposals comprise:
- Demolition of the existing warehouse building and clearance of the sparse vegetation; and
 - Development of the site to a multi-storey building with a landscaped public space and roof terrace.
- 4.1.2 **Section 4.2** provides an assessment of any impacts of the proposed development on the designated sites for nature conservation present in the wider area. The ecological value of habitats within the site is evaluated at **Section 4.3**, and protected and notable species are considered at **Section 4.4**.

³ <https://butterfly-conservation.org/butterflies/red-admiral>

4.2 Designated Sites for Nature Conservation

- 4.2.1 In consideration of the distance between the site and any statutory and other non-statutory designated sites for nature conservation it is advised that the redevelopment works will have no direct or indirect effect on any other designated sites for nature conservation.

4.3 Vegetation and Habitats

- 4.3.1 No Priority Habitat, semi-natural habitats or irreplaceable habitats⁴ are present in the site or will be affected by the proposals.
- 4.3.2 No rare plant species were detected. No invasive plant species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were detected in the site / construction zone of the redevelopment proposals.
- 4.3.3 In terms of each habitat's importance in a geographical context⁵, hard-standing and sparse, ruderal herbs are not considered to hold any importance on a geographical scale.
- 4.3.4 As recorded with the use of the butterfly-bush by the migratory butterfly species the red admiral, it is recognised that plants and trees within the city centre environment can provide a source of food for the attraction of invertebrates and their predators and can enhance the value of the built environment for biodiversity; guidance on the enhancement of the site by the provision of landscape planting is provided in **Section 5.2**.

4.4 Protected Species and Other Wildlife

Bat Species

- 4.4.1 No evidence of current or previous use of the warehouse building by roosting bats was detected during the daylight licensed survey carried out in September 2023. The building is well-sealed and is assessed to be of 'negligible' suitability for use by roosting bats.
- 4.4.2 In accordance with the results of the surveys and assessment it is considered that appropriate and proportionate survey effort has been carried out to determine the likely bat roost status at the site and to demonstrate compliance with the survey guidelines, particularly paragraph 5.2.9 of the *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*, (Collins, J. (ed), 2016). No further bat surveys are required to inform the planning application.

Other Relevant Protected Species and Animal Life

- 4.4.3 The building currently provides no opportunities for use by nesting birds and the Butterfly-bush vegetation provides limited opportunities for use by nesting passerine birds. Mandatory measures to be applied to ensure the protection of nesting birds during and prior to the site preparation works are described at **Section 5.3**.
- 4.4.4 Appropriate and proportionate survey effort and / or assessment, in accordance with standard survey guidelines has been applied to discount adverse effects on other relevant protected species. No further surveys for other protected species are necessary to inform a planning application.

⁴ As defined by <https://defra.landuse.blog.gov.uk/2023/10/05/irreplaceable-habitats-and-bng-what-you-need-to-know/>

⁵ Using the terms presented at Section 4.7 of *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018), i.e. International and European, National, Regional, Local Authority-wide area, River Basin District, Estuarine system / Coastal cell or Local. The term 'site' value is additionally used to highlight ecological features considered to be of importance in the context of the wider site habitats, but which are of negligible value in the context of the local area.

5.0 RECOMMENDATIONS AND ECOLOGICAL ENHANCEMENT

5.1 Introduction

5.1.1 The recommendations described below aim to ensure that the proposals are implemented in accordance with relevant wildlife legislation, Natural England guidance, the principles of the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2023), local planning policy and best practice.

5.1.2 In addition and where possible, opportunities to enhance the ecological interest and seek biodiversity gain through appropriate landscape planting and habitat creation have been identified to ensure compliance with Chapter 15, paragraph 180(d) of the National Planning Policy Framework (NPPF) which states:

'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'.

5.1.3 Implementation of the actions outlined below will secure compliance with the requirements of the provision of Biodiversity Net Gain (BNG) and an Assessment of Biodiversity Net Gain report and the associated BNG Metric (Version 4.0) are provided as separate documents.

5.2 Guidance in Relation to Site Design / Detailed Specification and Ecological Enhancement

Landscape Planting

5.2.1 Opportunities for landscape planting are specified at the ground level in the courtyard to the south-west of the building and at the roof terrace at Level 15.

5.2.2 In accordance with ecological guidance and to maximise the value of the site for biodiversity likely to be attracted to the city centre environment, the current landscape proposals (Land Studio, 2023) accommodate the following:

- a. Tree planting at the ground level to provide habitat structural diversity, shade and to provide stepping stones for the movement of wildlife such as birds;
- b. A sedum green roof over the roof top communal kitchen / workspace;
- c. Raised beds of landscape planting with selected species to be native and / or of known value for the attraction of wildlife such as flowering and berry producing species. Suitable species comprise *Hebe*, *Lavandula*, *Viburnum*, *Salvia*, *Ceanothus*, *Pyracantha* and *Rosa*; and
- d. Linear hedgerows to provide a degree of habitat connectivity.

Insect Nest

5.2.3 To maximise the opportunities for invertebrates at the roof terrace it is recommended that two insect nests are installed on the external perimeter walls of the roof top communal kitchen / workspace structure. A suitable product is illustrated at **Insert 1** below.



Insert 1: Schwegler Clay and Reed Insect Nest (available at www.NHBS.com)

5.3 Construction Environment Management Plan (CEMP) for Biodiversity

Introduction

- 5.3.1 To inform the demolition / site preparation and construction activities it is recommended that a Construction Environment Management Plan (CEMP) for Biodiversity is prepared and implemented. The CEMP for Biodiversity will describe the following actions / measures:

Nesting Birds

- 5.3.2 All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended) while they are breeding. Based on the results of the ecological survey the risk of the presence of nesting birds is assessed to be low.
- 5.3.3 Completion of vegetation clearance works between September and February inclusive will avoid the bird breeding season. If works are scheduled between March and August inclusive and / or if breeding birds are detected the ecologist should be contacted and guidance in relation to the protection of the nesting birds in conjunction with the scheduled works will be issued. This may involve cordoning off an area of the site until the young birds have fledged.

Demolition of the Warehouse Building: Best Practice Measures to be Applied During Works

Timing of Works

- 5.3.4 There are no seasonal constraints on the commencement of works (subject to the absence of nesting birds).

Discovery of a Bat During Works

- 5.3.5 If at any time during the works a bat is discovered or suspected all contractors must withdraw from the area and ERAP (Consultant Ecologists) Ltd (01772 750502) or the Bat Conservation Trust must be contacted for further guidance.

Dust Suppression, Incidents and Accidents

- 5.3.6 The risk of adverse effects on habitats surrounding the site as a result of dust, spills and leaks will be minimised by the application of best practice measures and appropriate environmental controls such as dust suppression, appropriate storage of chemicals and fuel, presence of spill kits and appropriate training of on-site personnel.

6.0 CONCLUSION

- 6.1 It is concluded that the development proposals at One Park Place are feasible and acceptable in accordance with relevant planning policy.
- 6.2 The development proposals can be achieved with no adverse effect on designated sites for nature conservation, Priority Habitat and irreplaceable habitat. Appropriate survey and assessed has been carried out to reasonably discount adverse effects on roosting bats and other protected species.
- 6.3 Measures to protect wildlife, including nesting birds, and actions that aim to enhance the value of the site for biodiversity are feasible and will be secured as part of the works to achieve compliance with wildlife legislation, the NPPF, local planning policy and best practice.

7.0 REFERENCES

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8.0 APPENDIX 1: TABLES AND FIGURES

8.1 Photographs

Table 8.1: Photographs



Photo 1: Eastern and northern elevations of the warehouse in the context of its surrounding urban habitats



Photo 2: Eastern elevation of the warehouse taken from Cheetham Hill Road



Photo 3: Eastern and northern elevations of the warehouse



Photo 4: Western elevation of the pitched roof section of the warehouse



Photo 5: Southern elevation (right) and adjacent building (left)



Photo 6: Sealed metal fascia at western elevation



Photo 7: Sealed door and window apertures



Photo 8: Sealed at fascia and doorways



Photo 9: No opportunities for bat access behind signs



Photo 10: View of internal side of upper level



Photo 11: Expandable foam used to seal eaves



Photo 12: Expandable foam used to seal eaves

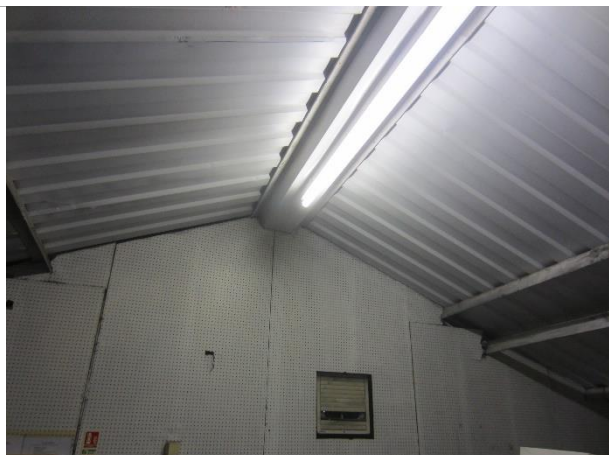


Photo 13: View of internal side of gable elevation walls



Photo 14: Under eaves storage areas – well-sealed



Photo 15: Sparse ruderal vegetation and Butterfly-bush at south-western corner of building



Photo 16: Sparse ruderal herbs have colonised the less frequently disturbed areas around the perimeter of the warehouse building

8.2 Plant Species List

Table 8.2: Plant Species List for Sparse Ruderal Colonising Vegetation at Shallow Soil and Cracks in the Asphalt Hard-standing

Scientific Name	Common Name	DAFOR ¹	Cover
Woody Species			
<i>Buddleia davidii</i>	Butterfly-bush	LA	2%
Herb Species			
<i>Agrostis stolonifera</i>	Creeping Bent	VLA	<1%
<i>Artemisia vulgaris</i>	Common Mugwort	R	<1%
<i>Asplenium ruta-muraria</i>	Wall-rue	R	<1%
<i>Aster</i> sp.	Michaelmas Daisy	VLF	<1%
<i>Cirsium vulgare</i>	Spear Thistle	R	<1%
<i>Erigeron canadensis</i>	Canadian Fleabane	LF	<1%
<i>Hordeum</i> sp.	Barley	R	<1%
<i>Lactuca muralis</i>	Wall Lettuce	R	<1%
<i>Pilosella officinarum</i>	Mouse-ear Hawkweed	R	<1%
<i>Poa annua</i>	Annual Meadow-grass	VLF	<1%
<i>Polypogon viridis</i>	Water Bent	F	1%
<i>Rubus fruticosus</i> agg.	Bramble	VLA	<1%
<i>Sagina procumbens</i>	Procumbent Pearlwort	VLF	<1%
<i>Sedum album</i>	White Stonecrop	VLA	<1%
<i>Senecio jacobaea</i>	Common Ragwort	R	<1%
<i>Senecio squalidus</i>	Oxford Ragwort	R	<1%
<i>Sonchus oleraceus</i>	Smooth Sow-thistle	O	<1%
<i>Stellaria media</i>	Common Chickweed	VLA	<1%
<i>Taraxacum officinale</i> agg.	Dandelion	O	<1%
<i>Tussilago farfara</i>	Colt's-foot	R	<1%
<i>Urtica dioica</i>	Common Nettle	VLA	<1%
¹ Key to DAFOR: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare, V=Very, L=Local and *denotes a constant species			

8.3 Figures

Figure 1: Aerial Image of the Site and Surrounds

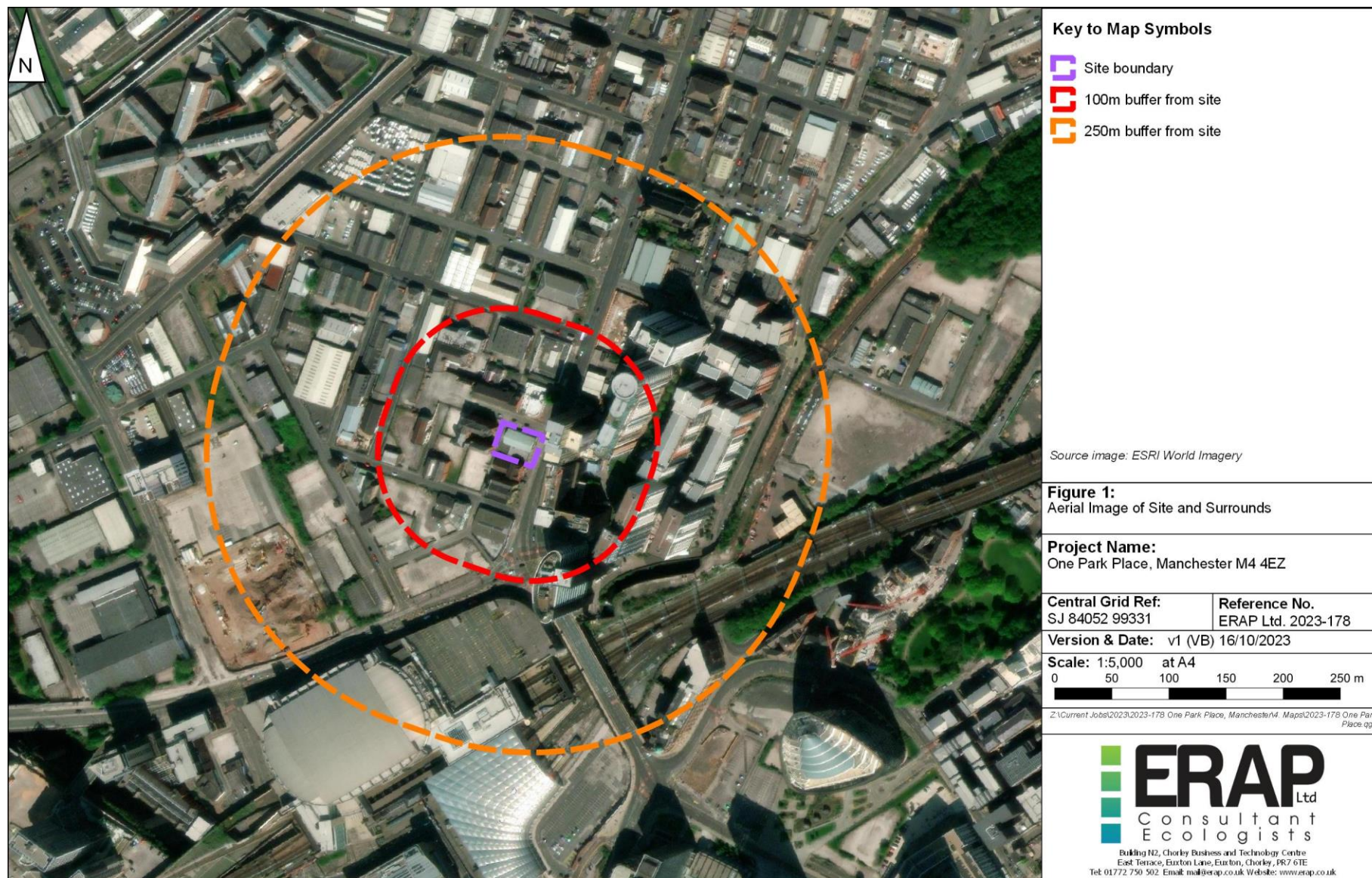


Figure 2: Phase 1 Habitat Survey

