

Preliminary Ecological Appraisal



**Tyler
Grange**

**Corporation Street
20th February 2023**

TG Report No. 15560_R01a_BP_KG

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Summary

- S.1. This report has been prepared by Tyler Grange Group Limited on behalf of The Arch Company Properties Ltd. It sets out the findings of a Preliminary Ecological Assessment at Corporation Street in Manchester (centred at OS Grid Reference SJ 84331 99236), hereinafter referred to as the 'site'. The site is subject to a planning application for the enhancement of arches at Corporation Street in Manchester for retail/leisure. Proposals indicate that the existing Arches on site will be enhanced for use in retail/leisure. No development proposals have been provided for the hardstanding land on Parcel 2.
- S.2. It is recommended that standard pollution prevention methods adopted as part of a CEMP are adhered to, to protect the River Irk on the northern site boundary.
- S.3. No further surveys are required in support of a planning application. The following recommendations have been made with regards to species and habitats:

Bats

- It is recommended that pre-construction checks of the low bat roost potential features (arches, and wall W1) are required to ensure the protection of bats. It is not recommended that nocturnal surveys are undertaken given the structure of the arches (i.e. no roof void), the inaccessible areas around the northern aspect of the arches and wall W1, and the highly urbanised location; and
- Additionally, general mitigation for bats should also be included such as a sensitive lighting strategy designed and adopted to preserve commuting and foraging routes for bats along the site boundaries and, if appropriate, inclusion of bat boxes within the landscape design of development to provide an enhancement. The lighting plan should however be designed whilst acknowledging the existing surrounding urban lighting as desired lux levels are unlikely to exist in the current or any proposed setting.

Birds

- During the construction phase of the proposed works, all building works should be timetabled for outside 'core' nesting bird season (i.e. conducted between September and February) to avoid active nests and the legislation which is afforded to them. If this is not possible and clearance is required within the nesting bird season (i.e. between March and August inclusive), an experienced ecologist must be present at the time of any works on sensitive areas, to check for evidence of active bird nests. If an active nest is found, a sufficient buffer zone will be implemented around the nest commensurate with the species, tolerance of human activity and stage of nesting. Works can only proceed within that area once a suitably qualified ecologist (SQE) has determined the nest is no longer active.
- S.4. Where necessary, suitable mitigation would be devised to prevent killing / injury of bats during refurbishment and conversion and to ensure continued provision of roosting opportunities for bats post development. Provided these recommendations are adopted, the development proposals would comply with relevant legislation and planning policies protecting wildlife.



Section 2: Introduction

- 2.1. This report has been prepared by Tyler Grange Group Limited on behalf of The Arch Company Properties Ltd. It sets out the findings of a Preliminary Ecological Assessment at Corporation Street in Manchester (centred at OS Grid Reference SJ 84331 99236), hereinafter referred to as the 'site'. The site is subject to a planning application for the enhancement of arches at Corporation Street in Manchester for retail/leisure.
- 2.2. The site is comprised of two parcels of land, 'parcel 1' and 'parcel 2', located in central Manchester. Both parcels are bounded to the north by the River Irk, with hardstanding and roads forming the northeast and western boundaries, and Corporation Street and Dantzic Street forming the southern boundaries. The site location of the two parcels are shown in **Figure 1.1**.

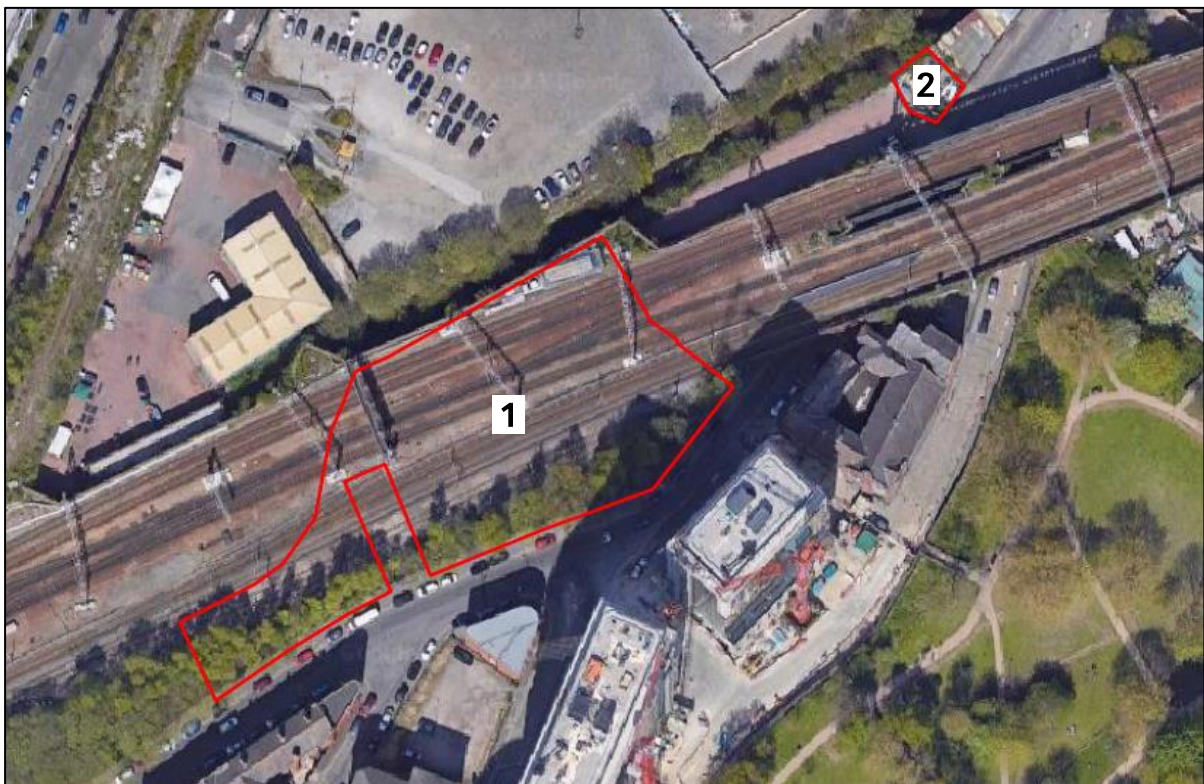


Figure 1.1: Site boundary and location (Aerial photography © Google Maps 2023)

- 2.3. The purpose of this report is to:
- 2.4. Use available background data and results of field surveys, to describe and evaluate the ecological features present within the likely 'zone of influence' (Zol¹) of the proposed development:
- Describe the actual or potential bat issues and opportunities that might arise as a result of the site's future development; and

¹ Defined as the area over which ecological features may be subject to significant effects as a result of activities associated with a project and associated activities (CIEEM 2018).



- Where appropriate, makes recommendations for mitigation of adverse effects and ecological enhancement, to ensure conformity with policy and legislation listed in **Appendix 2**.

2.5. This assessment and the terminology used are consistent with the 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2018)².

² Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland, 2nd Edition. <http://www.cieem.net/ecia-guidelines-terrestrial->. Chartered Institute of Ecology and Environmental Management, Winchester.



Section 3: Methodology

Data search

- 3.1. Due to the urban location of the site and nature of the proposed development, the data search has been undertaken for a 5km radius around the site for International and European statutory nature conservation sites and a 1km radius for statutory nature conservation sites.
- 3.2. Due to the small scale of proposals and absence of suitable habitat for protected/notable species, a data search from the local records centre was considered unnecessary and thus not conducted.
- 3.3. The following organisations and individuals have been contacted and, where relevant, the information provided has been incorporated with acknowledgement within this report:
 - The Multi-Agency Geographic Information for the Countryside website (<http://www.magic.gov.uk>) was accessed for information on the location of statutorily designated nature conservation sites within the vicinity of the site.
 - The Manchester City Council website was consulted for details of relevant local planning policies and supplementary planning guidance, along with details of non-statutory nature conservation sites ; and
 - UK Biodiversity Action Plan (UK BAP) and Greater Manchester Local Biodiversity Action Plan (LBAP) for priority habitats and species subject to conservation action, to assist with the evaluation of ecological features and to inform site enhancement strategies.

Extended Phase I Habitat Survey

- 3.4. An 'extended' Phase I habitat survey was undertaken on 9th January 2023 by Dale Mortiboys, Nick Bell, Elliot Grundy and Bethany Phythian, all experienced field ecologists, and members of the Chartered Institute of Ecology and Environmental Management (CIEEM). Dale Mortiboys and Nick Bell also possess Natural England Licences for bats. The technique was based upon Phase I survey methodology³. This 'extended' Phase I technique provides an inventory of the habitat types present and dominant species.
- 3.5. The weather conditions for the survey were dry, with 100% cloud cover, temperature of 7°C and a breeze (BFS 3–4).

Preliminary Roost Assessment

- 3.6. A Preliminary Roost Assessment (PRA) was undertaken during the Phase 1 assessment on January 9th 2023.
- 3.7. PRA comprised an external and internal inspection of any buildings/structures/features on-site, to assess the likelihood of use by roosting bats and to inform the need for further surveys and/ or

³ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.



mitigation. The structures were then categorised as providing negligible, low, moderate, or high bat roost potential, in line with the current BCT guidelines. This survey followed standard methodologies outlined within Bat Survey for Professional Ecologists Good Practice Guidelines⁴, Bat Workers' Manual⁵, and Bat Mitigation Guidelines⁶.

- 3.8. Externally, the structures were inspected from ground level and, where necessary, a high-powered torch to identify potential roosting features (PRFs) or evidence of usage by roosting bats, as identified within the BCT Good Practice Guidelines. The inspection focused on identifying features suitable for roosting bats to gain access to potentially suitable roosting areas. This included gaps behind soffits/ fascia's, under lifted lead flashing, under lifted roof tiles, around windows and within masonry. The internal inspection comprised a thorough search for evidence of roosting bats (i.e. droppings, urine stains) and an assessment of the presence of potential roosting features internally.
- 3.9. The potential of each structure to support roosting bats was then categorised in accordance with criteria shown in **Table 2.1** below.

Table 2.1: Guidelines for assessing the potential suitability of proposed development sites for bats (BCT guidelines)

Suitability	Description of roosting habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat.

⁴ Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition. The Bat Conservation Trust, London.

⁵ Mitchell-Jones, A.J. and McLeish, A.P. (2004). Bat Workers' Manual. 3rd Edition. JNCC, Peterborough.

⁶ Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.



Survey Limitations

- 3.10. The smaller parcel of land 'parcel 2' consisted of hardstanding used for storage/a skip, which was surrounded by Heras fencing, therefore no access was available. Surveyors could see the majority of the area through the Heras fencing however, and therefore this was not a significant constraint.
- 3.11. This assessment relates to the ground level buildings, the 'arches'; the area located above the railway arches consisted of land belonging to the railway, and therefore was not within the survey area.
- 3.12. The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since the report was written, advice should be sought to determine whether update work is required. The findings of the report should not be relied upon without this advice.

Quality Control

- 3.13. All ecologists at Tyler Grange Group Ltd are members of CIEEM, or are working towards membership and act under the direction of members, and abide by the Institute's Code of Professional Conduct.



Section 4: Ecological Features and Evaluation

Site Context

- 4.1. The site is located immediately south of the River Irk, set within a highly urban location in central Manchester.

Protected Sites

Statutory Sites

- 4.2. The site is not covered by any areas which are subject to a statutory designation, and there are no international or European designated sites within 5km of the site.
- 4.3. No Sites of Special Scientific Interest (SSSI) were identified within 2km of the site by MAGIC. The site is located within the SSSI Impact Risk Zone for Rochdale Canal SSSI, located 4.8km northeast of the site. The type of development proposed however does not fall into any of the categories outlined in MAGIC, and therefore this is scoped out of further assessment.

Non-statutory (Local) Sites

- 4.4. No non-statutory sites were identified within 1km of site.

Habitats and Flora

- 4.5. At the time of survey, the site supported the following habitats. The extent and distribution of these habitats within the site is illustrated in **Plan 1** at the end of this report.

Buildings

- 4.6. Parcel 1 comprised structures in the form of railway arches. The upper level of the arches consisted of the railway and associated scrub land, which was not within the survey area.
- 4.7. As this habitat type supports limited habitat resources for wildlife, it is assessed as being of **negligible ecological importance**. However, all buildings were assessed for their value to fauna, reported in the sections below.





Photo 1 – Extent of Parcel 1 southern boundary

Hardstanding

- 4.8. Parcel 2 consisted of hardstanding tarmac surfacing, with occasional *Buddleia Buddleja davidii* along the north and east boundaries. Heras fencing surrounded this parcel. This habitat supports limited habitat resources for wildlife, and is assessed as being of **negligible ecological importance**.

Habitats Adjacent to Site

- 4.9. The site is bordered by hardstanding to the east, west and south. The River Irk was present to the north of the site. The area located above the railway arches consisted of land belonging to the railway, and consisted of scrubby habitats and gravel.



Photo 2 – Adjacent River Irk

Non-native / Notifiable Weeds

- 4.10. There were no species present on-site which were listed in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

Protected and Priority Fauna

Bats

- 4.11. The site presents very little in the way of bat foraging opportunities; the strip of scrub above the railway arches is the only vegetation present in the area, which is likely very highly disturbed due to the adjacent active train line and highly urban location generally. The adjacent River Irk (to the north of the site boundary) will provide some foraging opportunities for bats, even within the urban context.
- 4.12. There were 10 railway arches, 1 – 11 (arch 5 not within survey area), within the red line boundary of Parcel 1, which were all subject to PBRA. Wall W1 was also considered, due to it being immediately off-site to Parcel 2.

Preliminary Bat Roost Assessment

Arches 1, 2, 3, 4, 6, 7, 8, 9, 10, 11

- 4.13. Brick-built, mortar in generally good condition. Some areas above the entrance to arches 6 and 7 presented larger cavities, which were filled with cobwebs. Arch 2 not accessible internally, due to metal roller door present that did not open. Arch 3 not accessible internally, due to metal grill stapled over to prevent anti-social activity.
- 4.14. Previous use as a car workshop storage, but all currently disused. Brick built, many were painted white inside. Many of the arches had no other access points internally other than the top of the southern point doors (unit 1, unit 2, unit 3, unit 4, unit 6, unit 7). Arches 8 to 11 were longer and opened up at the northern side (adjacent to the River Irk), which presented access points from broken windows etc.
- 4.15. Many presented damp and well insulated conditions, creating a constant temperature, and had some potential for hibernation. Arch 8 was noted to have wooden beams built into the ceiling arch, which had some crevices within. High powered torch enabled surveyors to clearly view within any cavities seen.
- 4.16. No signs of bats in any of the arches. All arches were assessed as holding **Low** bat roosting potential.





Photo 3 – Typical Arch entrance



Photo 4 – Typical Arch internal

Wall W1

- 4.17. Survey also identified presence of a building off-site but immediately adjacent to Parcel 2. A close inspection of the wall, W1, adjacent to the site for its potential to support roosting bats could not be completed during the survey due to lack of access to the area, however on a precautionary basis it has been considered that this adjacent wall could support roosting bats. This wall was red brick built, approximately 2m high and presented numerous crevices within the brickwork due to missing mortar. It was assessed as holding **Low** bat roosting potential.



Photo 5 – Parcel 2 hardstanding with adjacent wall (W1)

Other Protected Species

- 4.18. There were no other protected species, or suitable habitats for protected species identified within the survey area, due to the urban nature of the site, enclosed nature and the abundance of hardstanding on site.
- 4.19. The proposals will however need to consider the presence of nesting birds during the clearance of buildings. Works should be timetabled for the winter period to avoid the 'core' nesting bird season (i.e. March to August inclusive). If works are necessary between March and August, it is recommended that all site activity is preceded by a check for active nests by a suitably experienced ecologist. If an active nest is found, works will need to cease in that area and a 'no-work' buffer implemented around the nest until all chicks have fledged and it is considered 'inactive' by a suitably experienced ecologist. The size of buffer will need to be commensurate with the species concerned and stage of nesting.



Section 5: Considerations in Respect of Future Development

Proposals

- 5.1. The proposals for the site (see Appendix 2) comprise the construction of a new LIDL store, access to the building, car parking and landscaping. The impacts of this in relation to nature conservation sites, habitats and species are outlined below.

Protected Sites

- 5.2. All statutory sites are considered to be sufficiently distant from the site and would not be impacted as a result of the proposed works due to the distance between them and the site, and there are no non-statutory sites within the study area to be considered.

Habitats and Flora

- 5.3. All habitats on site are considered to be of negligible ecological importance. The building arch alterations (within Parcel 1) and any change in hardstanding (within Parcel 2) will not result in any loss of habitat, and therefore a Biodiversity Net Gain calculation will not be required.
- 5.4. The site is adjacent to the River Irk. The implementation of pollution control measures during construction will ensure that pollution risks to the river can be controlled.

Fauna

Bats

- 5.5. As European protected species, all UK bats receive legal protection in England under the Conservation of Habitats and Species Regulations 2018 (HabRegs) (as amended) and the Wildlife and Countryside Act (WCA) 1981 (as amended). As such deliberate injury, disturbance or damage/destruction of a bat or its roost could trigger this legislation, which protects bats.
- 5.6. It is recommended that pre-construction checks of the low bat roost potential features (arches, and wall W1) are required to ensure the protection of bats. It is not recommended that nocturnal surveys are undertaken given the structure of the arches (i.e. no roof void), the inaccessible areas around the northern aspect of the arches, and the highly urbanised location. Given the urban setting of the site, nocturnal surveys would raise a health and safety risk given the need for surveyors to stand in roads to see the features of interest. Late-night city surveys are also prone to issues with members of the public making nocturnal surveys less viable.
- 5.7. Lighting impacts are a key consideration and can impact the behaviour of bats and other wildlife. It is imperative that new external lighting features associated with the proposed development,



and lighting installed during the construction phase, are sensitively deployed and that light spill onto the River Irk is avoided, in accordance with relevant guidance⁷.

Birds

- 5.8. All wild birds, their nests and eggs are afforded protection under the WCA 1981 (as amended). As such, building works could trigger this legislation, which protects birds whilst they actively nesting.
- 5.9. Any building works carried out within the 'core' nesting bird season (March to August inclusive) should be preceded by checks by a suitably qualified ecologist (SQE), with any active nests found to be left until all chicks have fledged, and a suitable buffer for that species retained until the nest is no longer considered active by an SQE.
- 5.10. Due diligence must also be shown by all site contractors to check for active nests prior to demolition of the building and vegetation clearance, even if conducted outside of the 'core' nesting period as some species of bird are known to nest year-round. Should an active nest be suspected, a SQE will need to attend site to assess the status of the nest and advise further.

⁷ BCT (2018) Bats and Artificial Lighting in the UK. (Guidance Note 08/18) *Bats and the Built Environment series*.



Section 6: Conclusions and Recommendations

- 6.1. Proposals indicate that the existing Arches on site will be enhanced for use in retail/leisure. No development proposals have been provided for the hardstanding land on Parcel 2.
- 6.2. It is recommended that standard pollution prevention methods adopted as part of a CEMP are adhered to, to protect the River Irk on the northern site boundary.
- 6.3. No further surveys are required in support of a planning application. The following recommendations have been made with regards to species and habitats:

Bats

- 6.4. It is recommended that pre-construction checks of the low bat roost potential features (arches, and wall W1) are required to ensure the protection of bats. It is not recommended that nocturnal surveys are undertaken given the structure of the arches (i.e. no roof void), the inaccessible areas around the northern aspect of the arches and wall W1, and the highly urbanised location.
- 6.5. Additionally, general mitigation for bats should also be included such as a sensitive lighting strategy designed and adopted to preserve commuting and foraging routes for bats along the site boundaries and, if appropriate, inclusion of bat boxes within the landscape design of development to provide an enhancement. The lighting plan should however be designed whilst acknowledging the existing surrounding urban lighting as desired lux levels are unlikely to exist in the current or any proposed setting.

Birds

- 6.6. During the construction phase of the proposed works, all building works should be timetabled for outside 'core' nesting bird season (i.e. conducted between September and February) to avoid active nests and the legislation which is afforded to them. If this is not possible and clearance is required within the nesting bird season (i.e. between March and August inclusive), an experienced ecologist must be present at the time of any works on sensitive areas, to check for evidence of active bird nests. If an active nest is found, a sufficient buffer zone will be implemented around the nest commensurate with the species, tolerance of human activity and stage of nesting. Works can only proceed within that area once a suitably qualified ecologist (SQE) has determined the nest is no longer active.
- 6.7. It should be noted that some species of bird (i.e. doves, pigeons) can nest year-round, so even if site clearance activities including building demolition are conducted outside of the 'core' nesting season, site contractors must show due diligence and cease works and seek advice from a SQE if they suspect the presence of an active nest.
- 6.8. Where necessary, suitable mitigation would be devised to prevent killing / injury of bats during refurbishment and conversion and to ensure continued provision of roosting opportunities for bats post development. Provided these recommendations are adopted, the development proposals would comply with relevant legislation and planning policies protecting wildlife.



Appendix 1: Legislation and Planning Policy

A1.1. This section summarises the legislation and national, regional and local planning policies, as well as other reference documents, relevant to the baseline ecology results.

Legislative Context

A1.2. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:

- The Wildlife and Countryside Act (WCA) 1981 (as amended);
- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (as amended).
- The Countryside and Rights of Way (CRoW) Act 2000;
- The Hedgerows Regulations 1997;
- The Protection of Badgers Act 1992; and
- The Natural Environment and Rural Communities Act (NERC) 2006.

A1.3. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (as amended).

A1.4. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.

A1.5. The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Species and Habitats of Principal Importance and the UK Biodiversity Action Plan

A1.6. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species



Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.

- A1.7. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

National Planning Policy

National Planning Policy Framework (NPPF), July 2019

- A1.8. The National Planning Policy Framework (NPPF) was updated in July 2019 and sets out the Government's planning policies for England and how these should be applied. It replaces the National Planning Policy Framework published in March 2012.
- A1.9. Paragraph 11 states that:
- “Plans and decisions should apply a presumption in favour of sustainable development.”
- A1.10. Section 15 of the NPPF (paragraphs 170 to 177) considers the conservation and enhancement of the natural environment.
- A1.11. Paragraph 170 states that planning and decisions should contribute to and enhance the natural and local environment by:
- a) “protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”
- A1.12. Paragraph 171 states that plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
- A1.13. Paragraph 174 states that in order to protect and enhance biodiversity and geodiversity, plans should:
- a) “Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas



identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

A1.14. When determining planning applications, Paragraph 175 states that local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

a) “if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”

A1.15. As stated in paragraph 176 the following should be given the same protection as habitats sites:

a) “potential Special Protection Areas and possible Special Areas of Conservation;

b) listed or proposed Ramsar sites; and

c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

A1.16. Paragraph 177 states that the presumption in favour of sustainable development does not apply where the planned project is likely to have a significant effect on a habitat site (alone or in combination) unless an appropriate assessment concluded the plan or project will not adversely affect the integrity of the habitats site.

Office of the Deputy Prime Minister (ODPM) Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System

A1.17. ODPM Circular 06/05 was prepared to accompany PPS9, however continues to be valid, and material in the consideration of planning applications since PPS9's replacement by the NPPF.



- A1.18. ODPM Circular 06/05 provides guidance on applying legislation in relation to nature conservation and planning in England. Part I considers the legal protection and conservation of internationally designated sites (namely candidate Special Areas of Conservation (cSACs), SACs, potential Special Protection Areas (pSPAs), SPAs and Ramsar sites) and Part II considers the legal protection and conservation of nationally designated sites, namely Sites of Special Scientific Interest (SSSIs).
- A1.19. Part III considers the protection of habitats and species outside of designated areas (particularly UK Biodiversity Action Plan species and habitats, which it states are capable of being a material consideration in the preparation of local development documents and the making of planning decisions.
- A1.20. Part IV considers species protected by law and states that the presence of a protected species is a material consideration in the consideration of a development proposal that, if carried out, would be likely to result in harm to the species or its habitat and that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

Local Planning Policy – Manchester City Council Core Strategy

- A1.21. Local Policy EN 15 'Biodiversity and Geological Conservation' states:
- A1.22. 'The council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:
- Sites with international or national designations for their biodiversity value and other sites of biodiversity value (SBIs, LNRs);
 - Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
 - Sites that are recognised for their geological importance;
 - The council's objective to protect and conserve the City's existing trees and woodlands and aim for a net increase in trees across the City
- A1.23. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable habitat areas where appropriate, with reference to the Manchester Biodiversity Strategy and the Green Infrastructure Framework for Manchester'

Biodiversity Action Plans

- A1.24. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.



A1.25. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Local Biodiversity Action Plan

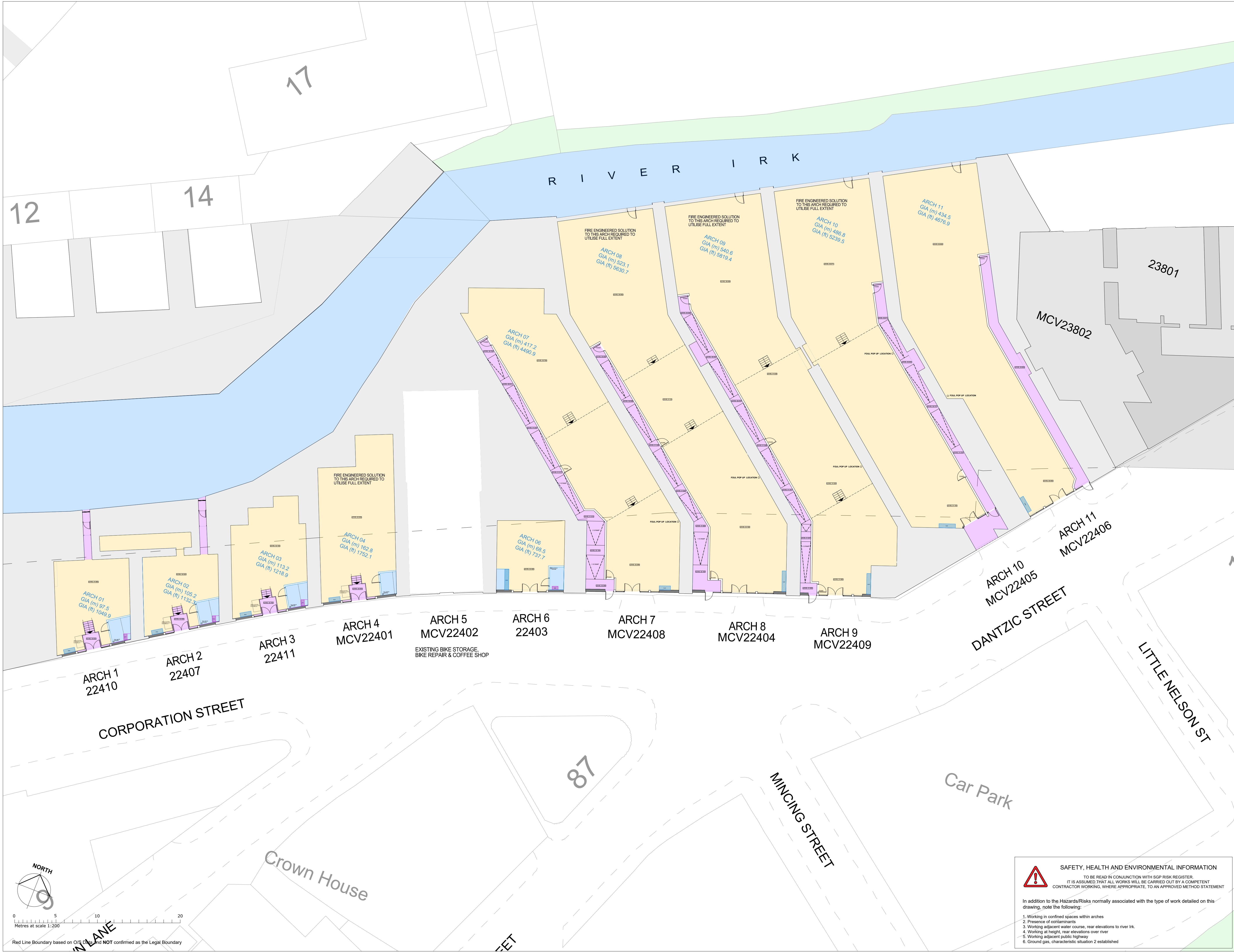
A1.26. The Greater Manchester Biodiversity Action Plan lists the following habitat relevant to the site:

- Urban managed greenspace.



Appendix 2: Proposed Site Plan





Rev	Date	By	Description
P01	13.05.2022	SRG	First Issue
P02	30.09.2022	SRG	RIBA Stage 2 Issue
P03	06.10.2022	SRG	Scale bar & north arrow shown.
P04	18.11.2022	SRG	Issued for tender
P05	29.11.2022	SRG	Platform lift shown for planning
P06	15.12.2022	SRG	Rear maintenance door shown.
P07	23.12.2022	SRG	WCs updated. Services areas. SHE note.

- Front of house
- Circulation
- Welfare



SGP

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The Arch Company
Manchester - Batch 2
Corporation Street

Drawing Name:
Plans as Proposed

Drawing Stage: TENDER

Suitability: S2 - For Information/Reference

SGP File Ref: 19-259-014 Corporation Street.dwg

19-259-014 18.11.2022 SRC Leeds 1:200 @ A1 P07

SGP Project No: Date: Drawn: Team: Scale: Rev:

Drawing Number:

19-259-014 SGP - ZZ - 00 - DR - A - 201100

Project Code Originator Volume Level Type Role Number



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

TO BE READ IN CONJUNCTION WITH SGP RISK REGISTER.
IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT
CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT

In addition to the Hazards/Risks normally associated with the type of work detailed on this drawing, note the following:

- Working in confined spaces within arches
- Presence of contaminants
- Working adjacent water course, rear elevations to river Irk.
- Working at height, rear elevations over river
- Working adjacent public highway
- Ground gas, characteristic situation 2 established

Plans:

Plan 1: Habitat Features Plan





- Redline Boundary
- J3.6 - Buildings
- Hardstanding
- Wall adjacent (off-site)



Project	Corporation Street, MAnchester
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	15560/P01
Date	February 2023
Checked	BP



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