Bennett Street, Manchester
Preliminary Ecological Appraisal

Kellen Homes Ltd

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Executive Summary

Ecus Limited (Ltd) was commissioned by Kellen Homes Ltd in June 2022, to undertake a Preliminary Ecological Appraisal (PEA) of an area of land off Bennett Street, Ardwick, Manchester (central Ordnance Survey National Grid Reference (OSNGR): SJ8620497026, hereafter referred to as the 'Site').

This report has been requested in relation to the proposed development of the Site, it is understood that the proposed works will involve the demolition of existing buildings, clearance of onsite vegetation and stored/disused materials (TN3) and ground excavation, in order to erect 272 residential units and a community centre with associated highways and public open space (POS).

The Site totals approximately 5.1 hectares (ha) and is located approximately 2km to the south-east of Manchester City Centre. The Site is predominately made up of hard standing and bare ground/artificial unsealed surface areas, derelict commercial and industrial buildings and scrub habitats. The Site is currently being utilised as storage for cleaned cobblestones, stones, concrete fragments, household and commercial refuse and shipping/storage containers

There are no designated sites for nature conservation located within 2 km of the Site. Additionally, no areas of priority habitat have been identified from the Priority Habitat Inventory within 500m of the Site. There are two non-statutory designated sites for nature conservation located within 2 km of the Site. However, the localised scale of the proposed works mean that, no non-statutory designated sites are likely to be impacted by the proposed works.

Necessary Actions

1. **Amphibians**

   There is a low likelihood that common amphibians may be encountered on Site, therefore reasonable avoidance measures are recommended.

   In the event that common amphibians are encountered on Site, they should be allowed to move away of their own volition or moved from harm's way. Moreover, in the unlikely event GCN are encountered at any time, works should be halted in the immediate area, and an ecologist should be consulted for further advice. To further minimise any risks, works should proceed under a Reasonable Avoidance Measures (RAM) Method Statement, which details key construction safeguards should common amphibians, be using the area at the time of the works and are included as part of this report in Appendix 5.

2. **Badgers**

   Although no evidence of badger activity was identified on Site, badgers are mobile species and may cross the Site from time to time. Therefore, Best Practice Measures (BPM) are provided in Section 4.

3. **Bats**

   Roosting bats

   All the buildings and railway sidings (structure) were subject to an external ground level inspection survey for bats during the site visit (except for building 8 due to not being able to access any aspect of its external structure). The buildings have been assessed to have varying bat roost potential; moderate, low or negligible. The required survey stipulations to ascertain the presence/likely absence of roosting bats are provided in Section 4.

   Foraging and Commuting bats

   Foraging and commuting opportunities for bats on Site are limited to the areas of grassland and scrub habitats onsite. Furthermore, the habitats immediately surrounding the Site are predominantly residential and there is a distinct absence of foraging, commuting and connecting habitats which bats may use. Additionally, there is artificial light pollution related to the activities on the Site and from street lighting close by. Therefore, these factors would limit the likelihood of bats using the Site for foraging and commuting opportunities.

4. Birds

If the required vegetation clearance involving scrub removal, removal of stored/disused materials (TN3) and demolition works are to be undertaken within the bird nesting season (typically recognised as March to August inclusive), then any areas to be impacted should be checked for active bird nests no more than 48 hours before the works begin. If an active nest were to be discovered, an exclusion zone of at least 5 m around the nest would need to be established and adhered to until the chicks have fledged and/or the nest is no longer in use (to be confirmed by an ecologist).

5. Reptiles

There is a low likelihood that common reptile species (e.g. common lizards and/or slow-worms), may be encountered on Site, therefore reasonable avoidance measures is recommended.

Vegetation clearance is required to facilitate the proposed works, therefore it is recommended that works be undertaken outside of the reptile hibernation period (October to March, inclusive) so that any individual reptiles present within the Site are likely to be active and are able to disperse from the works area of their own volition. To further minimise any risks, works should proceed under a Reasonable Avoidance Measures (RAM) Method Statement, which details key construction safeguards should reptiles be using the area at the time of the works and are included as part of this report in Appendix 5.

6. Other Notable or Key Species

Hedgehogs are highly mobile and inquisitive animals and there is potential for the habitats on Site to support hedgehogs. Therefore, BPM are provided in Section 4.

7. Invasive Non-Native Species

INNS have been identified within the Site. Therefore, BPM are provided in Section 4.

1. Introduction

1.1 Background

1.1.1 Ecus Limited (Ltd) was commissioned by Kellen Homes Ltd in June 2022, to undertake a Preliminary Ecological Appraisal (PEA) of an area of land off Bennett Street, Ardwick, Manchester (central Ordnance Survey National Grid Reference (OSNGR): SJ8620497026, hereafter referred to as the 'Site').

1.1.2 This report has been requested in relation to the proposed development of the Site, it is understood that the proposed works will involve the demolition of existing buildings, clearance of onsite vegetation and stored/disused materials (TN3) and ground excavation, in order to erect 272 residential units and a community centre with associated highways and public open space (POS).

1.2 Site Context

1.2.1 The Site is situated within the built environs of Ardwick approximately 2km to the south east of Manchester City Centre (Central OSNGR: SJ8620497026), see Appendix 1 Site Location Plan.

1.2.2 The southern section of the Site comprises of a complex of derelict commercial and industrial buildings, located off Bennett Street. The remaining sections of the Site comprise of predominantly brownfield land with three stand- alone derelict buildings located to the north-east and north-west of the Site.

1.2.3 The landscape immediately surrounding the Site comprises largely of urban areas with converging main railway lines lying adjacent to the north and west and residential buildings and highway infrastructure to the east and south.

1.2.4 The wider area comprises of urban environments of residential, commercial and industrial buildings with pockets of recreational ground, parkland and woodland.

1.3 Purpose of this Report

1.3.1 The purpose of the survey was to carry out an Extended UK Habitat Classification Survey and to review the potential for the survey area to contain, or be used by, species protected under both UK and European nature conservation legislation, namely the Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Any impacts upon these habitats or species likely to result from the proposed works were then assessed.

1.3.2 This report has been produced to set out the methods, results, and conclusions of a PEA. This will inform the need for any further surveys (e.g., for protected or notable species, habitats etc.) to be carried out and/or mitigation measures.

1.3.3 Further information and details of UK legislation for those species which are formally protected is defined in Appendix 4.

2. Methodology

2.1 Data Consultation

2.1.1 A data consultation was undertaken by Ecus Ltd in June 2022 in collaboration with Greater Manchester Local Records Centre (GMLRC), to identify any existing biological records or non-statutory designated sites of nature conservation interest within 2km of the Site. All records received have been reviewed, but records dating from the last ten years are considered to have greater relevance.

2.1.2 The Multi-Agency Geographic Information for the Countryside (MAGIC) website (http://magic.defra.gov.uk) was consulted for information on statutory designated sites of nature conservation interest and the presence of European Protected Species (EPS) mitigation licences for great crested newts (*Triturus cristatus*) (GCN) and bats within 2km of the Site. MAGIC was also used to search for information relating to GCN Class Survey Licence Returns within 2km of the Site.

2.1.3 Information obtained from GMLRC, and MAGIC is included within the report as appropriate.

2.2 Extended UK Habitat Classification Survey

2.2.1 The Site was surveyed on 27th June 2022 by Senior Consultant Ecologist Leo Plevin and Graduate Ecologist Caitlin Cross. The methods were based on the UK Habitat Classification System (UKHab) methodology (UK Habitat Classification Working Group (UKHCWG) 2018). This survey method aims to characterise habitats and communities present and is not intended to provide a complete list of all plants occurring across the Site.

2.2.2 Habitats and vegetation types present inside the Site were recorded on to a field map. If any notable, rare, or scarce plant species, including other features of ecological interest, were identified then they were highlighted, and marked using Target Notes (TN).

2.2.3 The DAFOR scale (D = dominant, A = abundant, F= frequent, O = occasional, R = rare) was used to indicate relative abundance of recorded plant species. This provides a subjective measure of how common a particular species is within a site.

2.2.4 Habitat present that are listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 and the local Biodiversity Action Plan (BAP), were noted.

2.3 Protected and Key Species

2.3.1 Any evidence of protected species or groups encountered during the survey was recorded. This included observation of field signs and an assessment of the suitability of the habitats present to support protected species. For full details of legislation relating to all habitats and species discussed within this report visit http://www.legislation.gov.uk.

Amphibians

2.3.2 Ponds within 500m of the Site, not separated from the Site by a significant barrier to amphibian dispersal (such as a major road or fast flowing watercourse), were searched for using OS mapping and aerial imagery. Of the ponds recorded present, those present within 250m of the site are considered to be the most relevant and are included within this report.

2.3.3 Terrestrial habitats present within the Site area were assessed for their suitability to support GCN and common amphibian species and for connectivity to other suitable habitat within the surrounding area.

Badger

2.3.4 Evidence of badger (*Meles meles*) setts and field signs within the Site and its immediate surrounds were searched for and recorded, with the use of binoculars where necessary.

2.3.5 The assessment followed standard methodology (Harris *et al*., 1989), which includes looking for setts and along linear features and boundaries for field signs (such as dung pits, badger hair, feeding signs and pathways).

Bats

Roosting Bats

2.3.6 Built structures and mature trees were examined for Potential Roost Features (PRFs), in accordance with Bat Conservation Trust (BCT) good practice guidelines (Collins, 2016). The assessment involved a detailed visual examination of the structure and trees, undertaken from ground level, and aided with the use of close focusing binoculars where necessary to search for PRF's such as holes, cracks, and gaps in the structure and PRFs such as woodpecker holes, rot holes, cracked limbs and flaking bark in relation to the trees.

2.3.7 An individual structure or tree may have several features of potential interest to roosting bats associated with it. It is not always possible to confirm usage of a feature by bats during a single visit given their transient nature, therefore PRF's were categorised as negligible, low, moderate, high or confirmed, based on the number and type of roosting features and surrounding landscape character (Collins, 2016).

Commuting and Foraging Bats

2.3.8 Habitats within the Site were also assessed for their potential to support foraging and commuting bats. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust (BCT) good practice guidelines (Collins, 2016), which categorises the habitat as either negligible, low, moderate, or high suitability for commuting and foraging bats.

Birds

2.3.9 A detailed ornithology survey was not undertaken as part of this assessment, however, during the survey all bird species observed were recorded and habitats were assessed for their value to nesting and foraging birds.

2.3.10 In 2015, a re-assessment of Birds of Conservation Concern (BoCC) was published by Eaton, *et al.,* (2015), which defined rare and threatened bird species on two lists (Red and Amber) describing the level of threat to each species of concern.

2.3.11 "Red" is the highest conservation priority, with species needing urgent action due to either a historical decline in breeding population, severe (>50%) decline in breeding or non-breeding population, or severe decline in breeding range over 50 years or more. "Amber" is the next most critical group, with species qualifying for this status as a result of either recovery from red list criterion, being classed as rare breeders in the UK, moderate (>25%) decline in breeding or non-breeding population or moderate decline in breeding range over 25 years or more. These categories are followed by Green, indicating that the species are relatively unthreatened.

Reptiles

2.3.12 The habitats present within the Site were assessed for their suitability to support basking, foraging, sheltering and hibernating reptiles, with reference to their connectivity to other suitable habitat in the surrounding area.

Riparian Mammals and White-Clawed Crayfish

2.3.13 A desk-based search for watercourses within the Site, and within 50 m of the Site boundary, which were not separated from the survey area by a major barrier to dispersal, was undertaken using OS mapping and aerial photography.

Other Key and Notable Species

2.3.14 The opportunity was taken whilst on Site to assess habitats for their potential to support other key or notable species and search for signs of locally scarce or notable species i.e., LBAP

habitats/species.

2.4 Invasive Non-Native Species

2.4.1 Any evidence of invasive non-native species (INNS), as listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), was recorded.

2.5 Limitations

2.5.1 Extended UK Habitat Classification Surveys are intended to provide a rapid assessment of habitats present within the Site and are not intended to replace detailed vegetation or protected species surveys (where deemed necessary). Surveys of this type provide a snapshot of the Site at the time of the survey.

2.5.2 The buildings within the Site could only be externally inspected for bat PRFs due to their structurally unsafe condition, however it is determined that an accurate assessment of each structure and the associated PRFs were made.

3. Findings and Evaluation

3.1 Site Description

3.1.1 The Site totals approximately 5.1 hectares (ha) and is located approximately 2km to the south-east of Manchester City Centre. The Site is predominately made up of hard standing and bare ground/artificial unsealed surface areas, derelict commercial and industrial buildings and scrub habitats. The Site is currently being utilised as storage for cleaned cobblestones, stones, concrete fragments, household and commercial refuse and shipping/storage containers.

3.2 Designated Sites

3.2.1 No statutory designated sites for nature conservation have been identified from within 2 km of the Site.

3.2.2 There are two non-statutory designated sites for nature conservation, both comprising of Sites of Biological Importance (SBI), within 2 km of the survey area. Details are provided in Table 1.

Table 1. Non-Statutory Designated Sites within 2 km of the Site

Site Name	Distance from the Survey Area	Citation
GMLRC Sites of Biological Importance (SBI)		
Ashton Canal (West)	1.4 km north-west	The Ashton canal is a significant wildlife corridor linking Ashton and Manchester. The site supports populations of aquatic moss (*Fontinalis antipyretica*), a variety of pondweeds such as, curly pondweed (*Potamogeton crispus*), slender pondweed (*Potamogeton pusillus*), hair-like pondweed (*Potamogeton trichoides*), fennel pondweed (*Potamogeton pectinatus*) and grass-wrack (*Potamogeton compressus*) and the European protected floating water-plantain. Additionally the site support an assemblage of breeding birds e.g. grey wagtail (*Motacilla cinerea*), moorhen (*Gallinula chloropus*) and mallard (*Anas platyrhynchos*). Furthermore, Ashton canal sustains a rich assemblage of invertebrates with common blue damselfly (*Enallagma cyathigerum*), blue-tailed damselfly (*Ischnura elegans*), and broad bodied chaser (*Libellula depressa*) recorded, as well as butterflies for instance small copper *(Lycaena phlaeas*) and large white (*Pieris brassicae*). Other species recorded include leeches, great ramshorn snail (*Planorbarius corneus*), water mite and various species of water flea.
Rochdale Canal (Stott's Lane to Ducie Street Basin)	1.8 km north-west	The Rochdale Canal runs through Manchester, Oldham and Rochdale and passes out over the Pennines. The site supports populations of white-clawed crayfish, water vole and fresh water sponge (*Spongilla sp.*) which has been recorded in crevices on stonework along the canal. The canals corridor supports breeding passerine birds such as dunnock (*Prunella modularis*), house sparrow (*Passer domesticus*), spotted flycatcher (*Muscicapa* striata), song thrush (*Turdus philomelos*) and starling (*Sturnus vulgaris*). The Oldham and Rochdale sections of the canal is a designated Site of Special Scientific Interest (SSSI) and Special Area for Conservation (SAC) due to important populations of floating water-plantain (*Luronium natans*) and the rich assemblages of pondweed species (*Potamogeton Sp.*).

3.2.3 No areas of priority habitat have been identified from the Priority Habitat Inventory within 500m of the Site.

3.2.4 The localised scale of the proposed works and the distance between the Site and the non-designated sites means that, no non-statutory designated sites are likely to be significantly affected by the proposed works.

3.3 Habitats

3.3.1 The habitats on Site are presented in the UK Habitat Map in Appendix 2 and described in more detail below. Supporting photographs are provided in Appendix 3.

Developed land; sealed surface/Artificial unvegetated, unsealed surface

3.3.2 The site predominately consists of hard standing and bare ground/artificial unsealed surface areas, where excavation of cobblestones and concrete have previously been undertaken. These areas are currently being utilised as storage for cleaned cobblestones (bagged up in 1 tonne sacks), piles of loose stone and concrete fragments, piles of mixed and sorted waste (household and commercial refuse, scrap metal and insulation fragments and decommissioned white goods) and a site office working area of shipping/storage containers.

3.3.3 This habitat is common and widespread and is not listed as a NERC Act 2006 Section 41 priority habitat, nor within the LBAP as a habitat of importance. Hard standing/artificial unsealed surfaces generally do not support flora, they are of negligible value for nature conservation and therefore are not considered further within this report.

Developed land; buildings and structures

3.3.4 The majority of the south of the Site consists of derelict interconnecting commercial and industrial buildings. There are two stand- alone derelict buildings located to the north-east of the Site with a further single stand-alone building located towards the north-west of the Site.

3.3.5 Buildings are not listed under the NERC Act 2006 or on the LBAP, have limited ecological value overall (with the exception of value for bats and nesting birds; discussed further in section 3.4.) and are considered to be of negligible value to nature conservation. Structures are however considered to have potential value for roosting bats as well as nesting birds.

Mixed Scrub

3.3.6 Mixed scrub habitats are present at the site entrance along Bennett Street (where ornamental planting/amenity grassland areas have become overgrown and scrub has succeeded) and a series of bunds along the eastern boundary of the site adjacent to residential housing.

3.3.7 The bunds are dominated by willow sp. (*Salix sp.*) (D) and bramble (*Rubus fruticosus* agg) (D) within common grasses and tall ruderal vegetation occasional throughout.

3.3.8 Scrub habitats are not listed under the LBAPs or in the NERC Act 2006. These species are common and widespread within the wider area and the habitat type is characterised by a low botanical diversity of species. As such it is considered to be in poor condition and have low value to nature conservation.

Other Neutral Grassland

3.3.9 Other neutral grassland habitats is largely present over a spoil mound on the south-east corner of the Site, along with a few small areas scattered within the Site.

3.3.10 The spoil mound is dominated by bramble and common grasses, with occasional sections of tall ruderal vegetation present throughout.

3.3.11 This grassland habitat type is relatively common, species-poor, limited in extent and is not listed in

the NERC Act 2006, nor within the LBAP as a habitat of importance. This habitat is therefore considered to be of importance to nature conservation at site level only.

3.3.12 Other species recorded within the grassland and scrub habitats include common nettle (*Urtica dioica*) (O), creeping thistle (*Cirsium arvense*) (A), false oat grass (*Arrhenatherum elatius*) (F), rosebay willowherb (*Chamaenerion angustifolium*) (R), bird's-foot trefoil (*Lotus corniculatus*) (F), oilseed rape (*Brassica napus*) (A), smooth sow-thistle (*Sonchus oleraceus*) (A), creeping buttercup (*Ranunculus repens*) (A), common ragwort (*Jacobaea vulgaris*) (A), redshank (*Persicaria maculosa*) (R), buddleia (*Buddleja davidii*) (F), oat (*Avena sativa*) (R), dog rose (*Rosa canina*) (R), yorkshire fog (*Holcus lanatus*) (F) and wall barley (*Hordeum murinum*) (F). Additional species recorded include perennial rye-grass (*Lolium perenne*) (F), goat willow (*Salix caprea*) (R), crack willow (*Salix fragilis*) (R), common ivy (*Hedera helix*) (R), hawthorn (*Crataegus monogyna*) (R), cock's-foot (*Dactylus glomerata*) (F), silver birch (*Betula pendula*) (O), curled dock (*Rumex crispus*) (R), herb robert (*Geranium robertianum*) (R), meadow vetchling (*Lathyrus pratensis*) (R), hedge bindweed (*Calystegia sepium*) (R), common dandelion (*Taraxacum officinale*) (F), ribwort plantain (*Plantago lanceolata*) (F) and burdock sp. (*Arctium* sp.).

3.4 Protected and Key Species

Amphibians

3.4.1 GMLRC returned no records of amphibians, including GCN from within 2 km of the Site.

3.4.2 A search of MAGIC maps revealed no European Protected Species Licences (EPSL) in relation to GCN have been granted within 2 km of the survey area.

3.4.3 No waterbodies (ponds) or watercourses were identified within 500 m of the Site from aerial imagery and OS maps. However, within the Site there are potential opportunities for sheltering (including hibernating) and foraging amphibians during their terrestrial phase in the form of scrub and stored/disused materials (TN3). Although due to major roads and rail lines surrounding the Site, connectivity to any surrounding suitable habitat is considered to be poor.

3.4.4 Given the absence of suitable waterbodies on or immediately adjacent to the Site to support GCN during the breeding season, lack of records for GCN and lack of connectivity, GCN are not considered to be an ecological constraint.

3.4.5 Nonetheless, given the suitable terrestrial habitat within the Site, and the longer distances common amphibians are likely to travel away from waterbodies, there is a low likelihood that amphibians, may be encountered within the Site and are therefore considered to be a potential ecological constraint for the proposed works.

Badger

3.4.6 GMLRC returned 15 records for badger from within 2 km of the Site. The nearest of these records is located 1.28 km north and incorporates 14 records.

3.4.7 No evidence of badger activity including sett entrances, latrines or foraging indicators were identified on Site. The grassland habitats within the Site may provide suitable cover, foraging and some limited sett creation opportunities for badgers.

3.4.8 Whilst it is not considered likely that badgers are currently resident on the Site, it is possible that badgers may access the Site from time to time as part of a wider territory. It is also noted that badger are a common and widespread species that can construct setts at any point. Consequently, badgers are considered to be a potential ecological constraint for the proposed works.

Bats

<u>Roosting Bats</u>

3.4.9 GMLRC returned a total of 16 records pertaining specifically to recorded bat roosts from within 2 km of the Site. These records include common pipistrelle (12 records), unidentified pipistrelle species (2 records), soprano pipistrelle (*Pipistrellus pygmaeus*) (1 record), and unidentified *Myotis*

bat species (*Myotis* sp.). (one record). The nearest record of a roost to the Site is located approximately 825 m south at Daisy Mill, Stockport Road and pertains to a common pipistrelle day roost recorded in 2014.

3.4.10 A search of MAGIC maps revealed a total of 17 EPSL have been granted for bats within 2 km of the Site, detailed in Table 2.

Table 2. Granted EPSL for bats within 2 km of the Site

Licence Ref.	Species	Approx. Distance	Licence Impacts	Date
2015-17752-EPS-MIT	Common pipistrelle	938 m south	Destruction of a resting place	04/01/2016-30/09/2016
2014-4400-EPS-MIT 2014-4400-EPS-MIT-1	Common pipistrelle	1 km west	Damage of a resting place	23/12/2014-30/04/2015 25/03/2015-30/04/201
2015-15766-EPS-MIT 2015-15766-EPS-MIT-1	Common pipistrelle	1.19 km south-west	Destruction of a resting place	01/11/2015-31/07/2016 20/07/2016-20/07/2016
2020-50604-EPS-MIT	Common pipistrelle	1.26 km north-west	Destruction of a resting place	22/01/2021-16/01/2022
2019-38955-EPS-MIT	Common pipistrelle	1.38 km north-west	Damage and destruction of a resting place	14/02/2019-28/02/2021
2019-41924-EPS-MIT-1	Common pipistrelle	1.4 km north	Impact and destruction of a breeding site and destruction of a resting place	13/01/2020-31/08/2031
2016-21779-EPS-MIT	Common pipistrelle	1.6 km south-west	Destruction of a resting place	01/04/2016-01/04/2021
2016-22910-EPS-MIT 2016-22910-EPS-MIT-1	Common pipistrelle	1.78 km south-east	Damage and destruction of a resting place	25/04/2016-24/04/2021 08/09/2016-24/04/2021
2014-3531-EPS-MIT 2014-3531-EPS-MIT-1	Common pipistrelle	1.9 km north-west	Destruction of a resting place	01/10/2014-30/09/2019 06/01/2015-30/09/2020

2014-3531-EPS-MIT-2				01/12/2016-01/12/2016
2014-490-EPS-MIT	Common pipistrelle and Soprano pipistrelle	1.92 km north-west	Destruction of a resting place	23/04/2014-30/06/2017
2016-24504-EPS-MIT 2016-24504-EPS-MIT-1	Common pipistrelle	2 km north-west	Destruction of a resting place	15/07/2016-01/01/2018 21/11/2016-21/11/2016

3.4.11 The interconnecting derelict commercial and industrial buildings within the south of the Site largely comprise of single story red brick walls with either a pitched or flat roof, as does the stand-alone building to the north-west of the Site. The two stand-alone buildings towards the north-east of the Site have a steel construction with a metal/asbestos roof. Additionally, there are bricked up railway archways present along the west of the Site.

3.4.12 All the buildings and the railway archway structure were subject to an external ground level inspection survey for bats during the site visit except for building 8 due to the inaccessibility of this building. An internal inspection of the buildings were not permitted due to their varying degrees of dilapidation/demolition making the buildings generally unsafe. Any details gathered for the internal construction of the buildings were done so from a doorway. Details are provided in Table 3.

Table 3. Buildings and Structures within the Site

Ref.	Grid Reference	Feature Description	Bat Roost Potential
B1	SJ8626196924	Single-story, red brick-built building with a pitched tiled roof. The external inspection of the building identified numerous potential access points for bats including missing roof tiles, exposed felt and slats through to the main external construction and gaps present to the top of the wall plate along a wooden gutter/fascia board located on the south-east aspect of the building. However, the brick walls were in good condition.	Moderate
B2	SJ8622896893	Single-story, red brick-built building with a high ceiling. There is a flat concrete roof on the entrance of the building, pitched tiled roof on the western aspect with wooden fascia boards on the gable end and large steel exit gates on the south-east aspect. The external inspection of the building identified numerous potential access points for bats including missing roof tiles and exposed felt and slats through to the main	Moderate

		external construction. However, the brick walls were in good condition.	
B3	SJ8623396939	Single-story, red brick-built building with a removed/collapsed roof and an exposed cavity wall. Internally there are steel beams, wooden floor joists and connecting corridors to buildings 1 and 5.	Low
B4	SJ8623896961	Single-story, red brick-built building with a pitched tiled roof and no gable. The external inspection of the building identified numerous potential access points for bats including missing roof tiles and exposed felt and slats through to a potential loft space. It is connected to building 3.	Moderate
B5	SJ8621296923	Single-story, red brick-built warehouse building with a high ceiling and a multi-pitched roof consisting of slate tiles and plastic light panels. The external inspection of the building identified numerous potential access points for bats including missing roof tiles, roof partially falling in and exposed felt and slats through to the main external construction. The internal construction consists of multiple brick-built, flat-roofed rooms that are well lit throughout the daytime. It is connected to building 2.	Moderate
B6	SJ8620796965	Single-story, red brick-built building with a high ceiling and flat felted roof. The brick walls are in good condition with wooden fascia boards on three aspects.	Low
B7	SJ8611097040	Single-story, red brick-built building with a corrugated metal pitched roof. There is metal fascia overlap at the gable ends and wooden fascia boards on the northern and southern aspects.	Low
B8	SJ8628197150	No access to survey. Steel frame warehouse building with metal and asbestos roof.	Negligible
B9	SJ8628297118	Steel constructed warehouse building with asbestos roof. The internal structure is very open and well lit. The building is structurally very unsafe.	Negligible
S1	SJ8611796988	Red brick railway arches that are enclosed with steel and red brick. There are gaps	Low

		present at the top of the wall plate in archway and a hole present at **TN2.** The archways are in use from opposite side (off-site).	

3.4.13 No trees within or bordering the Site were identified during the site visit as having the potential to support roosting bats.

Foraging and Commuting Bats

3.4.14 GMLRC returned a total of 16 records pertaining to field signs of bats from within 2 km of the Site. These records include common pipistrelle (*Pipistrellus pipistrellus*) (11 records), unidentified bat species (1 record), unidentified *Myotis* bat species (*Myotis* sp.) (1 record), brown long-eared bat (*Plecotus auritus*) (1 record) and unidentified pipistrelle species (*Pipistrellus sp.)* (2 records). The nearest of these records to the Site is located approximately 705 m east at Armstrong Fluid Technology, Wolverton Street and incorporates three records, pertaining to an observation of 4 common pipistrelle bats in total, foraging and were recorded in 2015.

3.4.15 Foraging and commuting opportunities on Site are limited to the grassland and scrub habitats along the eastern boundary of the site. Habitats within the wider area such as the woodland edges, parkland and recreational grounds are likely to provide a more suitable habitat for foraging and commuting bats within the local area.

3.4.16 However, given there are suitable patches of scrub habitat on Site, the Site is deemed to have low suitability for foraging and commuting bats.

Birds

3.4.17 GMLRC returned a total of 99 recorded observations for 15 different bird species within 2 km of the Site. Of these records 4 species are listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended), these include black redstart (*Phoenicurus ochruros),* little ringed plover (*Charadrius dubius*), Peregrine (*Falco peregrinus*) and kingfisher (*Alcedo atthis*). There were also 11 species listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, 8 BoCC Red and 3 BoCC Amber listed species within 2 km of the Site.

3.4.18 Scrub and grassland habitats within the Site will provide limited foraging opportunities for bird species. However, the site is considered to have suitability to support nesting opportunities for a common assemblage of urban fringe bird species likely to be present at any given time. Additionally, the buildings on Site provide suitable opportunities for birds to nest both within and on the building with evidence of nesting and roosting birds including woodpigeons *Columba palumbus* observed during the survey, on top of the wall plate on Building 1 (B1) and in/on Building 9 (B9).

3.4.19 Given the presence of similar vegetated habitats in the wider area, the Site is considered to be of value to common nesting and foraging bird species at no greater than the site level.

Reptiles

3.4.20 GMLRC returned no records of reptiles from within 2 km of the Site.

3.4.21 The habitats within the Site provide some suitable opportunities for foraging, basking, and sheltering for common reptiles (e.g. slow-worm and common lizard) in the form of scrub habitat, hard standing and bare ground/artificial unsealed surfaces and stored/disused materials (TN3) acting as reptile hibernacula/refugia. Additionally, there is connectivity to offsite habitats via the railway corridor to the north, however suitable habitat within the wider area is limited.

3.4.22 The presence of common reptiles cannot be ruled out, and there is a possibility that low numbers of common reptiles may be encountered within the Site. Consequently, the Site is considered to be of importance to reptile species at the site level.

Riparian Mammals and White-Clawed Crayfish

3.4.23 GMLRC returned no records for riparian mammals or white-clawed crayfish from within 2 km of the

Site.

3.4.24 The nearest watercourse to the Site is located 836 m to the north-west. The Site lacks connectivity to any watercourses within 50 m and overall suitable habitat, therefore riparian mammals and white-clawed crayfish are not currently considered to pose constraints to the proposed works and they are not discussed further within this report.

Other Key and Notable Species

European Hedgehog

3.4.25 LERN returned 11 records of European hedgehog (*Erinaceus europaeus*) within 2 km of the Site. The nearest record is situated approximately 320 m to the south-west and relates to a hedgehog observed in 2020 near Coverdale Crescent.

3.4.26 Hedgehogs live in a broad range of habitats and are abundant in rural, suburban, and urban areas. Hedgerows, areas of scrub, and woodland provide hedgehogs with a good supply of food, protection, and corridors to commute into the wider area.

3.4.27 No evidence of hedgehogs were observed during the site visit, however habitats within the Site such as scrub and stored/disused materials (TN3) provide abundant opportunities for foraging and sheltering (including hibernating) hedgehogs, should they be present in the local area. It is therefore considered that individual hedgehogs may be present on Site from time to time and the Site is of value to this species at the site level.

3.5 Invasive Non-Native Species

3.5.1 GMLRC returned no records for invasive non-native species (INNS) listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) from within 2 km of the Site.

3.5.2 During the site visit cotoneaster (*Cotoneaster horizontalis*) listed on Schedule 9 was identified within the Site boundary (TN1).

3.5.3 Given INNS have been recorded on the Site and have the potential to colonise the Site via the connected railway habitats adjacent to the Site, with which railway habitats are known to support INNS including japanese knotweed (*Fallopia japonica*) and giant hogweed (*Heracleum mantegazzianum*), INNS are considered to be an ecological constraint to the proposed works.

4. Ecological Assessment and Mitigation

4.1 Proposals

4.1.1 It is understood that the proposed works will involve the demolition of existing buildings, clearance of vegetation and stored/disused materials (TN3) and ground excavation, in order in order to erect 272 residential units and a community centre, with associated highways and public open space (POS).

4.2 Designated Sites

4.2.1 The localised scale of the proposed works mean that the non-statutory designated sites are not likely to be impacted by the proposed works.

4.3 Habitats

4.3.1 It is understood that vegetation clearance is required as part of the proposed works, in which the areas of grassland and scrub will be impacted. The species identified within these habitats are common and widespread within the wider area and the habitat types are characterised by a low botanical diversity of species. As such they are considered to be in poor condition and have low value to nature conservation. Therefore, the losses that will occur will not pose significant ecological impact.

4.4 Protected and Key Species

Amphibians

4.4.1 Suitable amphibian, sheltering (including hibernating) and foraging habitat is present within the Site, with potential hibernacula/refugia provided by stored/disused materials (TN3). Consequently, there is a low likelihood that common amphibians, may be encountered within the Site, as such reasonable avoidance measures is recommended.

4.4.2 In the event that common amphibians are encountered during the proposed works on Site, they should be allowed to move away of their own volition. If this does not occur and they are in immediate harm's way, they should be carefully collected by gloved hand and relocated under suitable cover e.g. dense shrubs, away from the area of works. In the unlikely event that a GCN is encountered on site, work in the immediate area must cease, and an ecologist should be contacted for further advice.

4.4.3 To further minimise any risks, works should proceed under a Reasonable Avoidance Measures (RAM) Method Statement, which details key construction safeguards should common amphibians, be using the area at the time of the works and are included as part of this report in Appendix 5.

Badger

4.4.4 No signs of badgers were found within Site however, it is considered possible that they may use the Site for foraging and commuting purposes from time to time. Due to the highly mobile nature of badgers, setts can be created overnight in areas where none were previously recorded. Therefore, works should be carried out adhering to Best Practice Measures (BPM) for badgers, which include the following:

- A pre-commencement badger check of the work area and immediate track side habitats should be undertaken prior to the proposed works;
- All deep excavations (>1m) should be covered overnight, and shallow excavations (<1m) should have a scaffold board or equivalent placed in them overnight to allow any badgers to exit, should they fall in;
- Any chemicals or other Site materials should be stored securely in accordance with best practice guidelines and no open pipework should be left overnight to reduce any risk of

badgers taking refuge in them; and,

- If a suspected badger sett is discovered on Site at any time, works should be halted in the immediate area, and an ecologist should be consulted for further advice.

Bats

Roosting Bats

4.4.5 Buildings 1 (B1), 2 (B2), 4 (B4) and 5 (B5) have been assessed to have moderate suitability to support roosting bats. The buildings have a number of PRFs identified on their external structures. Buildings 3 (B3), 6 (B6), 7(B7) and Structure 1 (S1) have limited PRFs on their external structures and have been categorised as having low suitability for roosting bats. Buildings 8 (B8) and 9 (B9) have no PRFs present and are considered to offer negligible suitability for roosting bats and do not require any further investigation.

4.4.6 Onsite buildings will be directly affected by the proposed works, as such activity surveys will be required to ascertain the presence/likely absence of roosting bats. In accordance with the BCT Good Practice Guidelines, survey requirements dependent on the suitability status are as follows:

- **Moderate** - Two nocturnal bat surveys will be required as a minimum. Surveys should comprise of a combination of a dusk emergence survey and a separate dawn re-entry survey (if night vision equipment is not utilised) **or** two dusk emergence surveys (if night vision equipment is to be utilised). These surveys should be undertaken during the bat active season May- September with at least one of these surveys during the peak of this season May-August. Surveys must be distributed as far throughout the active season as possible with at least 14 days between surveys.
- **Low** - One nocturnal bat survey will be required as a minimum. One dusk emergence survey should be undertaken during the peak of the bat active season May-August.

These surveys should be undertaken prior to any works commencing on the buildings.

4.4.7 If a bat roost is found to be present in any of the onsite buildings or structures, additional survey effort will be required to classify the type of roost present, this information will inform mitigation measures required to be implemented. It is also likely that a derogation licence from Natural England would be required (either Bat Mitigation Class Licence or European Protected Species Mitigation Licence) depending on the species and type of roost present.

Foraging and Commuting Bats

4.4.8 Foraging and commuting opportunities for bats on Site are limited to the areas of grassland and scrub habitat. Habitats within the wider area are deemed to be of higher value for commuting and foraging bats. Therefore, it is considered that no significant impacts to foraging and commuting bats will occur as a result of the removal of these habitats.

4.4.9 Furthermore, the habitats immediately surrounding the Site are predominantly residential and there is a distinct absence of foraging, commuting and connecting habitats which bats may use. Additionally, there is artificial light pollution related to the activities on the Site and from street lighting close by. Therefore, these factors would limit the likelihood of bats using the Site for foraging and commuting opportunities.

Birds

4.4.10 The Site provides suitable habitat for nesting and foraging birds in the form of onsite buildings and scrub habitat.

4.4.11 If the required vegetation clearance involving scrub removal, removal of stored/disused materials (TN3) and demolition works are to be undertaken within the bird nesting season (typically recognised as March to August inclusive), then any areas to be impacted should be checked for active bird nests no more than 48 hours before the works begin. If an active nest were to be discovered, an exclusion zone of at least 5 m around the nest would need to be established and

adhered to until the chicks have fledged and/or the nest is no longer in use (to be confirmed by an ecologist).

Reptiles

4.4.12 Suitable reptile foraging, basking and sheltering habitat is present within the Site, in the form of grassland, scrub and artificial unvegetated unsealed surface habitats with potential hibernacula/refugia provided by stored/disused materials (TN3). In addition, there is viable connectivity to habitat within the wider area via the railway corridor to the north of the Site. Consequently, there is a possibility that low numbers of common reptile species (e.g. common lizards and/or slow-worms) may be encountered within the Site.

4.4.13 Vegetation clearance is required to facilitate the proposed works, therefore it is recommended that works be undertaken outside of the reptile hibernation period (October to March, inclusive) so that any individual reptiles present within the Site are likely to be active and are able to disperse from the works area of their own volition. To further minimise any risks, works should proceed under a Reasonable Avoidance Measures (RAM) Method Statement, which details key construction safeguards should reptiles be using the area at the time of the works and are included as part of this report in Appendix 5.

Other Key and Notable Species

European Hedgehog

4.4.14 Hedgehogs are highly mobile and inquisitive animals that therefore have potential to move onto the Site at any time. The scrub and stored/disused materials (TN3) have the potential to offer suitable sheltering, foraging and hibernation opportunities for hedgehog and other small mammals.

4.4.15 The proposed vegetation clearance is anticipated to be restricted to the Site and the impacts will be of importance to hedgehogs at no greater than the site level. Therefore, works should be carried out adhering to BPM for hedgehog, which include the following:

- Should any excavations be left open and unattended during the night for a long period of time, it is recommended that they are covered or have a suitable escape ramp, e.g. a long scaffold board, inserted to allow escape should a hedgehog fall in;
- Any piles of debris/disused material or brash to be removed should be dismantled by hand.
- If a hedgehog is discovered during the works at any time during active period (April to October inclusive), they should be allowed to move away on their own volition. In the event that hedgehogs are in immediate danger they can be moved carefully with gloved hands to a sheltered area (e.g. dense scrub) away from works.
- Should hedgehogs be discovered on site outside of the active season (April to October inclusive), all works must stop and an ecologist should be contacted for advice on how to proceed.

4.5 Invasive Non-Native Species

4.5.1 Cotoneaster has been identified within the Site, therefore works should seek to limit the spread of Cotoneaster and any INNS encountered on or immediately adjacent to the site. It is recommended that measures to prevent the spread of INNS are implemented at the site throughout the works. Works should follow good practice guidance for INNS, including:

- Material with the potential to contain any propagules of Schedule 9 listed plant species (e.g. seeds, roots, stems, shoots) should be considered as contaminated waste. It should not be scattered around the site. It should be securely bagged and disposed of according to an appropriate management plan. This includes soil, as well as cut plant material.
- Tools, clothing, vehicles and any other equipment that may have come into contact with propagules of Schedule 9 listed plant species should be decontaminated before leaving the site. Any material resulting from de-contamination should be securely stored and disposed

of according to an appropriate management plan.

4.5.2 Details on identification of INNS can be found at http://www.nonnativespecies.org.

5. References

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Natural England (2010). List of habitats and species of principal importance in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

The UK Habitat Classification Working Group (UKHCWG). (2018). 'UK Habitat Classification User manual''. Ecountability Ltd, Kentisbeare.

Appendix 1: Site Location Plan

ecus
part of Cura Terrae

Legend

- Site Boundary
- 500m Radius
- 2km Radius

Non-statutory Designated Sites

- Sites of Biological Importance (SBI)

0 100 200 m

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Appendix 1: Site Location Plan

MIOC Building, Suite 11C, Styal Road, Wythenshawe, Manchester, M22 5WB;
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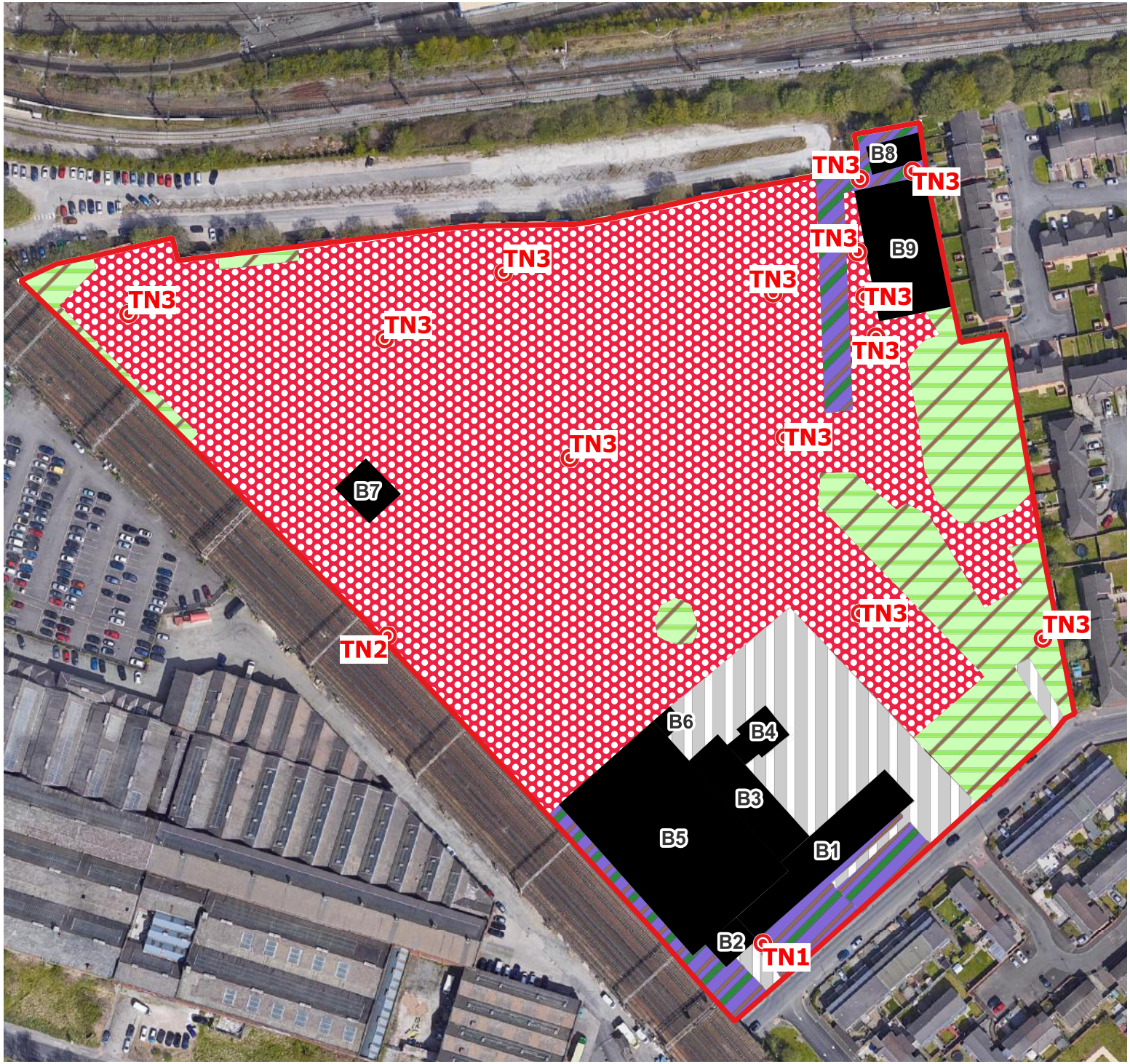
Date: July 2022 | Scale:1:39543 @A4 | Drg.Ref:GWI/19414

Appendix 2: UK Habitat Map

Target Notes (TN)	
TN1	Cotoneaster (*Cotoneaster horizontalis*) located south of the Site.
TN2	Hole in structure.
TN3	Stored/disused materials- Refugia



ecus
part of Cura Terrae

Legend

Site Boundary

UK Habitats

- g3c - other neutral grassland
- h3h - mixed scrub
- u1b - developed land. sealed surface
- u1b5 - buildings
- u1c - artificial unvegetated unsealed surface
- 16 - tall herbs
- Target Notes

0 100 200 m

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Bennett Street, Manchester Preliminary Ecological Appraisal

Appendix 2: UK Habitat Map

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Date: July 2022 | Scale:1:1400 @A4 | Drg.Ref:GWI/19414

Appendix 3: Site Photos

Legend

Photo 1. Scrub along Bennet Street at Site entrance.

Photo 2. Dense scrub west of entrance.

Photo 3. Cotoneaster (*Cotoneaster horizontalis*) along B1 at entrance (TN1).

Photo 4. Hardstanding-cobblestone paving at entrance.

Photo 5. Building1 (B1).

Photo 6. B1 PRFs- roof tiles missing and felt and slats exposed.

Photo 7. B1 PRFs- gaps to the top of wall plate. Also evidence of birds nesting.

Photo 8. Building 2 (B2).

Photo 9. B2 PRF's- gaps in-between steel gates.

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Appendix 2: Site Photos

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Legend

Photo 10. B2 PRFs- tiles missing and felt and slats exposed.

Photo 11. Building 3 (B3).

Photo 12. B3 PRFs- exposed cavity wall.

Photo 13. Building 4 (B4).

Photo 14. B4 PRFs- tiles missing and felt and slats exposed.

Photo 15. Connecting corridor from B4 to B3.

Photo 16. Building 5 (B5).

Photo 17. B5 PRFs- roof tiles missing and partially falling in.

Photo 18. B5 PRFs- Multiple brick-built internal rooms.

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Appendix 2: Site Photos

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Legend

Photo 19. Building 6 (B6).

Photo 20. B6 PRFs- gaps in wooden fascia boards.

Photo 21. Building 7 (B7).

Photo 22. B7 PRFs- possible gaps in wooden fascia boards.

Photo 23 & 24. Building 8 (B8)- no access.

Photo 25 & 26. Building 9 (B9)- unsafe structure.

Photo 27. Structure 1 (S1).

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Appendix 2: Site Photos

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Legend

Photo 29. S1 internal construction.

Photo 30. S1 PRFs- gaps at the top of wall plate.

Photo 31. S1 PRFs- hole present (TN2).

Photo 32 & 33. Vegetated spoil mounds.

Photo 34 & 35. Vegetated bunds.

Photo 36 & 37 Stored cobblestones and waste/stone mounds-hibernacula/refugia (TN3).

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Appendix 2: Site Photos

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Appendix 4: Relevant Legislation

Amphibians

Great crested newt *Triturus cristatus* (GCN) and natterjack toad *Epidalea calamita* are both listed on Schedule 5 of Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, making them European Protected Species. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. It makes it an offence to:

- Deliberately capture, injure or kill any such animal;
- Impair its ability to hibernate or migrate;
- Affect significantly the local distribution or abundance of that species;
- Damage or destroy a breeding site or resting place of any such animal;
- Intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; and
- Intentionally or recklessly obstruct access to any place that any of these animals use for shelter or protection.

Smooth newt *Lissotriton vulgaris*, palmate newt *L. helveticus*, common frog *Rana temporaria* and common toad *Bufo bufo* are included in Section 9(5) of the Wildlife and Countryside Act 1981 which prohibits sale, barter, exchange, transporting for sale and advertising to sell or to buy these species.

Common toad and GCN are also Priority Species under the Natural Environment and Rural Communities Act 2006.

Badger

Badgers *Meles meles* and their setts are protected under the Protection of Badgers Act 1992 ("the PBA 1992"). It makes it an offence:

- Wilfully kill, injure or take, or attempt to kill, injure or take a badger;
- Cruelly ill-treat a badger, dig for a badger; use badger tongs in the course of killing or taking, or attempting to kill or take a badger; or use for the purpose of killing or taking a badger any firearm other than that stated under the exceptions within the Act;
- Sell or offer for sale a live badger, or have possession or control of a live badger; and
- Mark a badger or attach any ring, tag, or other marking device to a badger.

Section 3 of the Act defines interference (with a sett) as

- Damaging a sett;
- Destroying a sett;
- Obstructing access to, or any entrance of, a sett;
- Causing a dog to enter a sett; or
- Disturbing a badger when it is occupying a sett.

Under Section 14 of the Act, a sett is defined as "any structure or place which displays signs indicating current use by a badger".

Under Section 10 (1)(d) of the Act, a licence may be granted by Natural England to interfere with a badger sett for the purpose of development, as defined by Section 55(1) of the Town and Country Planning Act 1990.

Bats

All species of bat occurring within the UK are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Habitats and Species (Amendment) (EU Exit) Regulations 2019, making them European Protected Species. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulation, It makes it an offence to:

- Deliberately capture, injure or kill any such animals;
- Deliberately disturb any such animals, including in particular any disturbance which is likely to:
- Impair its ability to survive, breed, or rear or nurture their young;
- Impair its ability to hibernate or migrate;
- Affect significantly the local distribution or abundance or that species; or
- Damage or destroy a breeding site or resting place of any such animal; or
- Intentionally or recklessly disturb any of these animals while it is occupying a structure or place for shelter or protection.

In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat Rhinolophus ferrmequinum
- Lesser horseshoe bat Rhinolophus hipposideros
- Bechstein's bat Myotis bechsteinii
- Barbastelle Barbastella barbastellus
- Greater mouse-eared bat Myotis myotis

Birds

All nesting birds are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended). Therefore, it is an offence to:

- Intentionally kill, injure, or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; or
- Intentionally take or destroy the egg of any wild bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls.

Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- Intentionally or recklessly disturb any bird while it is nest building, or is a nest containing eggs or young; or
- Intentionally or recklessly disturb the dependent young of any such bird.

Hedgehogs and Brown Hare

Whilst not afforded a high level of protection, hedgehogs and brown hare are NERC Act 2006 species and have experienced significant declines in their UK population numbers.

Reptiles

All UK reptile species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) against intentional killing or injuring.

Sand lizard *Lacerta agilis* and smooth snake *Coronella austriaca* are awarded further protection under the Habitats and Species (Amendment) (EU Exit) Regulations 2019. However, the distribution of these species is restricted to only and very few sites and will not be present within the Survey Area.

Slow worm *Anguis fragilis*, sand lizard, common lizard *Zootoca vivipara*, grass snake *Natrix helvetica* and adder *Vipera berus* are also listed as Priority Species under the Natural Environment and Rural Communities Act 2006.

Invasive Non-Native Species

The Wildlife and Countryside Act 1981 (as amended) is the principal piece of legislation in the UK that regards invasive non-native species. It is offence under Section 14 (2) (a) to “plant or otherwise cause to grow in the wild” any species listed on Schedule 9, Part II of the Act. Schedule 9, Part II includes species such as Japanese knotweed, Himalayan balsam, giant hogweed, cotoneaster, montbretia and Rhododendron.

In accordance with Section 33 and 34 of the Environmental Protection Act 1990, if taken from their place of origin, any plant listed on Schedule 9, Part II of the Wildlife and Countryside Act 1981 (as amended) and their associated material (e.g. soil and ash) are classes as controlled waste and must be disposed of at a licenced landfill site by a a licenced waste carrier. Any waste being disposed of must be accompanied by appropriate waste transfer documentation.

Appendix 5: Method Statement

Reasonable Avoidance Measures (RAM) Method Statement

There is a low risk that common amphibians and common reptile species (e.g. slow-worm *Anguis fragilis* and common lizard *Zootoca vivipara*) may be present within the works area.

The following section details the measures which will be adhered to during the proposed works at the Site to safeguard amphibians and reptiles in the event that they are present on Site at the time of works. The mitigation measures detailed in Table 4 below are based on legal requirements, best practice and the specific requirements for the development works.

Table 4. Method of Working

Mitigation	Reason	Timings
Toolbox Talk		
All key site staff will be briefed via a Toolbox Talk prior to the start of the works. The Toolbox Talk will include relevant detail on amphibian and reptile ecology/identification, legislation and best working practices. A Toolbox Talk Site guide including an identification guide will be shown to all staff and made available for reference on Site at all times.	To ensure all staff are aware of the potential presence of amphibians and reptiles on Site and explain the relevant legislation and the proposed methods of working as detailed below. To ensure that all contractors are aware of appropriate precautionary measures to minimise the risk of committing an offence during the works and what to do if amphibians and reptiles are encountered.	Prior to works commencing.
Best Practice Working Methods		
Prior to any ground disturbance or removal of vegetation and stored/disused materials (TN3) associated with the development, it is recommended that a pre-commencement amphibian and reptile check of the area to be impacted is undertaken. This will involve a visual inspection of the working area to search for amphibians and reptiles which may be harmed during the works.	To minimise the risk of harming amphibians and reptiles during Site works in the event that they are present at the time of works.	Prior to works commencing.
All staff are to keep a high level of vigilance for amphibians and reptiles at all times during works. High vigilance should be employed in particular during the removal of vegetation or ground disturbance or lifting the stored/disused materials (TN3) as amphibians and reptiles may be found sheltering in these areas.	To minimise the risk of harming amphibians and reptiles during Site works in the event that they are present at the time of works.	Throughout works.
The required vegetation clearance will proceed carefully and with consideration for the possible presence of amphibians and reptiles. It will proceed in one direction, with frequent rest intervals, allowing any amphibians and reptiles to easily escape.	To minimise the risk of harming amphibians and reptiles during Site works in the event that they are present at the time of works.	Throughout works.
Vehicles, equipment, and materials, will be stored on areas of hard-standing, bare ground, or short vegetation where it is as clear as possible that there are no foraging, sheltering or hibernating animals.	To minimise the risk of harming amphibians and reptiles present in habitats adjacent the Site.	Throughout works.
Careful storage of materials and waste on Site should be observed at all times to avoid colonisation by amphibians and reptiles.	Good general housekeeping of the Site will be employed to ensure there is no build-up of debris or other waste which may create suitable habitats for protected species.	Throughout works.

All materials/kit on Site to be stored in a designated area located away from any on Site suitable habitats (i.e. grassland, scrub, long vegetation). All materials will need to be raised off the ground (e.g. on pallets) and/or stored on areas of hardstanding or bare ground away from long vegetation. Any materials arising from the works (e.g. soil) should be removed from the Site as quickly as possible for the same reasons, or placed in a skip or other sealed container immediately if stored on Site.		
Encountering Amphibians		
In the unlikely event that a GCN is found, work in the immediate area should stop and an ecologist will be contacted for advice about how to proceed. If a common amphibian is found they should be removed gently and carefully to a safe area of adjacent habitat, preferably using a gloved hand and clean container.	To protect GCN and amphibians in the event that they are present at the time of works.	At all times.
Encountering Reptiles		
In the unlikely event that a reptile is found, work in the immediate area should stop and an ecologist will be contacted for advice about how to proceed. Do not handle reptiles unless they are in immediate danger (in which case, remove gently and carefully to a safe area of habitat, preferably using a gloved hand and clean container).	To protect reptiles in the event that they are present at the time of works.	At all times.