

Preliminary Ecological Appraisal



**Tyler
Grange**

**MSP Greenheys
2nd May 2023**

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Summary

- S.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Bruntwood Limited. It sets out the findings of an Extended Phase 1 Habitat Survey and a Preliminary Roost Assessment (PRA) for a parcel of land situated to the west of Pencroft Way, Manchester (OS Grid Reference SJ 8496 2628) hereinafter referred to as the 'site'. The survey has been undertaken to inform a planning application for the re-development of the site, including the demolition of the existing on-site structures and construction of a new 17,249m², 7 storey new-build, with associated infrastructure and landscaping. The purpose of the appraisal is to identify any potential ecological constraints to development.
- S.2. Development proposals would result in the loss of 0.08 units, while 0.015 units will be retained (18.75% net loss). A net gain of 4695.67% is proposed to be achieved by the creation of new habitats to create 3.78 biodiversity units.
- S.3. The findings of the desk study, Extended Phase 1 Habitat Survey and PRA noted the following:
- Potential effects on statutory and non-statutory conservation designations:
 - a) There is one European designated site within 10km of the development, Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). However, there are no nationally designated or non-statutory designated sites within 2km of the site. All designated sites are considered to be sufficiently distant and not directly connected to the site as to avoid any adverse impacts from the proposed works.
 - Habitats within the site, namely the hardstanding, introduced shrub and buildings, are all of **negligible ecological importance**, however some of the buildings may support bats which are a protected species. The semi-mature scattered trees on-site are of **local ecological importance**. These trees are to be removed to facilitate development however these are being replaced by new native tree planting, as part of the detailed landscape scheme.
 - There is presence of Cotoneaster on-site to the north-west within the introduced shrub. Cotoneaster is listed under Schedule 9 of the Wildlife and Countryside Act 1981 (As amended) as an invasive species. This legislation states that it is illegal to plant or otherwise cause to grow any such species in the wild (inadequate management/protection/control measures can be construed as 'causing' such species to grow in the wild). In order to control the spread of this species, a method statement should be created, outlining measures to control, manage and treat this invasive species.
 - Potential effects on protected and priority species:
 - a) Bats: Buildings 2 and 6 were determined to provide Low Bat Roosting Potential, while buildings 4 and 5 provided Moderate Bat Roosting Potential. Further Nocturnal Bat Surveys will be required to determine any impacts to roosting bats prior to planning determination. There is limited foraging and commuting value for bats due to the developed nature of the site and surrounding habitat;



- b) Birds: Limited suitable breeding habitat for birds, restricted to the low numbers of scattered trees and introduced shrub. Through pre-clearance checks of any vegetated areas required for removal and through the planting of new native trees, any negative impacts to birds will be avoided and/or compensated for;
- c) Hedgehog: Very limited potential for hedgehog on-site due to the developed nature of the site and surrounding area, however, the introduced shrub does provide some cover for the species. Precautionary Working Methods for hedgehog during the clearance of the introduced shrub are therefore recommended, and;
- d) Badger, reptiles, amphibians (including great crested newts), water vole and otter: Negligible potential for these species to be present on-site due to the developed nature of the site and surrounding area. As such, no further surveys or mitigation with regards to these species is recommended.

S.4. In conclusion, it is considered that development within the site of the scale proposed would be in conformity with both Local and National legislation relating to biodiversity. Opportunities also exist to enhance the biodiversity value of the site with a detailed landscaping scheme. All potential effects on protected/ notable protected species would also be avoided or adequately mitigation.



Section 1: Introduction and Context

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Bruntwood Limited. It sets out the findings of an Extended Phase 1 Habitat Survey and a Preliminary Roost Assessment (PRA) for a parcel of land situated to the west of Pencroft Way, Manchester (OS Grid Reference SJ 8496 2628) hereinafter referred to as the 'site'. The survey has been undertaken to inform a planning application for the re-development of the site, including the demolition of the existing on-site structures and construction of a new 17,249m², 7 storey new-build, with associated infrastructure and landscaping. The purpose of the appraisal is to identify any potential ecological constraints to development.
- 1.2. The site is located in Greenheys commercial and residential area, within Manchester Science Park. The site is bound to the east by Pencroft Way and to the west by Greenheys Lane. The site broadly consist of buildings and hardstanding carparks, with smaller areas of introduced shrub and scattered trees. The site area is approximately 0.67ha and the boundary is displayed in **Figure 1.1** below.



Figure 1.1 – Site Context and Redline Boundary - (Aerial Imagery Google© 2022)

- 1.3. This report:



- Uses available background data, results of field surveys and consultation, to describe and evaluate the ecological features present within the likely 'zone of influence' (Zol) ¹ of the proposed development;
- Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's development;
- Where appropriate, makes recommendations for mitigation of adverse effects and ecological enhancement, to ensure conformity with policy and legislation listed in **Appendix 1**; and
- Identifies whether any further work is required to inform a future planning application.

1.4. The assessment and the terminology used are consistent with the 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2018) and 'Guidelines for Preliminary Ecological Appraisals' (CIEEM, 2018).

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



Section 2: Methodology

Data Search

- 2.1. The aim of the data search is to collate existing ecological records for the site as a whole, and the surrounding area. Obtaining existing records provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.
- 2.2. The data search has been undertaken for a 10km radius around the site for European statutory sites and a 2km radius around site for national statutory sites, non-statutory sites, and protected and priority² species records.
- 2.3. Greater Manchester Local Records Centre (GMLRC) was contacted for details of protected and priority species and non-statutory sites. Where relevant records were identified, the information provided has been incorporated into the report with due acknowledgement.
- 2.4. The Multi-Agency Geographic Information for the Countryside website³ (MAGIC) was accessed for information on the location of statutory designated nature conservation sites within a 10km radius (for sites of European designation) and 2km (for sites of national designation) of site.
- 2.5. Manchester City Council website⁴ was consulted for details of relevant local planning policies and supplementary planning guidance.
- 2.6. The Greater Manchester Biodiversity Action Plan⁵ was consulted 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

- 2.7. An 'extended' Phase I Habitat Survey was undertaken on 11th October 2022 by Dale Mortiboys (ACIEEM), with assistance from Bethany Phythian (QCIEEM) and Olivia Mckechnie (QCIEEM). An update site visit was undertaken on 1st March 2023 by Bethany Phythian. Dale is an experienced field ecologist who is an associate member of CIEEM and holds a Class 2 Natural England Bat licence. Olivia and Bethany also hold Class 1 licences for bats and great crested newts *Triturus cristatus*. The technique was based upon Phase I survey methodology⁶. As the standard Phase I Habitat survey methodology is largely concerned with vegetation communities only, the survey was 'extended' in accordance with the Guidelines for Baseline Ecological Assessment (IEA 1995)⁷ to include:

² UK priority species and habitats are those subject to conservation action and referred to as Species of Principal Importance (SoPIs) or Habitats of Principal Importance (HoPIs). They are listed at Section 41 [42 in Wales] of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act states that local planning authorities must have regard for the conservation of both SoPIs and HoPIs.

³ <https://magic.defra.gov.uk/>

⁴ www.manchester.gov.uk

⁵ [GMLRC Projects - Greater Manchester Biodiversity Action Plan \(gmwildlife.org.uk\)](http://gmwildlife.org.uk)

⁶ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough. <http://data.jncc.gov.uk/data/9578d07b-e018-4c66-9c1b-47110f14df2a/Handbook-Phase1-HabitatSurvey-Revised-2016>.

⁷ Guidelines for Baseline Ecological Assessment (IEA 1995); Taylor & Francis; 1st edition (10 Aug. 1995)



- Preliminary searches for evidence of protected or conservation-notable species/ species-groups (including bats; great crested newts; badger; water vole; reptiles; and otter), and for habitats or features likely to support them if direct evidence is absent; and
- The identification of other constraints (e.g. non-native invasive plant species) or opportunities (e.g. opportunities for micro-siting or enhancement) that may be present at the site.

- 2.8. Note was taken of the more conspicuous fauna and any evidence of, or the potential for, the presence of protected notable flora and fauna. A basic inventory of the habitats and a representative species list for the site was produced. Where access allowed, adjacent habitats were also considered in order to assess the site within the immediate landscape and to provide information with which to assess possible impacts within the immediate landscape surrounding the site.
- 2.9. The weather conditions for the survey were overcast and dry throughout. The wind was calm, and the temperature was 14°C.

Preliminary Roost Assessment (PRA)

- 2.10. A Preliminary Roost Assessment of the buildings and trees present on-site was undertaken to assess their potential to support roosting bats. This survey was undertaken alongside the 'extended' Phase 1 Habitat Survey by the same members of staff. The surveys followed standard methodologies⁸ which are described below.
- 2.11. The survey comprised a ground level inspection of all trees to determine the potential of each tree to support roosting bats. During this survey, Potential Roost Features (PRFs) that may be used by bats, as identified within the BCT Good Practice Guidelines⁹, were sought. These included the following:
- Woodpecker holes, rot holes, knot holes arising from naturally shed branches and man-made holes;
 - Hazard beams and other vertical or horizontal cracks and splits (such as frost-cracks) in stems or branches;
 - Partially detached platy bark;
 - Cankers;
 - Other hollows or cavities, including butt-rots;
 - Partially detached ivy with stem diameters in excess of 50mm; and
 - Bird, bat or dormouse boxes.
- 2.12. Evidence of the presence of bat roosts was also sought. These signs include:
- Bat droppings in, around or below a PRF;

⁸ Mitchell-Jones, A.J., 2004; Mitchell-Jones, A.J. and McLeish, A.P., 2004; Collins, 2016

⁹ Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition. The Bat Conservation Trust, London.



- Odour emanating from a PRF;
- Audible squeaking at dusk or in warm weather; and,
- Visible staining below a PRF.

- 2.13. In addition to on-site trees, the on-site buildings were also surveyed, which comprised an external and internal inspection to assess the likelihood of use by roosting bats and to inform the need for further surveys and/ or mitigation. Externally, the buildings were inspected from ground level and the inspection focussed on identifying features suitable for roosting bats to gain access to potentially suitable roosting areas. This included gaps behind soffits/ fascias, 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. The buildings and trees were then categorised as providing negligible, low, moderate, or high bat roost potential, in line with the current BCT guidelines⁹.
- 2.14. The potential of each tree and building at the site to support roosting bats has been categorised against the criteria described below in **Table 2.1**.

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on-site likely to be used by roosting bats.
Low	A structure or tree 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). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
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.
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.

Table 2.1: Categorising Potential Bat Roosts

Evaluation of Ecological Features

- 2.15. The evaluation of habitats and species is defined in accordance with published guidance (CIEEM, 2019). The level of importance of specific ecological receptors is assigned using a geographic frame of reference, with international importance being highest, then national, regional, county, local and lastly, within the site boundary only.
- 2.16. Judgements are based on various characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations (such as Sites of Special Scientific Interest), or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example



of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

Limitations

- 2.17. Due to access constraints, a close inspection of the eastern aspect of Building 4 (B04) and Building 5 (B05) could not be undertaken, however binoculars were used to assess the eastern aspect from a distance. In addition, internal access was not possible within the northern section of B04 and within B05. These buildings have therefore been assessed on a precautionary basis. The water damage and poor condition of the northern section of B04 resulted in restricted access due to health and safety concerns. However, it is suspected that northern aspect of B04 is of a similar construction as the southern aspect, and it is anticipated that the water damage within this area may reduce the overall roosting potential further. Building references are detailed within the **Habitat Features Plan (15264/ P01a)**.
- 2.18. The survey was completed in October, which is a suitable time of year to conduct ecological surveys. However, due to differing flowering times and vegetation dieback some plant species may have been missed or misidentified. Due to the habitats present on-site this is not thought to pose a constraint.
- 2.19. 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.
- 2.20. This report is also partly based on 3rd party data held by the Local Record Centre, which Tyler Grange Group Ltd. cannot guarantee the accuracy of.

Quality Control

- 2.21. The contents of this report have been prepared by ecologists at Tyler Grange Group Limited, all of whom are members or are working toward membership of CIEEM and abide by the Institute's Code of Professional Conduct.



Section 3: Ecological Features and Evaluation

Context

- 3.1. The site is located in Greenheys commercial and residential area, within Manchester Science Park. The site is bound to the east by Pencroft Way and to the west by Greenheys Lane. The site broadly consists of buildings and hardstanding car parks, with smaller areas of introduced shrub and scattered trees. Urban development surrounds the site on all sides with large amounts of disturbance from adjacent roads.

Protected Sites and Habitats

European Statutory Designated Sites

- 3.2. There is one site of European designation within 10km of the site; Rochdale Canal Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), situated 6.6km north-east of the site. Rochdale Canal. Rochdale Canal SAC is designated for its population of floating water-plantain *Luronium natans* and botanically diverse water plant community including a wide range of pondweeds *Potamogeton species*.

Nationally Designated Sites

- 3.3. There are no nationally designated sites within 2km of the site, such as SSSIs. The site is however located within the Impact Risk Zone for Rochdale Canal SSSI, as detailed above.

Non-statutory Sites

- 3.4. The site is within proximity to two areas that are subject to a non-statutory nature conservation designation, Rochdale Canal (Stott's Lane to Ducie Street Basin) SBI, 1.94km northeast and Ashton Canal SBI (West), 1.98km northeast. Rochdale Canal SBI is designated for populations of floating water-plantain and botanically diverse water plant community including a range of pondweeds *Potamogeton species*. Populations of white-clawed crayfish *Austropotamobius pallipes* (UK Biodiversity Priority Species) and fresh water sponge have been recorded in crevices and on the stonework elsewhere on the canal. Water vole *Arvicola amphibius* has also been recorded. Ashton Canal SBI is designated for the aquatic moss *Fontinalis antipyretica* observed growing in the east adjacent to locks and on lock walls. Fennel and grasswrack pondweeds have been recorded. The European Protected Species floating water-plantain is also recorded. Both floating water-plantain and *grasswrack* pondweed are UK Priority Biodiversity Species.

Habitats

- 3.5. A review of the Multi Agency Geographic Information for the Countryside (MAGIC) system identified numerous small areas of woodland and open mosaic habitat the closest being 0.40km Southeast. However the site is not directly connected to these habitats, with developed land present between the site and the habitat.



On-site Habitats and Flora

3.6. The habitats present across the site are summarised below, along with a description of the composition of the main plant species present and an assessment of their value.

- Building
- Hardstanding
- Introduced Shrub
- Scattered Trees

Building

3.7. There were seven buildings present on-site, Building 1 (B01) to Building 7 (B07), which comprised the majority of the site. Full descriptions of the on-site buildings are provided in **Section 3.18**. Buildings can provide nesting or roosting habitats (see fauna section below) for birds and bats, which are protected species, but intrinsically they are considered to be of **negligible ecological importance**.

Hardstanding

3.8. There was an area of tarmac and concrete hardstanding to the east of B01 and to the west Building 2 (B02) comprising a carpark (Photograph 1). Due to the lack of vegetation cover for fauna, this habitat it is considered to be of **negligible ecological importance**.



Photograph 1: Hardstanding in the east of the site.

Introduced Shrub

3.9. Areas of introduced shrub were present in the west and east of the site, associated with the hardstanding carpark. Species present included Portuguese Laurel *Prunus lusitanica*, sycamore *Acer pseudoplatanus*, willowherb species *Epilobium sp.*, beech *Fagus sylvatica*, hazel *Corylus avellana* and field maple *Acer campestre* (Photograph 2). Areas to the northern boundary of the site were dominated by Cotoneaster *Cotoneaster horizontalis*, an invasive non-native species.



- 3.10. This habitat offers some nesting opportunity for common birds and provides some cover and foraging opportunities for hedgehog *Erinaceus europaeus*. However, due to the limited floristic diversity, presence of possible invasive species, small area of the habitat and relative isolation in the urban landscape, habitat is considered to be of **negligible ecological importance**.



Photograph 2: a) Introduced shrub present in the east and west of the site. b) Cotoneaster shrubbery

Scattered Trees

- 3.11. There was one scattered trees present on the western site boundary comprising of non-native hazel (Photograph 3). Both trees had a <30m Diameter at Breast Height (DBH) and possessed no potential roosting features for bats. There were also several scattered trees within the northern area of the site, of birch and Prunus sp.; these trees were all early mature and presented no suitable features for roosting bats. However, this habitat is anticipated to offer limited foraging opportunities for bats and nesting opportunity for common birds. Therefore, this habitat is considered to be of **local ecological importance**.



Photograph 3: Scattered trees on the a) western boundary of the site and b) northern area

Habitats on Adjacent Land

- 3.12. Commercial developments, and connected hardstanding roads and car parks, associated with Manchester Science Park surround the site to the north, south and east, with residential properties to the west. There are small areas of scattered trees and introduced shrub that may form cover



and foraging resources for local fauna. However, their relative isolation in the urban landscape and adjacent roads create large amounts of disturbance for local fauna, reducing their value.

Evaluation of Habitats within the Site

- 3.13. An evaluation of the ecological importance of habitats in accordance with published guidance (CIEEM, 2019) as outlined in the Methodology in Section 2 is provided in **Table 3.1** below.

Habitat Feature	Geographic scale of ecological importance	Justification
Building	Negligible	Lack of vegetation or structure. The habitat is not likely to provide important resources for flora or fauna.
Hardstanding	Negligible	Lack of vegetation or structure. The habitat is not likely to provide important resources for flora or fauna.
Introduced Shrub	Negligible	Offers limited foraging opportunities and cover for hedgehog, and some nesting opportunity for common bird species, however the relative isolation, small area and lack of floristic diversity present reduce the importance of the habitat.
Scattered Trees	Local	Provides limited foraging opportunities for foraging bats and nesting opportunity for common bird species.

Table 3.1 Evaluation of Habitats

Fauna

- 3.14. A discussion regarding the potential of habitats within the site to support protected fauna is provided below.

Amphibians

- 3.15. GMLRC returned no amphibian records within 2km of the site boundary. There are no ponds on-site, however there is one pond located within 250 m of the site, approximately 210 m north of the site. This pond is surrounded on all aspects by hardstanding and buildings associated with Trinity Church of England High School, providing no suitable terrestrial habitat for amphibians. The intervening habitat between the site and the pond comprises further buildings, hardstanding and amenity grassland, effectively blocking any amphibians commuting from the pond to the site. Finally, as the site primarily comprises buildings and hardstanding, it offers no suitable terrestrial habitat for common amphibians or great crested newts (GCN). As such, the presence of common amphibians and GCN on-site is reasonably discounted.

Badger

- 3.16. GMLRC returned 3 records of badger *Meles meles* within 2km of the site, with the closest record 1.5km from the boundary. No badger setts or signs of badger activity were noted during the Phase 1 Habitat Survey. Moreover, there is a lack of suitable habitat for foraging and burrowing, within



or surrounding the site due to the large proportion of buildings and hardstanding. The busy roads surround the site also create a significant barrier for dispersal and it is considered that badger are absent from the site.

Bats

- 3.17. 31 records of bat roosts were returned by GMLRC within 2km of the development, with the majority (n=29) of records relating to pipistrelle species. 19 Common pipistrelle *Pipistrellus pipistrellus* roosts were recorded, with the closest 0.96km north-east. One soprano pipistrelle *Pipistrellus pygmaeus* roost 1.88km north and Myotis species roost 1.75km north-east were also returned. All other records of roosts related to *Pipistrelle spp.* (n=9), with the closest roost 1.33km north-west.
- 3.18. Although numerous records relate to roosting bats, various other records relate to commuting and foraging individuals. Two Brown Long-eared Bat *Plecotus auritus* records were returned within 2km of the site, with the closest record 1.36km Southeast, associated with the Xaverian College. 61 Records of Common pipistrelle activity were returned by GMLRC, with the closest record 0.38km South. Four records of Noctule Bat *Nyctalus noctula* were recorded commuting within proximity of the site, the closest record is associated with Manchester Royal Infirmary 0.86km East. Three records of soprano pipistrelle have also been returned by GMLRC, 1.47km Southwest associated with Alexandra Park.
- 3.19. The site and immediate surroundings mainly comprise buildings and hardstanding, which is of very limited value for foraging bats. The scattered trees on-site and in the surrounding habitat however may have limited value for foraging bats, due to the attraction of invertebrate prey. In addition, some of the on-site buildings were assessed as having suitability to support roosting bats, due to lifted and damaged roof tiles, damaged window frames, rotten soffit boxes and the presence of loft voids. The seven on-site buildings are described in further detail below, including the PRA results for each building:

Building 1 (B01)

- 3.20. B01 comprised a single storey, red brick building with dual pitched, uninsulated, metal roof and metal, well-sealed window and doorframes. B01 was connected to B02 and B03 on its western aspect. The external brickwork of B01 was in good condition, with no gaps present behind metal bargeboards. Internally, the building was in a good condition, with no potential roosting features identified. There were also no roof voids present within B01. As such, B01 was assessed as having **negligible Bat Roosting Potential**.



Photograph 4: a) Eastern aspect of Building 1 b) Building 1 internally.



Building 2 (B02)

- 3.21. B02 comprised a redbrick, three storey building, and lower two storey section, connected to B01 on its eastern aspect and B03 on its northern aspect. The brickwork was found to be well sealed, with well-sealed wooden window frames present. The roof was pitched and constructed of slate tiles. Some of the tiles were slipped or damaged creating crevices that may provide suitable roosting opportunities for low numbers of crevices dwelling bat species on an occasional basis. An internal inspection of the building confirmed there were no roof voids present and that the roof tiles were supported by exposed wooden boarding. As such, B02 was assessed as having **low Bat Roosting Potential**.



Photograph 5: a) Western aspect of Building 2. b) Exposed roof structure within Building 2.

Building 3 (B03)

- 3.22. B03 comprised a red brick building with a flat roof, connected to B02 on its southern aspect and B01 on its eastern aspect. The brickwork was found to generally be in good condition with not suitable crevices present. Any crevices located within the brickwork were found to be too superficial to support roosting bats. As such B03 was assessed as having **negligible Bat Roosting Potential**.



Photograph 6: Western aspect of Building 3.



Building 4 (B04)

- 3.23. B04 comprised two disused, adjoined, two storey terraces, both constructed of redbrick, with a pitched slate roof and wooden window and door frames. Due to access constraints, a close inspection of the eastern aspect of the building could not be undertaken, however binoculars were used to assess the eastern aspect from a distance. Numerous potential roosting features were identified on the exterior of the building, including a large crevice present between the window frame and the brickwork on the western aspect of the building (Photograph 7b), crevices within the damaged wooden soffit on the western aspect (Photograph 7c), damaged lifted and slipped roof tiles on the eastern and western aspect, and missing mortar present on the western aspect. These features may provide roosting opportunities for crevice dwelling bats on a more regular basis.
- 3.24. Internal inspection of B04 could only be completed within the southernmost terrace due to health and safety concerns associated with the poor condition and water damage present in the northernmost terrace. It was however assumed that the internal construction of the terraces were similar, and it was anticipated that the water damage that had occurred in the northern terrace may have reduced its suitability to support roosting bats. Internally, the southern terrace had no potential roosting features present. There was a loft void within the building comprised of wooden beams and roofing felt beneath the tiles, however no specific roosting features or evidence of roosting bats were identified during the inspection of the void. Due to the presence of the numerous external roosting features that may support bats on a more regular basis, the presence of a loft void and the access limitations, B04 was assessed as having **moderate Bat Roosting Potential**.



Photograph 7: a) Western aspect of Building 4. b) Crevice between window frame and brick c) Crevice within soffit.





Photograph 8: Roof void within the southern terrace of Building 4

Building 5 (B05)

- 3.25. B05 comprised a disused, red brick, two-storey workshop building with a pitched felt roof. Externally, the roofing felt was damaged on the western apex, which may provide internal access for bats (Photograph 9b). The bargeboard on the western aspect was also slightly lifted and there was a large crevice present above the roller shutter door (Photograph 9c), which may support low numbers of crevice dwelling bats on an occasional basis. Due to access constraints, a close inspection of the eastern aspect of the building could not be undertaken, however binoculars were used to assess the eastern aspect from a distance. In addition, no internal access was possible to B05 during the survey. As such, the building was assessed on a precautionary basis. As internal access was not possible and due to the presence of a features that may allow bats to enter the building, B05 was assessed as having **moderate Bat Roosting Potential**.



Photograph 9: a) Western aspect of Building 5. b) Damaged roofing felt at apex. c) Crevice present above roller shutter door.

Building 6 (B06)

- 3.26. B06 comprised a red brick, single storey building with a flat roof, connected from the southern aspect to B01, and the northern aspect to B07. The western aspect comprised of glass panels, which were tightly sealed within the frames. Sections of brick which joined to the buildings did create multiple crevices which could be used by occasional individual bats. The eastern aspect comprised brickwork with missing mortar, with areas that could not be viewed by the surveyor, such as a gap between the adjacent building. Internally the building had no roof void and an



exposed painted ceiling with metal girders across. No droppings or other signs of bats were identified. Due to the presence of external potential roosting features, B06 was assessed as having **Low Bat Roosting Potential**.



Photograph 10: a) Internal of B06. b) brickwork and crevices on western aspect of B06

Building 7 (B07)

- 3.27. B07 comprised a low, single storey, flat roofed, red brick building which connected to B07. The building brickwork was found to be in good condition. Some lifted areas were present on the roosting felt and a gap along the wooden bargeboard, but gaps were too superficial to support roosting bats. Internal inspection found the building holding 3 rooms, with dropped ceilings present. A wooden beamed ceiling was present beyond this, which showed signs of damp. Overall, any features noted were found to be too superficial to support roosting bats, therefore B07 was assessed as having **Negligible Bat Roosting Potential**.



Photograph 11: a) Lifted bitumen along wooden bargeboard, eastern aspect of B07. b) wooden boarding, above dropped ceiling, c) building eastern aspect

- 3.28. A summary of the Preliminary Roost Assessment of the on-site buildings is provided in **Table 3.2** below:



Building	PRA Result	Reason for Assessment
B01	Negligible	No PRFs present.
B02	Low	Some tiles were slipped or damaged creating crevices that may provide suitable roosting opportunities for low numbers of crevices dwelling bat species on an occasional basis.
B03	Negligible	No PRFs present.
B04	Moderate	Several external roosting features that may support bats on a more regular basis, the presence of a loft void and the access limitations to the western aspect of B04 and the northern terrace internally.
B05	Moderate	A feature was present that may allow bats to enter the building however, internal access to the building was not possible during the survey to inspect if the building is suitable for roosting bats internally. The building is therefore assessed on a precautionary basis.
B06	Low	Some of the brickwork and mortar was missing/damaged creating crevices that may provide suitable roosting opportunities for low numbers of crevices dwelling bat species on an occasional basis.
B07	Negligible	No PRFs present.

Table 3.2: PRA Results

Birds

- 3.29. GMLRC returned 365 records of birds within 2km of the site, with many of these species listed under Section 41 (41) of the Natural Environment and Rural Communities (NERC) Act. Bullfinch returned 28 records, with the closest record 1.30km Southwest. Dunnock were the most numerous bird species returned by GMLRC (n=100), the closest record for the species is 0.38km Northeast. House Sparrow returned 34 records within proximity of the site, as close as 0.53km South of the development. Both Starling and Song Thrush returned 48 records each within 2km of the site, the closest records for each were 0.40km West and 0.49km Southeast respectively.
- 3.30. As the site largely comprises buildings and hardstanding, with very small areas of introduced shrub and two scattered trees, it is considered largely unsuitable for rare, protected and notable bird species, which are reasonably discounted from site. In addition, the small areas of vegetation mean the site would support no more than individuals, single pairs or a very small assemblage of common bird species.

Hedgehog

- 3.31. GMLRC returned 47 records of Hedgehog within proximity of the site, the closest record is 0.61km West of the site. However, the site largely provides no suitable habitat for hedgehog as it mainly comprises buildings and hardstanding. The introduced shrub present on-site does provide some cover and foraging opportunities for hedgehog. However, due to the small area of the habitat and its relative isolation in the surrounding urban landscape, it is considered that hedgehog are likely absent, however their potential presence on-site cannot be completely ruled out.



Otter and water vole

- 3.32. GMLRC returned no otter *Lutra lutra* or water vole records within 2km of the site. There are no suitable aquatic habitats for otter and water vole either on-site, or immediately adjacent to it. Therefore their presence on-site is reasonably discounted.

Reptiles

- 3.33. GMLRC returned no reptile records within 2km of the site. The site contained no habitats with the potential to support any species of reptile, nor is it connected to any adjacent habitat of suitability for this species group, given the urban context of the surrounding land. As such, the presence of reptiles within the site is reasonably discounted.

Other Protected or Notable Fauna

- 3.34. The urban and relatively small nature of the site means that it is unlikely to be of importance in maintaining populations of notable or protected fauna within the wider locality.



Section 4: Potential Ecological Constraints and Recommendations

- 4.1. The proposed development plans (**Appendix 2: Proposed Site Plan**) indicate that all on-site buildings will require demolition to facilitate the new development. The site will remain largely as buildings and hardstanding, with the removal of the two existing scattered trees on the western boundary required. However, the development will seek to reinstate the trees in more suitable locations within the site.

European Statutory Designated Sites

- 4.2. There is one site of European designation within 10km of the site; Rochdale Canal SAC and SSSI, situated approximately 6.6km north-east of the site. Rochdale Canal is designated for its population of floating water-plantain and botanically diverse water plant community including a wide range of pondweed species. The SAC is not linked to the site as anthropogenic barriers such as Manchester City Centre forms the intervening land between the site and SAC. There are also no linking aquatic habitats from the site to the SAC. In addition, the SAC is considered to be a sufficient distance away from the site to ensure no adverse impacts from the proposed development are felt on the water plant communities present at the SAC. As such, no further mitigation is required during or post construction to protect the SAC.

Nationally Designated Sites

- 4.3. There are no nationally designated sites within 2km of the site, however the site is located within the Impact Risk Zone of Rochdale Canal of Rochdale Canal SSSI (detailed above). For the reasons previously listed, it is anticipated that the development will not have any negative impacts on the SSSI. In addition, consultation with MAGIC confirmed that the development does not meet the conditions that would require further consultation with Natural England to proceed.

Non-statutory Sites

- 4.4. The site is within proximity to two areas that are subject to a non-statutory nature conservation designation, Rochdale Canal Stott's Lane to Ducie Street Basin SBI, 1.94km Northeast and Ashton Canal SBI (West), 1.98km Northeast. The SBIs are not linked to the site as anthropogenic barriers such as Manchester City Centre forms the intervening land between the site and SBIs. There are also no linking aquatic habitats from the site to the SBIs. In addition, the SBI is considered to be a sufficient distance away from the site to ensure no adverse impacts from the proposed development.

Habitats and Flora

- 4.5. The majority of habitats at the site, namely the hardstanding, buildings and introduced shrub, are considered to be of **negligible ecological importance**, therefore no mitigation is required to compensate for the loss of these habitats. The scattered trees on-site are of **local ecological importance**. It is anticipated that these trees will require removal to facilitate development. Manchester's Local Development Framework Core Strategy (Policy EN 15), states that developments should "seek to maintain or enhance sites of biodiversity and geological value throughout the city" and highlights that "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". As such, in order to comply with the policy, proposals shall aim to retain as much vegetation as possible and also aim to include further native species planting, such as shrub and tree planting, which can be incorporate through a detailed landscaping strategy. New tree planting will also aim to compensate for the loss of scattered trees.

- 4.6. There is presence of Cotoneaster on-site to the north-west within the introduced shrub. Cotoneaster is listed under Schedule 9 of the Wildlife and Countryside Act 1981 (As amended) as an invasive species. This legislation states that it is illegal to plant or otherwise cause to grow any such species in the wild (inadequate management/protection/control measures can be construed as 'causing' such species to grow in the wild). In order to control the spread of this species, a method statement should be created, outlining measures to control, manage and treat this invasive species.

Biodiversity Net Gain

- 4.7. The National Planning Policy Framework (NPPF) published July 2021, states that planning and decisions should contribute to and enhance the natural environment by, amongst other, 'identifying and pursuing opportunities for securing measurable net gain for biodiversity'.
- 4.8. Once Landscape Plans have been finalised, it is recommended that these are used, together with the habitat areas (as calculated from the Habitat Features Plan 15264/P01), to calculate the percentage biodiversity net gain / loss for the site using the DEFRA Biodiversity Metric calculator. It may be possible to refine the landscape design to achieve a biodiversity net gain on-site; or where this is not feasible, complete off-site habitat creation or make a developer contribution to an off-site habitat creation scheme.

Fauna

Bats

- 4.9. The site is considered to provide limited foraging habitat for bats due to the limited amount of on-site vegetation, partnered with the largely hardstanding nature of the site. Furthermore, the surrounding habitat is considered to provide similar sub-optimal foraging and commuting habitat for bats, due to the abundance of residential and industrial habitat.
- 4.10. During the PRA, all trees on-site were assessed for their bat roosting potential, all of which were considered to provide negligible bat roosting potential as no Potential Roosting Features were identified. B01 and B03 were also assessed as having negligible bat roosting potential due to the absence of PRFs.
- 4.11. The remaining on-site buildings were assessed as having bat roosting potential, and as these buildings require demolition to facilitate development, further Nocturnal Bat Surveys on these buildings will be required prior to their demolition to identify and characterise any bat roosts present. The required survey effort for each building is detailed in **Table 4.1** below.



Building	PRA Result	Required Survey Effort
B02	Low	At least one Nocturnal Bat Survey should be completed between May and August (inclusive) using three surveyors.
B04	Moderate	At least two Nocturnal Bat Surveys comprising one dawn and one dusk survey should be completed between May and August (inclusive) using three surveyors.
B05	Moderate	At least two Nocturnal Bat Surveys comprising one dawn and one dusk survey should be completed between May and August (inclusive) using three surveyors.

Table 4.1: Required Nocturnal Bat Surveys

- 4.12. These surveys should be undertaken in accordance with BCT Good Practice Guidelines, and be completed by suitably qualified bat surveyors during appropriate weather conditions.
- 4.13. It is recommended that a series of bat boxes are installed on the south/south-east face of the new building post development to mitigate for the loss of the potential roosting features resulting from the demolition of the B02, B04 and B05 regardless of the results of the recommended surveys. Final locations and specifications of the boxes are to be confirmed following the completion of the Nocturnal Bat Surveys and the production of the Landscape Plans.
- 4.14. Lighting impacts on the surrounding habitat during and post construction are also 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 are sensitively deployed and that light spill onto the boundary features, habitats and trees are avoided, in accordance with relevant guidance.

Birds

- 4.15. Whilst the majority of the habitats within the site do not present suitable foraging or nesting habitats for birds, the introduced shrub and scattered trees within the site do provide some nesting opportunities for common and widespread bird species.
- 4.16. During the site clearance, all vegetation removal 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 tree felling or vegetation clearance to check for evidence of active bird nests or nests under construction. 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.
- 4.17. It should be noted that some species of bird (i.e. doves, pigeons) can nest year-round so even if site clearance activities 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.
- 4.18. To enhance the value of the site for nesting birds' post-development, it is recommended that a range of bird boxes targeting species of conservation concern are installed in appropriate



positions on the new building. Species targeted could comprise house sparrow *Passer domesticus* and swift *Apus apus*.

Hedgehog

- 4.19. Although the site is considered to be of limited importance for hedgehog, the species are in population decline across the UK, and efforts should be made to conserve this species and enhance sites for hedgehog wherever possible. It is therefore recommended that during the clearance of the introduced shrub, any hedgehogs uncovered should be carefully moved by hand to a suitable area of vegetation outside of the working area. Precautionary Working Methods to protect hedgehog during construction should also be abided by, which should include:
- Storing site materials in skips or off the ground in pallets;
 - Ensuring any excavations are left ramped or with an exit should any hedgehogs or other small mammals become trapped;
 - Capping any pipework overnight.
- 4.20. Providing the above recommendations are implemented, there are no ecological reasons why re-development of the site should not proceed in accordance with relevant wildlife legislation and planning policy.



Section 5: Biodiversity Net Gain (BNG)

- 5.1. The DEFRA Biodiversity Metric 3.1 was the current version in use at the time of this assessment. This calculator is used to 'measure and account for biodiversity losses and gains resulting from development'. The calculator requires baseline habitat data as well as the information on habitats to be lost and created to calculate the total number of biodiversity units on site post-development.

Baseline

- 5.2. The Extended Phase 1 survey was undertaken on 11th October 2022 by Dale Mortiboys (ACIEEM), with assistance from Bethany Phythian (QCIEEM) and Olivia Mckechnie (QCIEEM). The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey. The technique is based upon Phase I survey methodology. This 'extended' Phase 1 technique provides an inventory of the habitat types present and dominant species.
- 5.3. This data was used to determine the area and value of habitats currently on site 'the baseline' (see Plan 1). This data was then transported into the classification of the UK Habitats to utilise within the Defra 3.1 metric.

Retained/replacement habitats

- 5.4. The Planting Plans (**Appendix 3**) was used in combination with the baseline data, to calculate the areas of retained and replacement habitats on site.
- 5.5. The calculator automatically assigns distinctiveness scores to each habitat, and the user inputs scores for condition, ecological connectivity, strategic significance and total area (in hectares). As per the guidance, the area of trees on site was calculated using the integrated 'street tree helper' tool within the metric spreadsheet.
- 5.6. No condition or connectivity scores are required for hardstanding or buildings as part of the calculator.

Biodiversity Units

- 5.7. The information above was then input into the Defra 3.1 calculator, to determine the number of biodiversity units at baseline and at post-intervention (i.e. habitat creation + retention). The calculator then uses this data to produce the total net unit and percentage change. The Defra calculator is provided separately to this note.

Results

- 5.8. In summary, development proposals would result in the loss of 0.08 units, while 0.015 units will be retained (18.75% net loss). A net gain of 4695.67% is proposed to be achieved by the creation of new habitats to create 3.78 biodiversity units – the prescriptions for this are given in the following section. **Table 5.1 and 5.2** below summarises the residual value of implementing the contents of this management plan successfully.



Baseline			
Habitat	Area	Condition	Unit Value
Introduced Shrub	0.024	n/a	0.05
Hardstanding	0.293	n/a	0.00
Buildings	0.28	n/a	0.00
Urban Tree	0.0081	Poor	0.03
Post-Intervention			
Habitat	Area (ha)	Condition	Unit Value
Buildings	0.204	n/a	0.00
Hardstanding	0.19	n/a	0.00
Amenity Grassland and Ornamental Shrub Mix	0.21	n/a	0.41
Ground Based Green Wall	0.091	Poor	0.12
Facade Based Green Wall	0.026	Poor	0.03
Urban Tree	1.172	Poor	3.28
Unit Gain		+3.78	
Net Gain (%)		+4695.67	

Table 5.1: Biodiversity Net Gain Calculations

Baseline			
Habitat	Length (km)	Condition	Unit Value
-	-	-	-
Post-Intervention			
Habitat	Length (km)	Condition	Unit Value
Native Hedgerow	0.041	Poor	0.08
Unit Gain		+0.08	
Net Gain (%)		+100	

Table 5.2: Hedgerow Biodiversity Net Gain Calculations



Section 6: Conclusion

- 6.1. The proposals for the land at MSP Greenheys will not require the removal of any habitat considered to be of ecological value, and their loss would not require any specific mitigation apart from the scattered trees that are discussed below. However wherever possible development proposals should seek to avoid losses of scattered trees as they have been evaluated as being of local ecological importance.
- 6.2. Tree losses will be mitigated for through the provision of new native planting incorporated into the layout of any new development. The inclusion of understorey species such as holly and yew would help to maintain roosting cover for birds. Any retained trees would need to be protected during construction work by tree protection fencing, as detailed in a tree protection method statement.
- 6.3. The Defra 3.1 metric has calculated that the proposed development illustrated on the attached planting plans would amount to a net gain in biodiversity value of 3.78 biodiversity habitat units, equating to a 4695.67% and a net gain in biodiversity value of 0.08 biodiversity hedgerow units, equating to a 100% net gain in biodiversity value. Additionally, the metric shows that there will be no net change in watercourse units.
- 6.4. There is presence of Cotoneaster on-site to the north-west within the introduced shrub. Cotoneaster is listed under Schedule 9 of the Wildlife and Countryside Act 1981 (As amended) as an invasive species. This legislation states that it is illegal to plant or otherwise cause to grow any such species in the wild (inadequate management/protection/control measures can be construed as 'causing' such species to grow in the wild). In order to control the spread of this species, a method statement should be created, outlining measures to control, manage and treat this invasive species.
- 6.5. Recommendations have been made with respect to nesting birds (during site clearance), bats (bat surveys recommended to inform mitigation bat box provision and sensitive lighting design) and hedgehog (with respect to precautionary approach to works) to avoid potential impacts to these species. Sensitive working methodologies throughout the construction phase will help reduce disturbance to wildlife on site.
- 6.6. The proposals also provide an opportunity to enhance the site habitats for a range of fauna through the following features, which should be incorporated into the final scheme for the site:
 - Creation of habitats such as native hedgerows, replacement tree planting, species rich mixed scrub, species-rich wildflower grassland;
 - Provision of bat roost boxes integrated within new buildings or on retained trees; and
 - Provision of bird nest boxes integrated within new buildings.
- 6.7. Sensitive working methodologies throughout the construction phase will help reduce disturbance to wildlife on site. This should include:
 - Storing materials off the ground and ensuring excavations are left ramped;
 - The use of a sensitively designed lighting scheme to reduce impacts to foraging and commuting bats;



- Carrying out works outside of the core nesting period for birds.



Appendix 1: Planning Policy and Legislation

Legislation

- A1.1 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 Regulations 2018;
 - The Countryside and Rights of Way (CROW) Act 2000;
 - The Natural Environment and Rural Communities Act (NERC) 2006;
 - The Hedgerows Regulations 1997; and
 - The Protection of Badgers Act 1992.
- A1.2 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 Regulations 2018 (as amended).
- A1.3 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.
- A1.4 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.

National Planning Policy

- A1.5 National Planning Policy Framework
- A1.6 The relevant adopted policy at the national level is set out in The National Planning Policy Framework (NPPF; 2018), which replaces Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation (2005). The NPPF aims to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. It sets out the key principles of ensuring that development is sustainable and that the potential impacts of planning decisions on biodiversity and geological conservation are fully considered (although the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined).



A1.7 Outline principles state that planning should:

- Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework; and
- Promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).

A1.8 Chapter 11, Conserving and Enhancing the Natural Environment, sets out a number of planning protocols, as follows:

- The NPPF provides guidance as to the protection of statutorily designated sites, including international sites, National Nature Reserves (NNR) and Sites of Special Scientific Interest (SSSIs), as well as non-statutory regional and local sites. The NPPF also addresses development and wildlife issues outside these sites and seeks to ensure that planning policies minimise any adverse effects on wildlife;
- The NPPF places emphasis on local authorities to further the conservation of those habitats of principal importance, or those habitats supporting species of principal importance, which are identified in Section 41 of the NERC Act 2006;
- The NPPF requires that adverse effects of development on species of principal importance should be avoided through planning conditions or obligations and that planning permission should be refused where harm to these species, or their habitats, may result, unless the need for and benefits of the development clearly outweigh the harm;
- The NPPF requires that opportunities for improving biodiversity within developments should be maximised. It states that development proposals where the primary objective is to conserve or enhance biodiversity should be permitted and that opportunities to incorporate biodiversity in and around developments should be encouraged; and
- The NPPF states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

A1.9 The Government Circular 06/2005 accompanies the National Planning Policy Framework and sets out the application of the law in relation to planning and nature conservation in England.

Local Planning Policy

Manchester's Local Development Framework Core Strategy (Adopted 2012)
Policy EN 8 - Adaptation to Climate Change –

A1.10 All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.

A1.11 Developments will seek to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.



Policy EN 9 - Green Infrastructure –

- A1.12 New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN 10 - Safeguarding Open Space, Sport and Recreation Facilities –

- A1.13 The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces.
- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity

Policy EN 11 - Quantity of Open Space, Sport and Recreation –

- A1.14 New open spaces should also be interconnected, to allow for better links for disabled people, pedestrians and cyclists both across and between sites and to enhance the biodiversity of the city.

Policy EN 15 - Biodiversity and Geological Conservation –

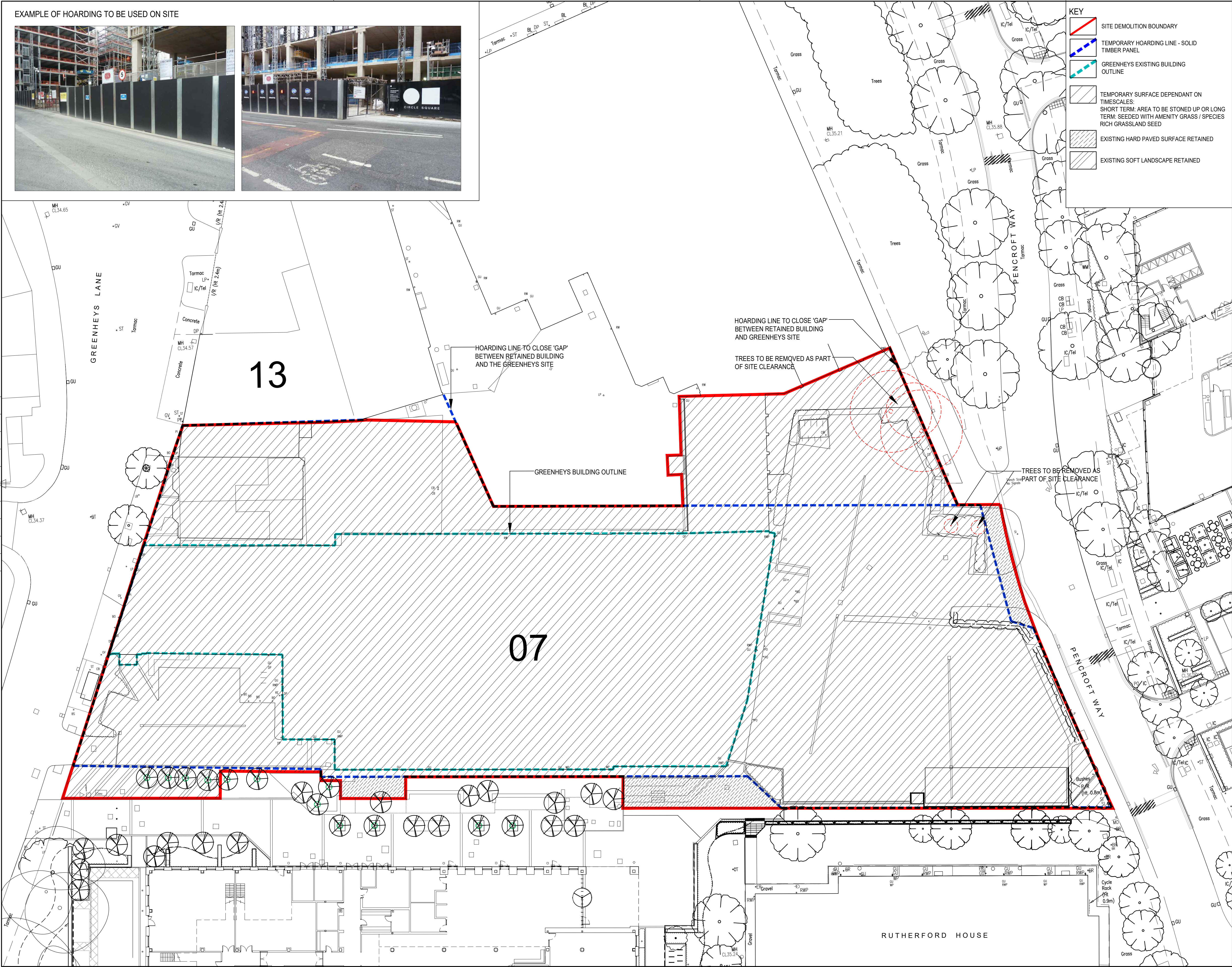
- A1.15 The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the city. Particular consideration will be given to:
- Sites with international or national designations for their biodiversity value.
 - Other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Re-serves (LNRs)
 - Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan
 - Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the city.
- A1.16 Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.
- A1.17 Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.



Appendix 2: Proposed Site Plan



EXAMPLE OF HOARDING TO BE USED ON SITE



KEY

- SITE DEMOLITION BOUNDARY
- TEMPORARY HOARDING LINE - SOLID TIMBER PANEL
- GREENHEYS EXISTING BUILDING OUTLINE
- TEMPORARY SURFACE DEPENDANT ON TIMESCALES:
SHORT TERM: AREA TO BE STONED UP OR LONG TERM: SEEDED WITH AMENITY GRASS / SPECIES RICH GRASSLAND SEED
- EXISTING HARD PAVED SURFACE RETAINED
- EXISTING SOFT LANDSCAPE RETAINED

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.
DO NOT SCALE FROM THIS DRAWING.

ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

NOTES

P02	AMENDED RED LINE BOUNDARY	AV	JF	28.04.23
P01	FIRST ISSUE	AV	JF	04.04.23

REVISION / DESCRIPTION

DATE

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BDP.

Greenheys Development

PROJECT NUMBER
P3001624

REVISION TITLE
INTERIM LANDSCAPE PLAN

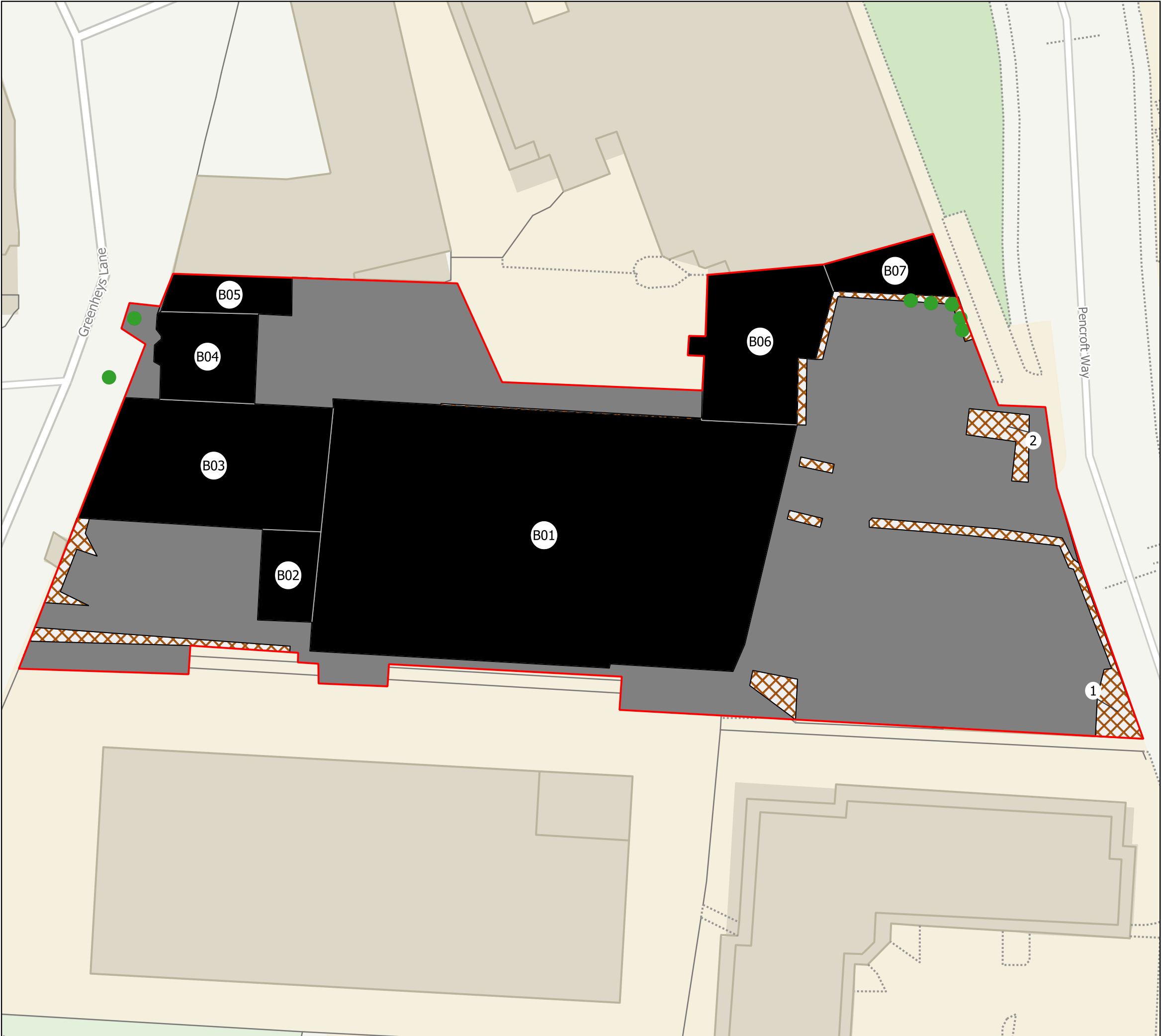
DATE
APR '23

REVISION
P02

Plans:

Plan 1: 15264/P01a – Habitat Features Plan





Key

-  Redline Boundary
-  Building
-  Introduced Shrub
-  Hardstanding
-  Scattered Tree



Project	MSP Greenheys
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	15264/P01a
Date	April 2023
Checked	ECG/BP



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