

Appendix 7.2

Phase 1 Habitat Survey

RED BANK OUTLINE APPLICATION

Phase 1 Habitat Survey

March 2023 (DRAFT)



Far East
Consortium



THE
ENVIRONMENT
PARTNERSHIP



RED BANK AND NEW TOWN RESIDENTIAL LED DEVELOPMENTS

MANCHESTER

PHASE 1 HABITAT SURVEY

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1.0 General Details

Job Number:	9082	Doc. Ref:	9082.017
Site Location:	This Phase 1 Habitat Appendix covers the area outlined within the red line boundary required for the Red Bank Neighbourhood Outline Application (Application 4) and Detailed Application for NT02-04 Plots (Application 5). The site is located within Cheetham Hill, Manchester and is centred on grid reference SJ 84618 99541. The site is irregular in shape and occupies land to the south of Red Bank Road, Manchester. The site is bound by existing commercial and industrial uses to the north, hardstanding car park, existing commercial units to the west and the former Red Bank viaduct, Dantzic Street and Collyhurst Road to the south, and existing commercial units to the east including the HMG Paint complex.		
Date:	The Phase 1 habitat survey was initially undertaken on 22nd and 29th March 2021. The Phase 1 habitat survey was updated and extended to include NT03 plot on 25th May 2022 and 7th September 2022.		
Surveyors:	The survey was carried out by experienced TEP ecologist Stephanie Davies (FISC Level 4) and Damian young (FISC Level 4).		
Constraints:	The initial survey was undertaken slightly outside of the recommended season to undertake Phase 1 habitat surveys (April and September inclusive). This was not considered a significant constraint, however, as since the initial habitat survey a number of species-specific ecological surveys have been undertaken on site during the optimal period. The site has been walked over and any significant variation to the baseline has been determined. Full access to Travis Island was not available prior to the submission of the planning application as it was previously an active traveller's site. Manchester City Council were able to secure and vacate the site in late 2022/ early 2023, however access was still not possible due to overriding health & safety issues. The area was, however, able to be viewed from the perimeter wall. Travis Island has therefore been assessed on a precautionary basis, using aerial imagery to inform the assessment.		
Methods:	JNCC Phase 1 habitat survey (2010) Guidelines for Preliminary Ecological Appraisal (CIEEM 2017)		

Drawing Ref:	Figure 7.1- G9082.026 Phase 1 Habitat Survey (Application 4) Figure 7.2- G9082.027 Phase 1 Habitat Survey (Application 5)
Target Notes:	Within this document
Abbreviations:	Section 41: Habitats and species which are of principal importance for the conservation of biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

1.0 Habitat Survey Results- Outline Application

Habitat Descriptions

Habitat Type	Target Note(s)	Description
Semi-natural broadleaved woodland	TN1	The majority of the Red Bank Terrace is dominated by semi-natural broad-leaved woodland. The woodland is dominated by self-set silver birch <i>Betula pendula</i> regeneration. The age and height structure of the woodland is homogenous. Goat willow <i>Salix caprea</i> and buddleia <i>Buddleja davidii</i> are occasional through the woodland. The understorey is dominated by Himalayan balsam <i>Impatiens glandulifera</i>. Extensive fly tipping is present throughout the site. There has been some clearance of the semi-natural woodland associated with Application 1 (132252/VO/2021) and Application 2 (133143/VO/2022). For the purposes of this assessment the baseline reflects that of the site prior to any works associated with any associated planning application and its impacts.
Plantation broadleaved woodland		The majority of St. Catherine's Wood is excluded from these planning applications and falls within consented HIF Infrastructure Works under Application 2 (133143/VO/2022). A very small area falls within the red line boundary of the Outline Planning Application. The woodland here is more mature with a more diverse species assemblage, age and height structure than the self-set silver birch woodland present (TN1) elsewhere on site. The woodland has evidence of planting including non-native species, planting in rows and remnants of tree guards. Tree density is higher towards the river and road. The understorey is limited with signs of vandalism.
Running water	TN2	The River Irk corridor forms a distinctive habitat feature which runs through the site. The watercourse is subject to fly tipping with little to no aquatic vegetation. Whilst forming a distinctive corridor, the banks are typically walled, and this limits opportunities for many species. Japanese knotweed <i>Fallopia japonica</i>, giant hogweed <i>Heracleum mantegazzianum</i> and Himalayan balsam are present along the banks of the River Irk.

Habitat Type	Target Note(s)	Description
Dense scrub	TN4	An area of bramble dominated dense scrub is present adjacent to the semi-natural woodland on Red Bank plateau. This area is located on the steep bank down towards the River Irk. There is also an area of dense scrub, dominated by bramble, in the south of the site adjacent to the Network Rail railway line.
Scattered scrub		There are small stands of scrub scattered across the site, mainly buddleia associated with hardstanding.
Scattered broadleaved trees		Small, scattered trees, separate from the areas of woodland, are present along the Red Bank Viaduct and in the south of the site in NT03 Plots. Species include balsam poplar <i>Populus balsamifera</i> , silver birch and goat willow.
Scattered coniferous trees		A single coniferous tree, Leyland cypress <i>Cupressus × leylandii</i> , is present on site in the southwest of the site.
Hardstanding/ ephemeral	TN3	In the north east and west of the site are areas of hardstanding with ephemeral vegetation growth on previously developed land. Buddleia is scattered throughout this area, other species include wild strawberry <i>Fragaria vesca</i> , colt's foot <i>Tussilago farfara</i> , dandelion <i>Taraxacum officinale agg.</i> , evening primrose <i>Oenothera sp.</i> and hard rush <i>Juncus inflexus</i> .
Bare ground		In the south of the site, are areas of bare ground. At the time of the survey, NT03 was dominated by a large un-vegetated soil mound. This soil mound has been moved since the updated survey, associated with ground investigation works.
Hardstanding		There are large areas of hardstanding within the site, associated with footprints of buildings, car parking and roads.

Habitat Type	Target Note(s)	Description
Buildings/ Structures	TN5	In the north of the site is an area known as Creamline Dairies (B1-B6) which includes a number of buildings. These building were demolished under Application 1 permitted development (132252/VO/2021). A number of warehouses and outbuildings are also present (B7-B15). There is one bridge crossing over the River Irk within the site boundary, in the northeast of the site, known as P&P bridge. Full building/structure descriptions are given in the Bat Technical Appendix. In the northeast of the site is a large structure known as the Lowry Footbridge which comprises a brick overhead footbridge.
Travis Island	TN6	Full access to Travis Island was not available at the time of survey. However, Travis Island was surveyed from the boundaries of the site. Travis Island is dominated by hardstanding with scattered scrub and small trees along the riverbank.

2.0 Target Notes- Outline Application

Target notes in this section relate to Figure 7.1- G9082.026 Phase 1 Habitat Survey (Application 4).

Key: D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

Target Note TN1

The majority of the Red Bank plateau is dominated by self-set silver birch regeneration woodland. The understory is limited and dominated by Himalayan balsam.

Application 1 (132252/VO/2021) was permitted in December 2021 and Application 2 (133143/VO/2022) was permitted in July 2022. Since the initial survey visit, habitat clearance, including woodland clearance, under these permitted developments has begun.

The extent of the woodland in Figure 7.1 shows the original baseline, prior to any vegetation clearance, to reflect an accurate representation of the site prior to works associated with the Red Bank Neighbourhood project.

<i>Betula pendula</i>	Silver Birch	D
<i>Impatiens glandulifera</i>	Himalayan Balsam	D
<i>Buddleja davidii</i>	Buddleia	O
<i>Salix caprea</i>	Goat Willow	O
<i>Urtica dioica</i>	Nettle	O
<i>Cirsium vulgare</i>	Spear Thistle	R
<i>Cytisus scoparius</i>	Broom	R
<i>Plantago lanceolata</i>	Ribwort Plantain	R
<i>Potentilla reptans</i>	Creeping Cinquefoil	R



Target Note 2

The River Irk runs throughout the site, flowing from east to west. The southern bank is reinforced with a brick wall. The northern bank is also reinforced for the majority but has soft and sandy banks for some small sections. Within the site, in the north, is a raised weir. The watercourse is subject to fly tipping with little to no aquatic vegetation. Scattered scrub, namely buddleia is present throughout the entirety of the watercourse

Buddleja davidii	Buddleia	A
Rubus fruticosus agg.	Bramble	F
Corylus avellana	Hazel	O
Rumex crispus	Curled Dock	O
Urtica dioica	Nettle	O



Target Note 3

Ephemeral growth over hardstanding

<i>Buddleja davidii</i>	Buddleia	F
<i>Fragaria vesca</i>	Wild Strawberry	F
<i>Taraxacum officinale</i> agg.	Dandelion	F
<i>Tussilago farfara</i>	Colt's-foot	F
<i>Cirsium arvense</i>	Creeping Thistle	O
<i>Cornus sanguinea</i>	Dogwood	O
<i>Oenothera</i> sp.	Evening-primrose species	O
<i>Salix caprea</i>	Goat Willow	O
<i>Aster</i> sp.	Michaelmas-daisy species	R
<i>Juncus inflexus</i>	Hard Rush	R
<i>Rubus fruticosus</i> agg.	Bramble	R



Target Note 4

In the south of the site, adjacent to the Network Rail railway line, is an area of dense scrub and scattered trees. The area of dense scrub is dominated by bramble with buddleia, grey willow, and goat willow.

<i>Rubus fruticosus agg.</i>	Bramble	D
<i>Buddleja davidii</i>	Buddleia	A
<i>Salix cinerea</i>	Grey Willow	F
<i>Salix caprea</i>	Goat Willow	F
<i>Convolvulus arvensis</i>	Field Bindweed	O
<i>Sambucus nigra</i>	Elder	O
<i>Tussilago farfara</i>	Coltsfoot	O
<i>Urtica dioica</i>	Nettle	O
<i>Galium aparine</i>	Cleavers	O
<i>Epilobium hirsutum</i>	Great Willowherb	O
<i>Cirsium arvense</i>	Creeping Thistle	O
<i>Impatiens glandulifera</i>	Himalayan balsam	O
<i>Betula pendula</i>	Silver Birch	O



Target Note 5

In the northeast of the site is a brick built, overhead footbridge known as the 'Lowry Footbridge'.



Target Note 6

Travis Island was surveyed from the site boundary. The area is dominated by hardstanding with a few scattered trees and scrub on the edges of the riverbanks.



3.0 Habitat Survey Results- Detailed Application

Habitat Descriptions

Habitat Type	Target Note(s)	Description
Dense scrub	TN1	There is an area of dense scrub, dominated by bramble, in the south of the site adjacent to the Network Rail railway line (also TN4 in outline Application)
Scattered scrub		There are small stand of scrub scattered across the site, mainly low stands of buddleia <i>Buddleja davidii</i> associated with hardstanding.
Scattered broadleaved trees		There are a number of small, scattered trees in the south of the site, adjacent to the Network Rail railway line. These trees are mainly silver birch <i>Betula pendula</i> .
Bare ground/ ephemeral	TN2	In the east of the site, known as Marsden Triangle (or NT04 Plot) is an area of ephemeral growth over bare ground. Species include greater plantain <i>Plantago major</i> , meadow buttercup <i>Ranunculus acris</i> , colt's-foot <i>Tussilago farfara</i> , evening-primrose species <i>Oenothera sp.</i> , bramble <i>Rubus fruticosus</i> agg. And common ragwort <i>Senecio jacobaea</i> .
Hardstanding		There are large areas of hardstanding within the site, associated with Dantzic Street and footprints of buildings
Buildings/ Structures		There are nine buildings (B11-B19) present within the site comprising a variety of warehouses and outbuildings. Full building/structure descriptions are given in the Bat Technical Appendix.
Travis Island		No access to Travis Island was available at the time of survey. During 2021 aerial imagery shows this area to be dominated by hardstanding with small built structures and walls, it is understood that all built structures have now been removed as shown under target note TN6.

4.0 Target Notes- Detailed Application

Target notes in this section relate to Figure 7.2- G9082.027 Phase 1 Habitat Survey (Application 5).

Key: D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

Target Note TN1

In the south of the site, adjacent to the Network Rail railway line, is an area of dense scrub and scattered trees. The area of dense scrub is dominated by bramble with buddleia, grey willow, and goat willow.

<i>Rubus fruticosus</i> agg.	Bramble	D
<i>Buddleja davidii</i>	Buddleia	A
<i>Salix cinerea</i>	Grey Willow	F
<i>Salix caprea</i>	Goat Willow	F
<i>Convolvulus arvensis</i>	Field Bindweed	O
<i>Sambucus nigra</i>	Elder	O
<i>Tussilago farfara</i>	Coltsfoot	O
<i>Urtica dioica</i>	Nettle	O
<i>Galium aparine</i>	Cleavers	O
<i>Epilobium hirsutum</i>	Great Willowherb	O
<i>Cirsium arvense</i>	Creeping Thistle	O
<i>Impatiens glandulifera</i>	Himalayan balsam	O
<i>Betula pendula</i>	Silver Birch	O

Target Note 2

Ephemeral growth over bare ground within the Marsden Triangle site.

<i>Buddleja davidii</i>	Buddleia	A
<i>Plantago major</i>	Greater Plantain	F
<i>Ranunculus acris</i>	Meadow Buttercup	F
<i>Tussilago farfara</i>	Colt's-foot	F
<i>Geranium robertianum</i>	Herb-Robert	O
<i>Oenothera</i> sp.	Evening-primrose species	O
<i>Plantago lanceolata</i>	Ribwort Plantain	O

<i>Rubus fruticosus</i> agg.	Bramble	O
<i>Rumex obtusifolius</i>	Broad-leaved Dock	O
<i>Senecio jacobaea</i>	Common Ragwort	O
<i>Urtica dioica</i>	Nettle	O
<i>Galium aparine</i>	Cleavers	R



5.0 Summary

Notable Habitats

- 5.1 The woodland on site is considered to be semi-natural woodland, however does not meet the criteria to qualify as S41 habitat of principal importance 'Lowland Mixed Deciduous Woodland' due to the lack of species diversity in the canopy and ground flora.
- 5.2 The hardstanding area with ephemeral growth was identified on MAGIC Map as Priority Habitat 'Open Mosaic Habitat on Previously Developed Land' (OMHPDL). This habitat does not meet the criteria to qualify as OMHPDL as, while the area has loose bare substrate and is more than 0.25ha, the early successional communities recorded do not reflect those within the criterion described by JNCC.
- 5.3 The River Irk, while an undoubtedly important landscape feature, is unlikely to qualify as a S41 habitat of principal importance. The section of the River Irk which falls within the site boundary is more than 2.5km from its source and has been significantly modified virtually throughout, with aquatic and marginal species typically rare and predominantly associated with localised areas where silt or mud has accumulated alongside the river. The water quality appears to be generally poor with nothing to suggest a significant species diversity.

Notable Flora

- 5.4 No protected (WCA8) plant species were identified during the extended Phase 1 habitat survey.

Invasive Species

- 5.5 The non-native invasive species Himalayan balsam (invasive Alien Species (Enforcement and Permitting) Order 2019), giant hogweed (invasive Alien Species (Enforcement and Permitting) Order 2019), Cotoneaster species (Schedule 9 of the Wildlife & Countryside Act 1981 (as amended)) and Japanese knotweed (Schedule 9 of the Wildlife & Countryside Act 1981 (as amended)) were recorded within the woodland, dense scrub and River Irk corridor and could be impacted by the development, including site clearance works. It is an offence to cause or allow the spread of these species in the wild.



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