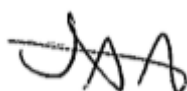


Site:	Martin Harris, Manchester
Client:	University of Manchester
Job Number:	784-B033892
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Prepared by: Jade Armstrong Project Ecologist 		Checked and Approved By: Candice Howe CEcol MCIEEM Associate Ecologist 	
Description of revision: Location of bat and bird boxes updated following discussions with client.			

INTRODUCTION

BACKGROUND

Tetra Tech was commissioned by the University of Manchester in March 2023 to provide a letter report to support the discharge of condition 13 of the planning permission 135026/FO/2022 for the construction of a new two storey music building at the site known as Martin Harris, Manchester.

This letter report has been produced to discharge condition 13 of planning permission 135026/FO/2022;

'Prior to the commencement of any above ground works hereby approved final details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of bat boxes and bricks and bird boxes shall be submitted to and approved in writing by the City Council (as local planning authority). The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied.'

This report has been prepared by Tetra Tech Assistant Ecologist Carlos Dolado-Hollyman BSc (Hons) MSc and updated by Tetra Tech Project Ecologist Jade Armstrong and the conditions pertinent to it are provided in Appendix A.

SITE LOCATION

The 'site' is located within the University of Manchester campus within the Chorlton-on-Medlock area of central Manchester and is centred at Ordnance Survey National Grid Reference SJ 84424 96602 and postcode M13 9PL – see Figure 1. The site comprises hardstanding and is immediately surrounded by buildings.

DEVELOPMENT PROPOSALS

It is proposed that a new two storey building will be constructed within the site to form a new music practice building as part of the University of Manchester campus. No other construction is currently proposed.

The proposed post development layout and landscaping plan is attached within Appendix B (7989-012AA-A002 P4).

EXISTING ECOLOGICAL INFORMATION

The site has previously been subject to an Ecological Appraisal as well as an extended Phase 1 habitat survey in March 2022 (Tetra Tech, 2022) which identified that the site was dominated by hardstanding car park with no vegetation, buildings or structures present within the site. It was concluded that there was negligible scope for protected species to be present within the site due to the absence of suitable habitats (site was dominated by hardstanding). Recommendations were made within the report for the inclusion of bat and bird boxes to form an enhancement to the site as these species were considered likely to be present within the surrounding area.

A Biodiversity Net Gain (BNG) assessment was also completed using the DEFRA small sites metric. The results from this assessment showed that the proposed development was predicted to result in no overall change for habitat units (0%). As the 10% BNG target was not achieved, it was recommended that the development layout is redesigned where possible to include habitats with biodiversity value which may include a green roof, planters and urban trees.

The results from this report are shown in the table below:

Table 1: Headline Results

Project Stage	Habitat Type	Units
On-site baseline	Habitat units	0
On site post-intervention	Habitat units	0
On site Total net unit change	Habitat units	0
On site net % change	Habitat units	0%

PURPOSE OF THE REPORT

The aim of this letter report includes the following:

- To discharge planning condition 13
- Provide description and evaluation of ecological features to be managed and enhanced.

- Provide description of the extent and location/area of proposed enhancement works (including detailed locations of integrated bird and bat boxes).
- Provide recommendations for species to be included within any landscape planting

LIMITATIONS

This document considers the unique features of the site, the local area and the proposed development and is based on currently available information. If, before or during implementation of this plan, the development proposal is altered substantially, or significant new ecological information comes to light, then the plan will need to be revised accordingly by the project ecologist.

BASELINE INFORMATION

BIRDS

A total of 246 bird records were returned from Greater Manchester Local Record Centre (GMLRC) in the previous 10 years. A number of the species returned were listed as red or amber BoCC such as house sparrow *Passer domesticus*, bullfinch *Pyrrhula pyrrhula* and dunnoek *Prunella modularis*. In addition, records for kingfisher *Alcedo atthis* and peregrine *Falco peregrinus* (Schedule 1 species of the WCA) were also returned. The site had very little value for birds due to the lack of vegetation that could provide foraging and nesting opportunities. Furthermore, no buildings or waterbodies were present that could be used for peregrine nesting or kingfisher foraging. It was however noted that the buildings immediately adjacent to the site, had suitability for common nesting birds.

BATS

A total of 15 previous European Protected Species Licences (EPSLs) for bats were identified within 2 km of the site. The most recent licence was granted in 2021 for a project destroying a common pipistrelle *Pipistrellus pipistrellus* resting place, this licence was located approximately 1.1 km northeast of the site. The closest licence to the site was granted in 2016 for a project also destroying a common pipistrelle resting place at a location approximately 700m east of the site.

A total of 56 records for bats were returned from GMLRC within the previous 10 years. The species included common pipistrelle, unidentified pipistrelle species *Pipistrellus* sp., unidentified bat species *Chiroptera* sp., unidentified *Myotis* species *Myotis* sp. and brown long eared bat *Plecotus auritus*. The closest record was located approximately 150m southeast of the site and was for an injured pipistrelle species. The records ranged from injured bats to small bat roosts and bat commuting.

There were no buildings, structures or trees within the site and therefore no suitable roosting locations. It was noted that the buildings immediately adjacent to the site had crevices suitable for roosting.

There was no vegetation within the site or linear features of value to bat commuting or foraging.

PROVISION AND PLACEMENT OF BIRD AND BAT BOXES

A number of bat and bird species are considered to be present within the surrounding area as demonstrated by the data returned from GMLRC. As a result, enhancement recommendations in the form of the inclusion of bat and bird boxes within the final layout were included within the PEA report (Tetra Tech, 2022).

The following ecological enhancements will be provided to enhance the site for roosting bats and nesting birds. Enhancement is encouraged as it helps to meet the government and local objectives for planning to protect and enhance biodiversity, in accordance with the National Planning Policy Framework (NPPF).

Bird Boxes

Placement of Bird Boxes

The locations of the bird boxes detailed below are displayed on Figure 1. It was recommended within V1 of our report (Tetra Tech 20223) that the bird boxes were located within the north-east and south-east facing walls of the new development, however following discussions with the client this was deemed unsuitable due to the type of construction of the new building. Following discussions, it was agreed that the bird boxes could be placed on the inside roof parapet of the newly constructed building. The bird boxes must face north/northwest. It is recommended that the bird boxes are placed at a height greater than 3m. Lighting should also be directed away from the boxes.

It is recommended that four Vivara Pro Seville 32mm WoodStone Nest Box (refer to Table 2) or equivalent will be installed in the site to encourage a range of species to nest. These bird boxes are manufactured from WoodStone which is a mix of concrete and FSC certified wood fibres. WoodStone boxes will not rot away or deteriorate like traditional wooden bird boxes and are guaranteed for 10 years. WoodStone material is robust and safeguards against attacks from predators such as woodpeckers, cats and squirrels. The Vivara Pro Seville are also well insulated which provides a consistent internal temperature. These boxes are suitable for a range of species including blue tits, tree sparrows, house sparrows, great tits, crested tits, nuthatches, coal tits and pied flycatchers.

Table 2 – Recommended Bird Box

Bird Box	Specification	Photograph
Vivara Pro Seville 32mm WoodStone Nest Box	Dimensions: 31cm x 20cm x 20cm (H x W x L) Weight: 6.9kg	

Maintenance of Bird Boxes

Old nests should be removed and the box cleaned out between 01st September and 31st January to avoid disturbing nests during the nesting season (British Trust for Ornithology, 2023). If an active nest is still in place during this time the nest should be left in situ until the birds have fledged.

Bat Boxes

Placement of Bat Boxes

It was recommended within V1 of our report (Tetra Tech 20223) that the bat boxes were located within the north-east and south-east facing walls of the new development, however following discussions with the client this was deemed unsuitable due to the type of construction of the new building. Following discussions, it was agreed that the bat boxes could be placed on the adjacent Coupland Building which is also owned by the university.

To maintain and enhance the site for roosting bats in accordance with Core Strategy Policy G9, National Planning Policy Framework, and British Standard BS42020:2013', the provision of two bat boxes will provide enhancement for roosting bats. These are to be erected as follows.

Boxes should be fitted at a height greater than 3m above ground level and should be installed on the south-west elevation, at eaves height above the level of light fittings. The boxes will be installed in the locations as shown in Figure 1.

Two Beaumaris Woodstone Bat Box (or equivalent) are recommended (refer to Table 3).

Fitting of the boxes can take place any time of the year, however it must take place after all other works which may disturb the newly installed boxes, has been completed. In accordance with the Panning Condition, the boxes must be installed prior to occupancy of the buildings, therefore installation of bat boxes must be undertaken as the final job on any external works.

Table 3 - Recommended bat box

Bat box	Specification	Photograph
Beaumaris Woodstone Bat Box	Height: 39cm Width: 29cm Depth: 6cm Weight: 4.4kg	

Maintenance of Bat Boxes

It may take several years for a bat box to become established and occupied by roosting bats and it can be difficult to know whether roosting bats are present on any occasion. Bats typically use a

variety of temporary roosts during the summer, spending a night or two in one location, before moving on to roost elsewhere then returning. Bats are usually active from March to October inclusive, hibernating during the winter months.

Maintenance of the bat boxes is required post construction and should be undertaken by a bat licensed ecologist. Maintenance checks should include:

- Bat boxes will be checked externally on an annual basis, from the ground using binoculars, to visually check for damage. This can be undertaken by a non-licensed person.
- Damaged or missing boxes to be replaced / repaired (subject to presence / absence of roosting bats). Please note a pre-inspection by a licensed bat ecologist must be undertaken prior to any repairs/replacement.
- If maintenance work is required when a box is occupied by roosting bats, then a licence may be required. Please speak to the licensed bat ecologist for advice.
- Sometimes birds may occupy a bat box in which instance the box will then be treated as a bird nest box until any chicks have fledged.

Post Development Safeguarding

Management and Maintenance of the bat boxes will be undertaken by J. Greenwood (Builders) Ltd during construction and will be passed on to The University of Manchester Estates and Facilities Directorate post construction. If any specialists are required during this work period these will be appointed as necessary.

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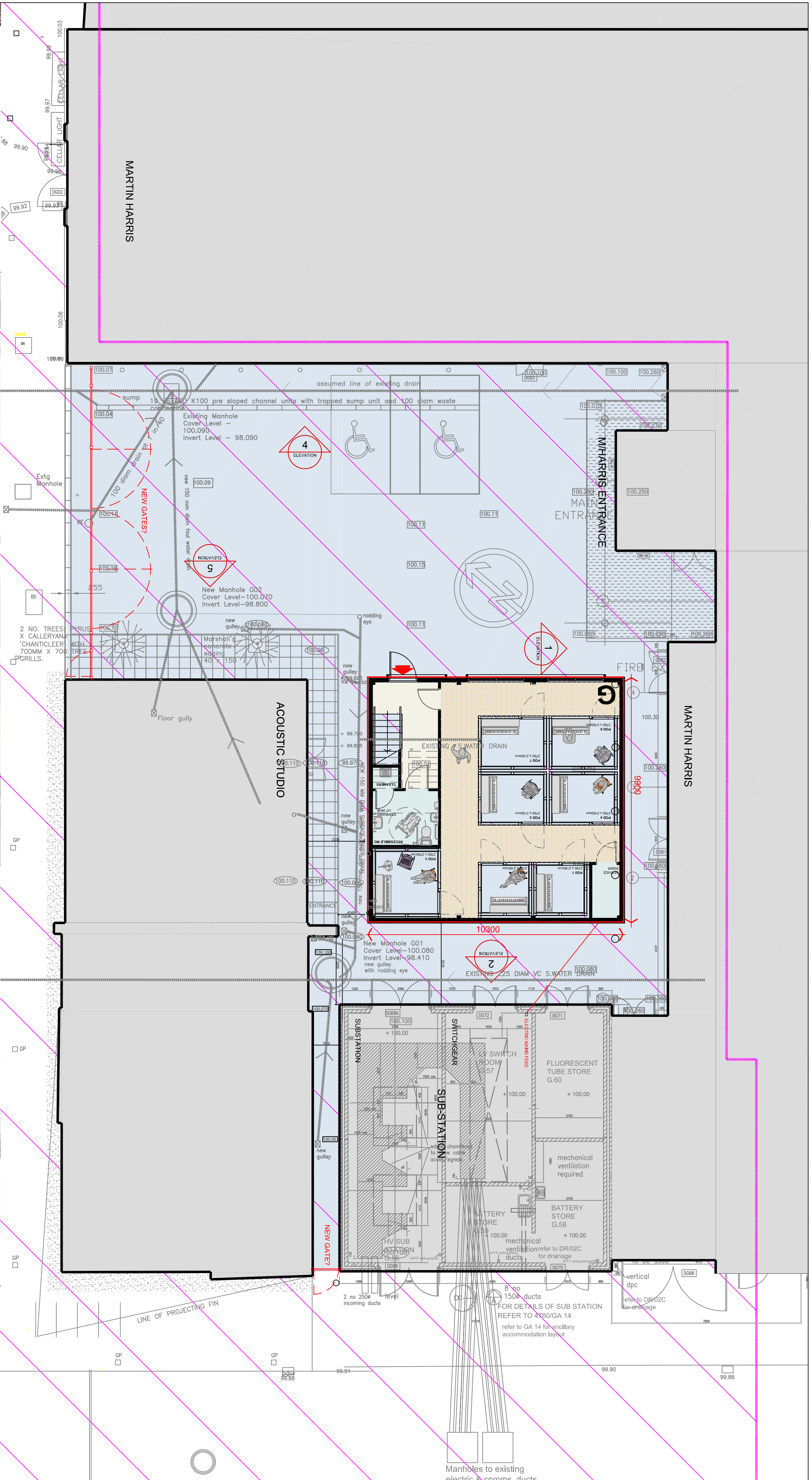
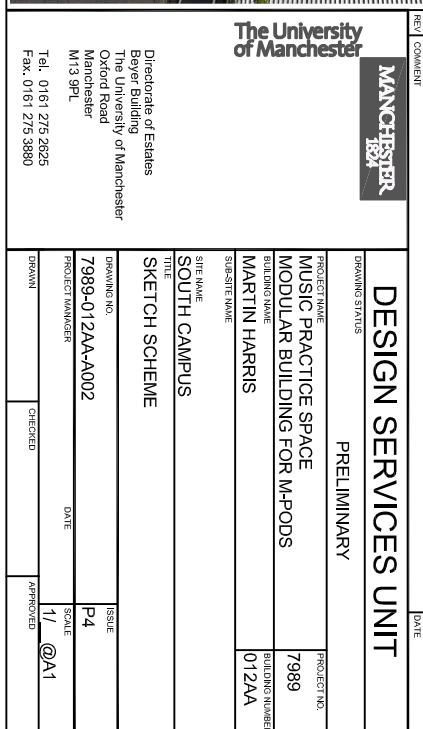
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FIGURES

Figure 1 – Site Location & Location of Bat and Bird Boxes

APPENDIX A – GENERAL ARRANGEMENT PLAN (0626-PLI-00-ZZ-DR-L-0130)

APPENDIX B – SKETCH SCHEME (7989-012AA-A002 P4)



APPENDIX C – BAT FRIENDLY PLANTING

Table F1: Trees, shrubs and climbers

Common name	Scientific name
Bramble	<i>Rubus fruticosus</i>
Buddleia	<i>Buddleja sp.</i>
Common alder	<i>Alnus glutinosa</i>
Dog rose	<i>Rosa canina</i>
Elder	<i>Sambucus sp.</i>
English oak	<i>Quercus robur</i>
Gorse	<i>Ulex sp.</i>
Guelder rose	<i>Viburnum opulus</i>
Hawthorn	<i>Crataegus sp.</i>
Hazel	<i>Corylus sp.</i>
Honeysuckle	<i>Lonicera periclymenum</i>
Hornbeam	<i>Carpinus sp.</i>
Ivy	<i>Hedera sp.</i>
Jasmine	<i>Jasminum sp.</i>
Rowan	<i>Sorbus sp.</i>
Silver birch	<i>Betula pendula</i>

Table F2: Flowers for borders

Common name	Scientific name
Aubretia*	<i>Aubrieta sp.</i>
Candytuft*	<i>Iberis sp.</i>
Cherry pie*	<i>Heliotropium arborescens</i>
Corncockle	<i>Agrostemma githago</i>
Cornflower	<i>Centaurea cyanus</i>
Corn marigold	<i>Glebionis segetum</i>
Corn poppy	<i>Papaver rhoeas</i>
Echinacea*	<i>Echinacea sp.</i>
English Bluebell	<i>Hyacinthoides non-scripta</i>
Evening primrose*	<i>Oenothera sp.</i>
Field poppies	<i>Papaver rhoeas</i>
Honesty*	<i>Lunaria annua</i>
Ice plant 'Pink lady'*	<i>sedum spectabile</i>
Knapweed	<i>Centaurea sp.</i>
Mallow	<i>Malva sp.</i>
Mexican aster*	<i>Cosmos bipinnatus</i>
Michaelmas daisy*	<i>Aster novi-belgii</i>
Night-scented stock*	<i>Matthiola longipetala</i>
Ox-eye daisy	<i>Leucanthemum vulgare</i>
Phacelia*	<i>Phacelia tanacetifolia</i>
Poached egg plant*	<i>Limnanthes douglasii</i>
Primrose	<i>Primula vulgaris</i>
Red campion	<i>Silene dioica</i>
Red valerian*	<i>Centranthus ruber</i>
Scabious	<i>Scabiosa sp.</i>
St John's wort	<i>Hypericum perforatum</i>
Sweet William*	<i>Dianthus barbatus</i>
Tobacco plant*	<i>Nicotiana</i>
Verbena*	<i>Verbena sp.</i>
Wallflowers*	<i>Erysimum sp.</i>
Wood forget-me-not	<i>Myosotis sylvatica</i>

Common name	Scientific name
Yarrow	<i>Achillea millefolium</i>

Plants marked * are hybrids or exotics

Table F3: Herbs

Common name	Scientific name
Angelica	<i>Angelica sp.</i>
Bergamot	<i>Monarda sp.</i>
Borage	<i>Borago officinalis</i>
Coriander	<i>Caroiandrum sp.</i>
English marigolds	<i>Calendula officinalis</i>
Fennel	<i>Foenicululm sp.</i>
Feverfew	<i>Tanacetum parthenium</i>
Hyssop	<i>Hyssopus officinalis</i>
Lavenders	<i>Lavandula</i>
Lemon balm	<i>Melissa officinalis</i>
Marjoram	<i>Origanum majorana</i>
Rosemary	<i>Rosmarinus officinalis</i>
Sweet cicely	<i>Myrrhis odorata</i>
Thyme	<i>Thymus vulgaris</i>

(Source: 'Encouraging bats – Gardening for bats', Bat Conservation Trust, 2015)