



Project: 22_PEA_12_33
Site: Collingham Street, Cheetham Hill, Manchester, M8 8RQ
Client: Subhan Saleem



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Project Number:	22_PEA_12_33
Report Type:	Preliminary Ecological Appraisal Report (PEAR)
Site Address:	Collingham Street, Cheetham Hill, Manchester, M8 8RQ

Role:	Name:	Position:	Date:
Surveyor	Connor Harmsworth	Field Surveyor	10/01/2023
Author	Matthew Harmsworth	Lead Consultant	19/1/2023

Revision History		
Date:	Version number:	Summary of changes:
19/1/2023	1.0	First Draft
19/1/2023	1.0	First Issue

Matthew Harmsworth is Lead Consultant and Director at ROAVR Group. Matthew has over 15-years continuous arboricultural experience and five years continuous ecological experience. Matthew has an HND in Countryside Recreation and a Foundation Degree in Arboricultural and is the best selling author of two books in the field. Matthew has a Diploma in Rural Studies and has gained a wide range of ecological and arboricultural skills and knowledge through a combination of academic and practical experience. Matthew has 3-years experience undertaking Phase 2 Protected Species Surveys in particular with bats and badgers. Matthew is currently continuing study through Ecology Training UK and is studying Renewable Energies through the OU.

Summary:

- i. We were appointed by Subhan Saleem to undertake an appraisal of Collingham Street, Cheetham Hill, in order to assess the potential ecological constraints to a planning proposal.
- ii. It is proposed to redevelop the site with the removal of a section of a container storage site and the replacement with single storey industrial units.
- iii. Before visiting the site, a thorough desk study was undertaken, in order to determine historical records of designated sites, habitats and protected species within a 2km search area. Data was sourced from Natural England via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC).
- iv. A site survey was carried out by Connor Harmsworth on 10th January 2023 under the guidance provided within CIEEM's 'Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017) and JNCC's 'Handbook for Phase 1 Habitat Survey' (JNCC, 2010).
- v. Development proposals must have regard for protected species identified as potentially occurring on, or near to, the site (e.g., amphibians, birds, terrestrial mammals, and reptiles). Mitigation measures to protect these species have been produced within this report to ensure that the proposed works comply with relevant UK legislation.
- vi. No further surveys beyond the desk study and site survey are considered to be necessary to determine the potential ecological constraints to development and advice on appropriate mitigation strategies.

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Appendix 1: Site Location and Assessment Boundary

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Acknowledgements:

Data referred to within this report was sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and through direct consultation with LERC.

Client Documents:

This report has been completed on assumption that the plans provided by the client at the time of issue of this report remain the same. A list of the documents provided by the client can be found in the table below.

Table: Documents provided by the client as of 06/12/2022.

Plans provided by client as of 06/12/2022
CollinghamStreet Drawings

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Ecological Appraisal Report (PEAR) at Collingham Street, Cheetham Hill, Manchester, M8 8RQ.
- 1.2 The survey was comprised of a desktop study, which was undertaken in December 2022 and a site survey, which was carried out by Connor Harmsworth on 10th January 2023.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application to redevelop the site.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2022).

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 0.2 hectares and is centred on 'SJ84589972'.
- 1.7 The site is situated in a city in the Manchester City Council control area. The site is located on the northern side of the town and is accessed via Collingham Street, North Street and ultimately the A665.
- 1.8 The site is currently a rental container storage site with 40' shipping containers stored north to south in linear features on a tarmac surface.

DEVELOPMENT PROPOSALS

- 1.9 The site is to be redeveloped with the removal of the containers and replacement with ten roller fronted industrial units.

SCOPE OF WORKS

- 1.10 The aims of this assessment were to:
 - identify the likely ecological constraints associated with the proposed development;
 - identify suitable mitigation measures (if required);
 - determine whether further surveys are necessary;
 - identify opportunities for ecological enhancement;

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, protected species and protected habitats within a 2km search area was sourced from DEFRA MAGIC .
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 was omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

PHASE 1 HABITAT SURVEY

- 2.4 A Preliminary Ecological Appraisal, comprised of a site walkover and GPS mapping was undertaken by Connor Harmsworth on the 10/01/2023. The PEA was undertaken in line with CIEEM's 'Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).
- 2.5 The survey was conducted from the ground. Habitats and features of importance were mapped using a GPS enabled handset.

- 2.6 A Site Habitat Map was produced in accordance with the JNCC Phase 1 Survey methodology (JNCC, 2010) (Appendix 4).

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.7 A Preliminary Bat Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken by Connor Harmsworth during the site survey on 10/01/2023. The PRA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2016).
- 2.8 The survey included an active search for bats, evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.8.1. PRFs of built structures are listed in Table 2.8.2. The lists are not exhaustive but show examples of the most commonly used roosting features of built structures and trees.

Table 2.8.1: Potential roosting features (PRFs) in built structures listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2016).

Potential roosting features (PRFs) in built structures	
External	Internal
- Access/egress through windowsills, window panes and walls; - Behind peeling paintwork or lifted rendering; - Behind hanging tiles; - Weatherboarding; - Eaves; - Soffit boxes; - Fascias; - Lead flashing; - Gaps under felt (even including those of flats roofs); - Under tiles/slates; - Existing bat boxes; - Gaps in brickwork or stonework which provide access/egress to cavity or rubble-filled walls	- Behind wooden panelling; - In lintels above doors and windows; - Behind window shutters and curtains; - Behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded windows; - Inside cupboards and in chimneys accessible from fireplaces; - Within attic roof voids; - The top of gable end or dividing walls; - The top of chimney breasts; - Ridge and hip beams and other roof beams; - Mortise and tenon joints; - All beams; - The junction of roof timbers, especially where ridge and hip beams meet; - Behind purlins; - Between tiles and the roof lining; - Under flat felt roofs

- 2.9 A Site PRF Map was produced to show the location of built structures, trees and potential roosting features (PRFs). Habitats and features of importance were mapped using a GPS enabled handset.

SUITABILITY ASSESSMENT

2.10 The likelihood of occurrence of protected ecological features and species was ranked in accordance with the criteria listed in Tables 2.10.1 and 2.10.2. Likelihood of occurrence was assessed using data collected during the desk study and after evaluation of the habitats on-site (during the site survey) as to their likelihood to provide suitability for protected species (i.e. presence of breeding, nesting, roosting, foraging, commuting and/or refuge habitat for example).

Table 2.10.1: Criteria used to assess the likelihood of occurrence for protected ecological features and species on-site (excl. bats).

Likelihood of occurrence	Criteria
Present	Confirmed as present during the site survey or by confirmed historical records.
High	Species are known to be present within close proximity to the site (records present). Habitats on-site are of high quality for the species and/or likely to support a large population. The site is well connected to good quality habitat within the local area.
Moderate	Species are known to be present within the local area (records present). Habitats on-site are of moderate quality for the species and/or likely to support a moderate population. The site and connected habitats provide all of the ecological requirements of the species. Suitability of habitats on-site may be limited due to disconnectivity to the wider landscape, poor to moderate habitat available within the wider locality, and/or due to the presence of only a small area of suitable habitat.
Low	Few or no records of the species within the local area. Habitats on-site are of poor quality for the species and/or likely to support just a few individuals. The suitability of habitats may be limited due to disturbance, isolation and/or poor quality habitat available within the wider locality. However, species presence cannot be discounted due to the national distribution of the species or the nature of on-site and surrounding habitats (if all required ecological requirements for the species are present).
Negligible	While presence cannot be absolutely discounted, the site includes very limited or poor quality habitat for a particular species. Connected habitats do not fulfil the ecological requirements of the species. There are no local records and/or the site is outside the known national range of the species.

Table 2.10.2: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2016).

Suitability	Criteria	
	Roosting bats	Foraging / Commuting bats
Negligible	Negligible habitat features on-site likely to be used by roosting bats.	Negligible habitat features on-site likely to be used by commuting or foraging bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). 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.	Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated habitat that could be used by small numbers of bats for foraging.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for commuting. Habitat that is connected to the wider landscape that could be used for bats for foraging.
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 habitats.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats. Site is close to and connected to known roosts.

ECOLOGICAL CONSTRAINTS AND MITIGATION

- 2.11 An evaluation of the potential ecological constraints to the proposed development and appropriate mitigation strategies was made following CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

- 2.12 Only one site visit was undertaken, therefore, a full evaluation of species present throughout the year could not be made. Furthermore, the site survey was undertaken in January. Therefore, there were seasonal constraints to species identification. However, the data collected during the site survey was sufficient to make an appropriate assessment of the site.
- 2.13 The site maps shown in Appendix 4 were produced from an Ordnance Survey Tile purchased from our mapping supplier. A site walkover with a GPS enabled handset was used to inform the location and extent of existing habitats shown on the appended mapping and is as accurate as possible but some error must be allowed for without a full topographical survey.
- 2.14 The site surveyor does not currently hold a Bat Licence. However, invasive licenced survey techniques were not considered to be necessary during the site survey. Thus, the site survey could be undertaken without the use of licenced survey methods.

3 Policy and Legislative Context

- 3.1 This section includes the legislative context of those protected species or other notable species that are recorded on-site, or have the potential to be present on-site. Details on specific legislation for other protected or notable species that have not been identified as being present, or having the potential to be present, are not included below.

NATIONAL PLANNING POLICY

- 3.2 The introduction of the National Planning Policy Framework (NPPF) in March 2012 sets out the Government's planning policies for England and how these are expected to be applied in the presumption in favour of sustainable development. It sets out the Government's requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so and is a material consideration for local planning authorities in determining applications.
- 3.3 Planning Practise Guidance is relevant covering the Natural Environment alongside the NPPF. Therefore features of ecological value should be considered in the context of conserving and enhancing the natural environment.
- 3.4 The Government's objectives for planning are to promote sustainable development, to conserve, enhance and restore the diversity of England's wildlife and geology and to contribute to rural renewal and urban renaissance.

LOCAL PLANNING POLICY

- 3.5 This report has been commissioned in order to comply with policy SO6, EN9, EN15, EN18.

https://www.manchester.gov.uk/downloads/download/5672/core_strategy

NATIONAL AND INTERNATIONAL LEGISLATION

- 3.6 Bern Convention on the Conservation of European Wildlife and Natural Habitats (1982)
- 3.7 Convention on the Conservation of Migratory Species of Wild Animals (1983)
- 3.8 Countryside and Rights of Way Act (2000)
- 3.9 National Parks and Access to the Countryside Act (1949)
- 3.10 Natural Environment and Rural Communities Act (2006)
- 3.11 Protection of Badgers Act (1992)
- 3.12 The Conservation of Habitats and Species Regulations (2017)
- 3.13 The Convention of International Trade in Endangered Species of Wild Fauna and Flora (1975)
- 3.14 The Hedgerows Regulations (1997)
- 3.15 UK Biodiversity Action Plan (1994)
- 3.16 Wildlife and Countryside Act (1981)
- 3.17 Wild Mammals (Protection) Act (1996)

4 Desktop Study

SITE DESIGNATIONS

4.1 There are no designated sites within the 2km search area.

Table 4.1.1: 1 recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)
SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)	SJ84229960	N/A	0.3 Km

*Data from DEFRA MAGIC

LOCAL HABITAT

4.2 There were more than 10 priority habitats that were formerly mapped within the 2km search area.

Table 4.2.1: Priority habitats formerly mapped within a 2km radius of the survey site.

Habitat	Approx. Closest Distance from Site (km)
Priority Habitat Inventory - Deciduous Woodland	0.1 km
Priority Habitat Inventory - Deciduous Woodland	0.3 km
Priority Habitat Inventory - Deciduous Woodland	0.2
Priority Habitat Inventory - No main habitat but additional habitat exists	1.2 km
Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)	1.1 km
Wood Pasture and Parkland BAP Priority Habitat	1.2 km
Priority Habitat Inventory - Traditional Orchards	1.9 km

*Data from DEFRA MAGIC

4.3 There was one standing water bodies situated within a 500m radius of the survey site.

HISTORICAL SPECIES RECORDS

- 4.4 Protected species records relating to the site and 2km search area were obtained from the LERC as part of the desktop study. The data search contains confidential information that is not suitable for public release. Therefore, the data has not been included in the report.
- 4.5 A full list of identified species recorded within the 2km search area can be requested from LERC.
- 4.6 The absence of identified records does not discount the presence of a species. An absence of identified records is primarily a result of a lack of survey or the non-submission of records. Furthermore, historical records of species do not confirm their current presence within an area.

5 Site Survey

- 5.1 The site survey was undertaken by Connor Harmsworth on the 10th January 2023. The weather conditions were considered to be appropriate to survey (Table 5.1.1)

Table 5.1.1: Weather conditions at the time of survey.

Date of site survey: 10/01/2023	
Temperature	9 °C
Wind	13mph
Precipitation	98%

*Data from BBC Weather.

PHASE 1 HABITAT SURVEY

5.2 The habitats presented consist of the following JNCC Phase 1 Habitat categories:

- J - Miscellaneous

5.3 A description of habitat present along with target notes is shown in Table 5.3.1. The location of habitats is shown in the Site Habitat Map, Appendix 4.

Table 5.3.1: Description of habitats present on-site (please also see the Site Habitat Map, Appendix 4).

Habitats and Target Notes	Description	Supporting Photo
TN1	Area of <i>Buddleia davidii</i> - invasive species colonising the area between container rows.	

TN2	Area of bare tipped spoil and hardcore	
TN3	Area of dormant Japanese Knotweed canes	

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

5.4 There were no built structures on site capable of supporting roosting bats./ There were no trees on site.

6 Evaluation and Assessment

- 6.1 Results from the desktop study and site survey were evaluated to assess the likelihood of occurrence for protected ecological features and species potential (as per Table 2.10.1). An evaluation of the potential impacts due to the proposed development and recommendations for appropriate mitigation measures are provided in Table 6.1.1.

Table 6.1.1: Likelihood of occurrence of protected ecological features and species on-site, potential impacts due to the proposed development and recommendations for appropriate mitigation measures.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Protected sites	Negligible	The site is not situated within, or adjacent to, any known protected sites. The site is not considered to be well connected to any known protected sites.	None.	None required.
Protected habitats	Negligible	There were no protected habitats on, or adjacent to, the site. Habitats on-site were not considered to be unique or of high quality within the wider locality.	None.	None required.
Protected plant species	Negligible	There are no known records of protected plant species within 2km of the site. No protected plant species were observed during the site survey.	The site does not appear to support protected plant species, thus, the proposed development is unlikely to impact upon protected plant species.	None required.
Amphibians (incl. Great Crested Newts)	Negligible	There are no known records of amphibians within 2km of the site and the site is not well connected and does not have any suitable habitat.	None.	None required.
Bats (Chiroptera)	Roosting bats			
	Negligible	The PRA determined that all built structures on-site had	The proposed development will not result in any	None required.

		negligible potential for roosting bats.	disturbance to suitable roosting habitats.	
	Foraging/Commuting bats			
	Negligible	There are no habitats on or adjacent to the site that would be suitable for foraging bats and the site is not connected to the wider scrubland.	The proposed development will not result in any substantial habitat loss that will impact upon local populations long-term.	None required.
Birds	Negligible	The site has negligible potential for nesting birds although the tops of the containers may be used opportunistically for rest by seagulls.	The proposed development will not result in any loss to suitable habitat for breeding birds.	None required.
Invertebrates	Negligible	There were no known records of protected invertebrate species within the 2km search radius. No protected invertebrate species were identified during the site survey. Habitats on-site are not considered to be unique or of high quality to support protected invertebrate species.	The site does not appear to support protected invertebrate species, thus, the proposed development is unlikely to impact upon protected invertebrate species.	None required.
Reptiles	Negligible	There are no known records of reptiles within 2km of the site. No reptiles, or evidence of reptiles, was found during the site survey.	The proposed development will not result in any habitat loss that will impact upon local populations long-term.	None required.

Other terrestrial mammals (excl. bats).	Badgers (<i>Meles meles</i>)			
	Negligible	There are no known records of Badgers within 2km of the site. No Badger setts were identified during the site visit and no evidence of Badgers was found.	The proposed development will not result in any substantial habitat loss to impact upon local populations as there is no suitable habitat on or adjacent to the site.	None required.
	Dormice (<i>Gliridae</i>)			
	Negligible.	There are no known records of Dormice within 2km of the site. The site is considered to be outside the known national range of the species.	None.	None required.
	Hedgehogs (<i>Erinaceus europaeus</i>)			
	High.	There are no known records of Hedgehogs 2km of the site and no suitable habitat.	None.	None required.
	Otters (<i>Lutra lutra</i>)			
	Negligible.	There are no known records of Otters within 2km of the site. There were no suitable aquatic habitats for the species on, or adjacent to,	None.	None required.

		the site.		
	Pine Martens (<i>Martes martes</i>)			
	Negligible	-	-	-
	Polecats (<i>Mustela putorius</i>)			
	Negligible	-	-	-
	Water Voles (<i>Arvicola amphibius</i>)			
	Negligible.	There are no known records of Water Voles within 2km of the site. There were no suitable aquatic habitats for the species on, or adjacent to, the site.	None.	None required.
	Common and widespread mammals			
	Negligible.	There was no evidence of common and widespread mammals at the site.	None.	None required.
Invasive plant species	Present	Butterfly Bush and Japanese Knotweed were both identified on site.	Invasive plant species have the potential to impact protected species and habitats	The Japanese Knotweed should be quantified, evaluated and a mitigation strategy put in place as it has the potential to damage any new building erected on the site. Treatment on site or excavation and removal offsite are the two options appropriate to the site.

7 Biodiversity Net Gain

- 7.1 The development should be used as an opportunity for biodiversity net gain, by creating new opportunities for wildlife. Bird boxes and insect bricks should be incorporated into the design. There is scope for new tree planting in dedicated tree planting pits but any new tree planting must be accompanied by an appropriate aftercare regime.

BIRDS

- 7.2 It is recommended to place two new bird boxes on-site.
- 7.3 A traditional nest box should be placed 3 metres above ground level in an area of low disturbance. The box should be sheltered away from prevalent weather conditions, commonly associated within the UK, such as strong sunlight, prevailing winds and rain.
- 7.4 An open-box/balcony nest box is preferred by larger bird species. As these nest boxes are more susceptible to predation, it is recommended that open-nest boxes be placed in areas of low/tolerable human disturbance, which will deter predators.

INVERTEBRATES

- 7.5 Two bee bricks are to be incorporated into the proposed dwellings. Alternatively, it is recommended to install invertebrate boxes on-site. The boxes should be suitable for solitary bees.
- 7.6 Nectar-rich wildflowers should be planted within close proximity to the bee bricks/invertebrates boxes to create new opportunities for pollinators.
- 7.7 Fruit trees make ideal habitat for many invertebrate species. Thus, it is recommended to plant new garden ornamental fruit trees on-site. For example, Crab Apple (*Malus sylvestris*), Wild Cherry (*Prunus avium*) and Common Pear (*Pyrus communis*).

TREES

- 7.8 New tree planting would be a welcomed addition to development. New tree planting should be considered carefully, with consideration to species, location and future management. New trees should be robust and of high quality. Where possible, native species should be used. However, considerations should be given to climate change and potential pathogens.

8 Conclusions

- 8.1 The site at Collingham Street is to be redeveloped with the replacement of the container storage site with ten connected light industrial units.
- 8.2 The site is of low ecological value and has low biodiversity value. The project can be used as an opportunity for biodiversity net gain.

ECOLOGICAL CONSTRAINTS

- 8.3 Development proposals must have regard for protected species identified as potentially occurring on, or near to, the site (e.g., amphibians, birds, terrestrial mammals, and reptiles). Mitigation measures to protect these species have been produced within this report to ensure that the proposed works comply with relevant UK legislation.
- 8.4 The site is largely unsuitable for utilisation by protected species and has an overall negligible potential.

MITIGATION STRATEGIES

- 8.5 Two invasive species were located on site (TN1 and TN2 on the appended plan). Both butterfly bush and Japanese Knotweed were identified.
- 8.6 Butterfly bush can be controlled through conventional felling and stump removal.
- 8.7 Japanese Knotweed is a tall, vigorous ornamental plant that escaped from cultivation in the late nineteenth century to become an aggressive invader in the rural and urban environment.

The greatest impact knotweed has on the human environment is the way it can grow through man-made structures, resulting in irreparable damage. Thin new shoots, with the vigour to grow quickly due to their access to the extensive nutrient store contained in the rhizomes and crowns of the mother plant, can exploit the smallest of weaknesses in tarmac, concrete, paving, mortar, etc. Once the knotweed shoots have penetrated the structure (e.g. walls, drainage systems, hard landscapes, etc.) subsequent growth will increase the size of the structural fault and gradually push the whole edifice apart. Horizontal structures, such as paving, will be lifted by knotweed, causing similar damage to that caused by tree roots but in a much shorter period of time.

Japanese knotweed will dominate any area where it is allowed to establish itself. In the Far East it is not seen as a problematic species, since a number of plant competitors and a range of natural insect and fungi predators keep it firmly in check. In the UK it has no competition or predators at all and this is why it is thriving - usually at the expense of native species, which are simply 'shaded out' by knotweed's thick leaf canopy.

Knotweed's predilection for moist conditions means it can be found growing alongside rivers and streams where it restricts access to river environments and increases the risk of flooding by trapping sediment and clogging waterways with leaf and stem debris.

Japanese knotweed can regenerate from tiny fragments of itself. Whilst stem and leaf regeneration have been recorded, rhizome and crown regeneration are more common. A fragment of rhizome the size of a paperclip can give rise to a new plant.

It is an offence under the Wildlife and Countryside Act to plant or permit to grow any plant listed under Schedule 9 of the Act, of which Knotweed is listed. Anyone convicted of this offence can face varying fines or even short-term imprisonment although the reality is this course of action is rare and enforcement is piecemeal at best.

The JKW at this site should be quantified and managed for removal.

- 8.8 Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.
- 8.9 Any newly built boundary features should incorporate 'wildlife gaps' (comprising a 13x13cm gap at the base of the feature), to allow wildlife to pass through.

BIODIVERSITY NET GAIN

- 8.10 The project is to be used as an opportunity for biodiversity net gain by creating new opportunities for wildlife. New habitat creation is to be implemented on-site and should be included within the final project design.

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10 Limitations

- 10.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
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Should you require any further information, please do not hesitate to contact us at any time.

Matt Harmsworth
Lead Consultant

MW Harmsworth



Prepared by: Matt Harmsworth Tech.Arbor.A, Dip RS, FDSc Arb, Assoc. ICFOR
Checked by: Lucy McCulloch

Appendix 2: Desktop Study

*Data from DEFRA.

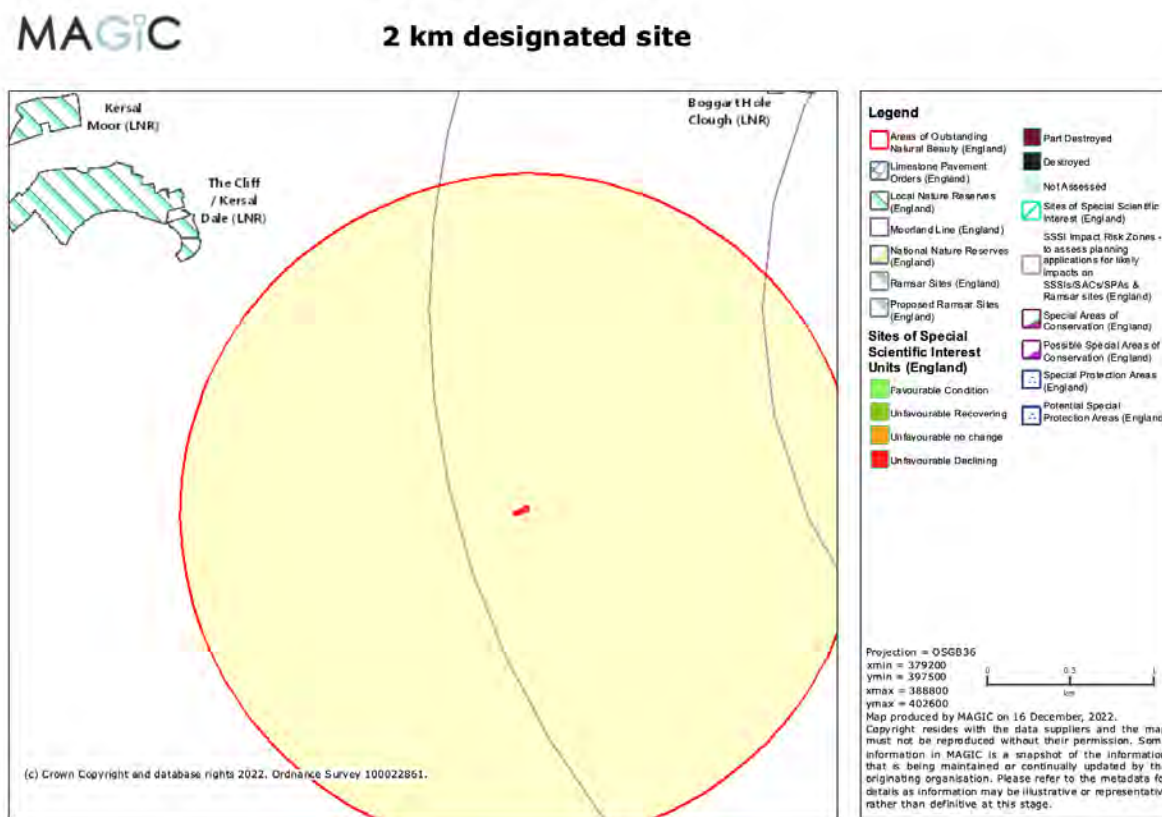


Figure A2.1: Location of xxx situated within a 2km search radius of the site.

*Data from DEFRA.

MAGiC

2KM Priority Habitat

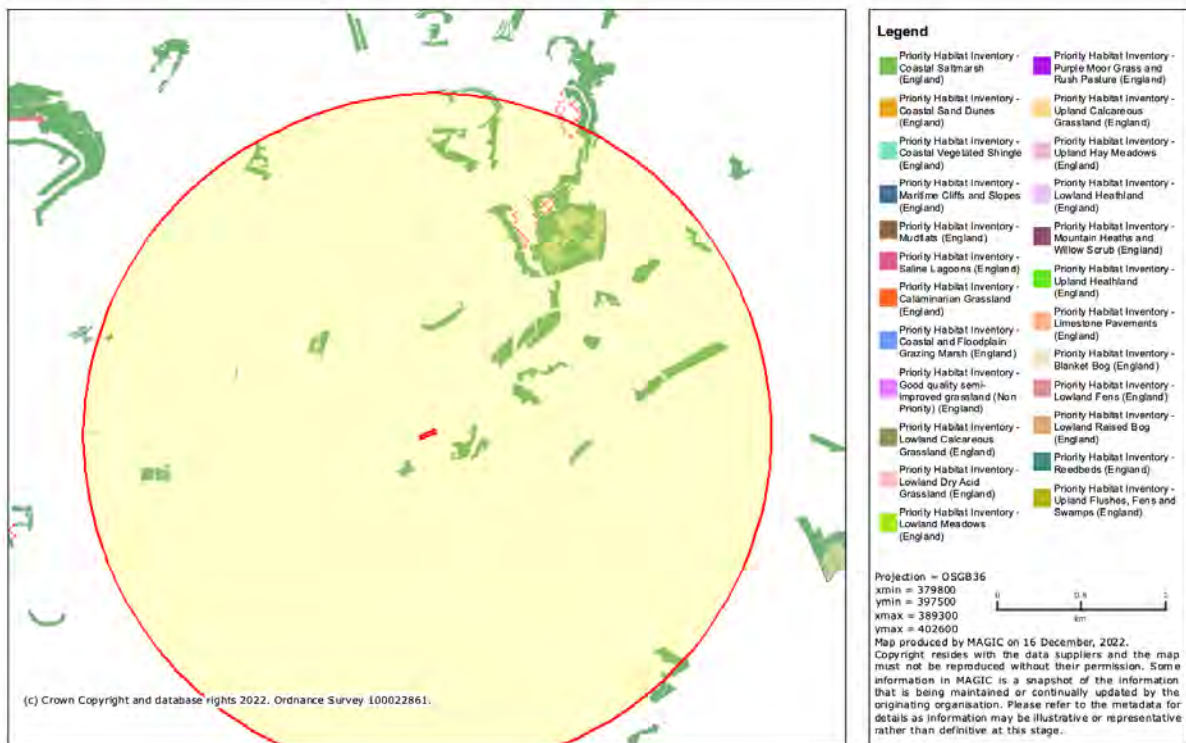


Figure A2.2: Priority habitats formerly mapped within a 2km search radius of the site..

*Data from Bing Maps

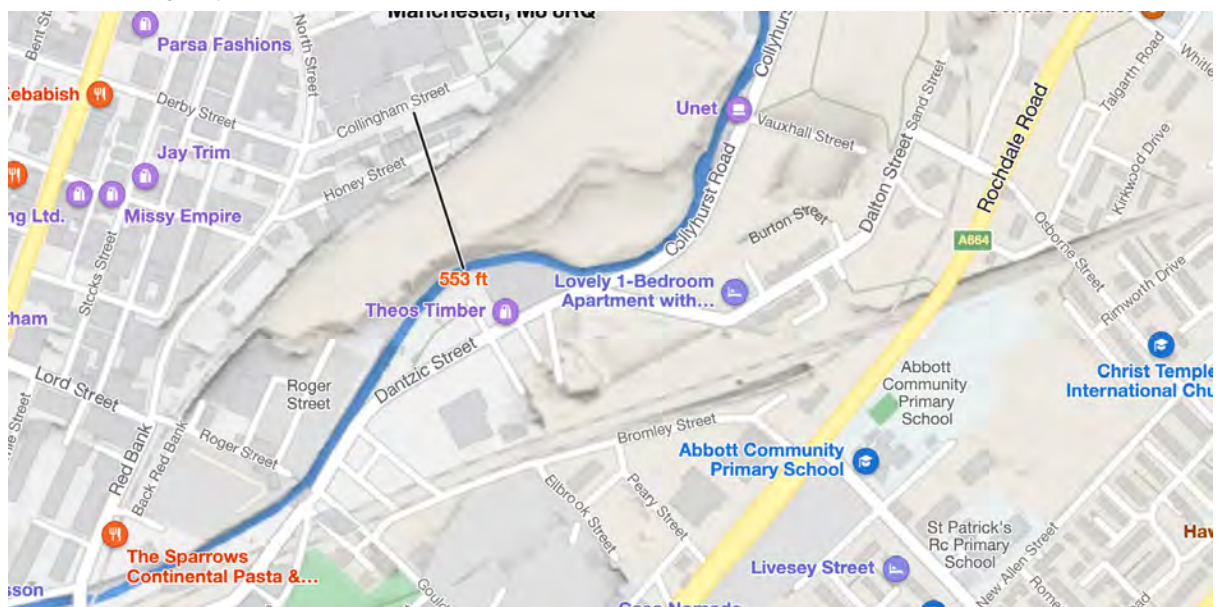


Figure A2.3: Standing water bodies formerly mapped within a 500m search radius of the site.

Appendix 3: Site Maps

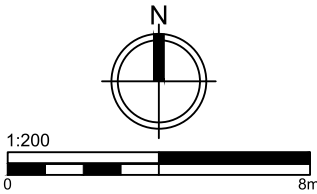
A3.1 The Site Habitat Map was produced in accordance with the JNCC's Phase 1 Survey methodology (JNCC, 2010).

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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Key

- Deciduous Woodland
- Target Notes
- Building
- Hard Surface
- Site Outline
- Bare Soil
- Fence Line



Drawing Title Habitat Map			
Client Subhan Saleem			
Site/Project Collingham Street, Cheetham Hill, Manchester, M8 8RQ			
Scale/Sheet NTS - A3	Date 19/1/2023		
Drawing No 22_PEA_12_33	Rev 1	Drawn By CS	Chkd By MH
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