



Preliminary Ecological Appraisal Report

Varey Street, Manchester

Reference: 81-132-R1-1

Date: January 2023



# PRELIMINARY ECOLOGICAL APPRAISAL REPORT

Varey Street  
Manchester

Prepared for:  
**Southway Housing**

**Report Ref: 81-132-R1-1**  
**Date Issued: 20/01/2023**

## E3P

Taylor Road  
Trafford Park  
Urmston  
Manchester  
M41 7JQ

+ 44 (0) 161 707 9612  
<https://e3p.co.uk/>

Registered in England  
CRN: 08725262

## QUALITY ASSURANCE

|                |                                                                    |  |  |
|----------------|--------------------------------------------------------------------|--|--|
| PROJECT NUMBER | 81-132                                                             |  |  |
| VERSION        | Version 1                                                          |  |  |
| REMARKS        | Final                                                              |  |  |
| DATE           | January 2023                                                       |  |  |
| PREPARED BY    | C. Bass                                                            |  |  |
| QUALIFICATIONS | BSc (Hons), QCIEEM,<br>Graduate Ecologist                          |  |  |
| CHECKED BY     | L. Thomas                                                          |  |  |
| QUALIFICATIONS | BSc (Hons), ACIEEM,<br>Project Manager –<br>Ecology                |  |  |
| AUTHORISED BY  | C. Barlow                                                          |  |  |
| QUALIFICATIONS | BSc (Hons), MSc,<br>MEnvSc, CEnv,<br>MCIEEM, Associate<br>Director |  |  |

## EXECUTIVE SUMMARY

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Address</b>                           | Land off Varey Street, Gorton, Manchester, M18 8WY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Coordinates</b>                            | E 388939, N 396321                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Site Area</b>                              | Approximately 0.1 ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Current Site Use and Adjacent Site Use</b> | The site mostly comprised amenity grassland with a small area of hardstanding in the east. The hardstanding encompassed a beer garden associated with The Cotton Tree Pub, located immediately adjacent to the site's eastern boundary. The surrounding area is predominantly residential, comprising residential housing and associated amenities. Gospel Hall Church is located immediately adjacent to the north of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Designated Sites</b>                       | <p>The site lies within the impact risk zone of Huddersfield Narrow Canal Site of Special Scientific Interest (SSSI), Hollinwood Branch Canal SSSI and Local Nature Reserve (LNR), and Rochdale Canal SSSI and Special Area of Conservation (SAC).</p> <p>Due to the distance between the proposed site and these designated sites, as well as the built-up nature of the land between them, no detrimental impacts on the designated sites are anticipated as a result of the development. Furthermore, as per the criteria listed on MAGIC (accessed January 2023), the proposed works will not require further consultation with Natural England with regards to potential impacts on the designated sites. A Habitat Regulations Assessment (HRA) screening assessment will not be required to assess whether the proposed development will have any 'likely significant effects' on the designated sites.</p>             |
| <b>Survey Results</b>                         | <p>The site was found to comprise amenity grassland, hardstanding, dense scrub and introduced shrub habitats.</p> <p>The site was found to have the following potential ecological constraints:</p> <ul style="list-style-type: none"> <li> Common amphibians may be present within the dense scrub and introduced shrub.</li> <li> Badger may utilise the dense scrub and introduced shrub.</li> <li> Potential presence of hedgehog within the dense scrub and introduced shrub.</li> <li> Suitable nesting bird habitat within the dense scrub and introduced shrub.</li> </ul> |



## Conclusions

No further surveys are required to inform a planning application.

The following mitigation is recommended:

- ✿ Common amphibians are to be removed by hand from the working area during the clearance phase.
- ✿ Precautionary Working Methods for badger.
- ✿ Updated badger walkover prior to start of works.
- ✿ Vegetation should be retained where possible. If the dense scrub and introduced shrub are to be removed, they should be strimmed to 50 cm and checked for hedgehog prior to clearance to ground level. It is recommended that vegetation clearance takes place outside of December-March (inclusive) to avoid impacting hibernating hedgehogs.
- ✿ Vegetation should be retained where possible. If any vegetation requires removal, it should be removed outside of the breeding bird season (i.e., works are to be completed outside of March to September inclusive). If this is not possible, a nesting bird check will be undertaken by a suitably qualified ecologist no more than 24 hours before works commence. If a nest, or nest in construction, is located then a stand-off distance will be maintained until the young have fledged.

A gain in biodiversity will likely be required on-site. If this cannot be achieved on-site, a conservation offset payment, or off-site compensation may be required.



## Table of Contents

|                                                       |           |
|-------------------------------------------------------|-----------|
| <b>EXECUTIVE SUMMARY .....</b>                        | <b>2</b>  |
| <b>1. INTRODUCTION .....</b>                          | <b>6</b>  |
| 1.1. Background .....                                 | 6         |
| 1.2. Proposed Development .....                       | 6         |
| 1.3. Site Location .....                              | 6         |
| 1.4. Objectives .....                                 | 7         |
| <b>2. METHODOLOGY .....</b>                           | <b>8</b>  |
| 2.1. Desktop Study .....                              | 8         |
| 2.2. Vegetation and Habitats .....                    | 8         |
| 2.3. Fauna .....                                      | 9         |
| 2.4. Survey Limitations .....                         | 9         |
| <b>3. SURVEY RESULTS .....</b>                        | <b>10</b> |
| 3.1. Site Context .....                               | 10        |
| 3.2. Designated Sites .....                           | 10        |
| 3.3. Habitats .....                                   | 11        |
| 3.3.1. Amenity Grassland .....                        | 11        |
| 3.3.2. Introduced Shrub .....                         | 11        |
| 3.3.3. Dense Scrub .....                              | 12        |
| 3.3.4. Hardstanding .....                             | 13        |
| 3.4. Protected and Notable Species .....              | 13        |
| 3.4.1. Amphibians .....                               | 13        |
| 3.4.2. Bats .....                                     | 14        |
| 3.4.3. Badger .....                                   | 14        |
| 3.4.4. Other Terrestrial Mammals .....                | 14        |
| 3.4.5. Otter and Water Vole .....                     | 14        |
| 3.4.6. Breeding Birds .....                           | 15        |
| 3.4.7. Reptiles .....                                 | 15        |
| 3.4.8. Invertebrates .....                            | 15        |
| 3.5. Invasive Plant Species .....                     | 15        |
| <b>4. ECOLOGICAL CONSTRAINTS AND MITIGATION .....</b> | <b>16</b> |
| 4.1. Development Proposals .....                      | 16        |
| 4.2. Designated Sites .....                           | 16        |
| 4.3. Protected and Notable Species .....              | 16        |
| 4.3.1. Amphibians .....                               | 16        |
| 4.3.2. Badger .....                                   | 16        |
| 4.3.3. Hedgehogs .....                                | 17        |
| 4.3.4. Breeding Birds .....                           | 17        |



|                                       |    |
|---------------------------------------|----|
| 5. FURTHER SURVEYS .....              | 18 |
| 6. BIODIVERSITY NET GAIN .....        | 19 |
| 7. REFERENCES .....                   | 20 |
| APPENDIX I PHASE 1 HABITAT PLAN ..... | 21 |



## 1. INTRODUCTION

### 1.1. BACKGROUND

E3P were commissioned by Southway Housing to undertake a Preliminary Ecological Appraisal at Varey Street, Manchester, hereafter referred to as “the site”.

This report has been produced by Graduate Ecologist Ciara Bass BSc (Hons), who holds a qualifying CIEEM membership. Ciara has experience undertaking Preliminary Ecological Appraisals, protected species surveys and ecological mitigation for a variety of projects across the UK.

### 1.2. PROPOSED DEVELOPMENT

Development proposals include the construction of residential housing with private gardens.

### 1.3. SITE LOCATION

The site is located within the predominantly residential area of Gorton, Manchester. Varey Street defines the site’s western boundary, whilst Cross Lane defines the site’s southern boundary. Gospel Hall Church is located immediately adjacent to the north of the site and The Cotton Tree Pub is located immediately adjacent to the east. Gorton Lower Reservoir is located approximately 460 m south-east of the site. An active railway is located approximately 580 m north of the site at its’ closest point. Please refer to Figure 1.1 for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



## **1.4. OBJECTIVES**

The objectives of the Preliminary Ecological Appraisal are as follows:

-  Identify the major habitats present.
-  Ascertain the presence or potential presence of any legally protected species and habitats.
-  Recommend any further surveys or mitigation that may be required.

The Preliminary Ecological Appraisal comprises a desk study and site walkover. This survey has been completed as a baseline assessment of the site, and as such please see the end of the report for further surveys and mitigation proposed.



## 2. METHODOLOGY

### 2.1. DESKTOP STUDY

The following sources of information and ecological records were consulted:

- ✳ MAGIC – A web-based interactive mapping system, on which geographic information regarding key environmental schemes and designations are collated, including details of statutory conservation sites, accessed January 2023.
- ✳ Aerial mapping and ordnance survey maps.
- ✳ Local data records were received from the Greater Manchester Ecology Unit (GMEU), on 13th January 2023.

A 1 km search area was utilised for the data search, with this being deemed an appropriate distance for the zone of influence of the site. The 1 km search was selected due to the size of the site and the built-up nature of the surrounding area, which is anticipated to provide minimal ecological value.

The data search included the request for details of protected and notable species of flora and fauna within 1 km of the central grid reference of the site. In addition, a request was made for any non-statutory designated sites within 1 km of the site boundary.

Please note that a lack of up-to-date records does not confirm the absence of a species from the area. The lack of records may simply be a result of a lack of protected species surveys being undertaken within the local area.

### 2.2. VEGETATION AND HABITATS

A Preliminary Ecological Appraisal of the proposed development site was undertaken by Rhian Keating BSc (Hons), MSc, Consultant Ecologist at E3P, with assistance from Ciara Bass, on 04th January 2023. The weather was cold and dry.

The walkover survey was undertaken to the standard methodology as detailed by the JNCC Handbook for Phase 1 Habitat Survey, 2010. The assessment follows the methodology as per “Guidelines for Preliminary Ecological Appraisal” (CIEEM, 2017).

A vegetation and habitat plan has been produced for the proposed development site and the immediate surrounding area (please refer to Appendix I). The mapping is based on the Joint Nature Conservation Committee Phase I Habitat Survey Methodology (JNCC 2010).

Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and uncommon plant communities. All plant nomenclature follows Stace (2019).

Searches were carried out for the presence of invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) including Japanese knotweed (*Fallopia japonica*), Himalayan balsam (*Impatiens glandulifera*) and giant hogweed (*Heracleum mantegazzianum*).



## 2.3. FAUNA

A thorough search of the site for signs of protected species of fauna was undertaken during the site walkover. These searches considered the following:

- ✳ Suitability of any ponds to support notable amphibians, and the suitability of the site's terrestrial habitats to support amphibians.
- ✳ Suitability of the site to support reptiles by way of habitat structure and refuge piles, as well as links to the wider landscape.
- ✳ Signs of badgers (*Meles meles*), by way of setts, mammal paths, foraging signs or latrines to indicate usage of the site by the species.
- ✳ Search of any watercourses for signs or suitability for water vole (*Arvicola amphibius*) and otter (*Lutra lutra*) by way of burrows, resting places, holts and foraging signs.
- ✳ Suitability of the site to support roosting, foraging and commuting bats.
- ✳ Suitability of the site to support notable bird species.
- ✳ Suitability of the site to support notable invertebrates.
- ✳ Search of the site for any invasive species.

## 2.4. SURVEY LIMITATIONS

A Preliminary Ecological Appraisal does not constitute a full botanical survey. Instead, key species are identified to give a representative description of each habitat type.

The grassland on-site was maintained at a short length, making grass species difficult to identify. Additionally, this survey was undertaken in January and as a result of vegetation dieback, it is possible that some species of flora may have been missed or misidentified. It is possible that some invasive/non-native species could have been missed during the survey.

Access to all areas within 30 m of the site to search for signs of badger was not possible as access could not be gained to private properties surrounding the site. Due to the urban nature of the site, this is not considered to be a major constraint.

These constraints have been taken into consideration during the assessment.



### 3. SURVEY RESULTS

#### 3.1. SITE CONTEXT

The site predominantly comprised a small area of amenity grassland, with a hardstanding pub garden in the east. These habitats are anticipated to provide minimal ecological value. The surrounding area is predominantly residential, comprising residential housing and associated amenities. Due to their built-up urban nature, these habitats are unlikely to provide many opportunities for local wildlife. However, scattered trees associated with residential housing to the north and south of the site boundary may provide some foraging value for local bat and bird species.

Gore Brook is located approximately 350 m south of the site at its closest point and runs through Gore Brook Valley, an area of Deciduous Woodland Priority Habitat likely to comprise important foraging and refuge habitat for local species, such as terrestrial mammals. Gore Brook itself is also likely to form an important foraging feature for local fauna, especially those that rely on aquatic habitats for food resources. These habitats are connected to the wider landscape by Stockport Branch Canal Trail, which is located approximately 180 m east of the site at its' closest point. This is lined by hedgerow and trees, which are anticipated to form a key commuting feature connecting predominantly urban locations to more ecologically valuable habitats in the wider landscape, including those of Gore Brook and Gore Brook Valley. Additionally, the trail provides habitat links to Gorton Lower Reservoir, located approximately 490 m south-east of the site. This comprises an important aquatic feature providing opportunities for a wide range of local fauna.

Importantly however, due to the built-up nature of the land surrounding the site, the habitats associated with the Stockport Branch Canal Trail, and in turn Gore Brook and Gorton Lower Reservoir, are not connected to the site via habitat corridors.

There are no waterbodies located within the site itself or 250 m of the site.

#### 3.2. DESIGNATED SITES

The site is located within the Impact Risk Zones of the following Sites of Special Scientific Interest (SSSI):

- ✿ Hollinwood Branch Canal SSSI, located approximately 3.8 km north-east of the site. This comprises open water, swamp, and tall fen habitats which support a significant diversity of several regionally and nationally rare plant species. The SSSI also encompasses Hollinwood Branch Canal Local Nature Reserve (LNR).
- ✿ Rochdale Canal SSSI and Special Area of Conservation (SAC), located approximately 4.6 km north of the site. This comprises important habitats for submerged aquatic plants and emergent vegetation, including nine different species of pondweed (*Potamogeton spp.*), and nationally scarce floating water plantain (*Luronium natans*). There is also a rich assemblage of over 112 invertebrate species, 13 of which are of local importance and two are nationally scarce. The canal also provides habitat for numerous birds, including breeding populations of coot (*Fulica atra*), moorhen (*Gallinula chloropus*), mallard (*Anas platyrhynchos*), and grey wagtail (*Motacilla cinerea*), and kingfisher (*Alcedo atthis*), who regularly use the canal for feeding. The site is designated as an SAC due to its' population of floating water plantain.



- 📍 Huddersfield Narrow Canal SSSI, located approximately 5.1 km north-east of the site. This comprises standing and running water, swamp, tall fen, and fragmentary marginal vegetation habitats. The open water communities are particularly diverse and prolific, with several nationally rare plant species. The site is also recognised for its diversity of aquatic fauna, including fourteen species of mollusc.

### 3.3. HABITATS

The main habitats encountered during the survey are described in the following subsections. Please refer to Appendix I for the Phase 1 Habitat Plan.

#### 3.3.1. AMENITY GRASSLAND

The majority of the site comprised amenity grassland. The grassland was maintained at a short length, making grass species difficult to identify. Grass species present included cock's foot (*Dactylis glomerata*) and Yorkshire fog (*Holcus lanatus*). Other plant species included dandelion (*Taraxacum officinale*), common nettle (*Urtica dioica*) creeping buttercup (*Ranunculus repens*), spear thistle (*Cirsium vulgare*), ragwort (*Jacobaea vulgaris*), willowherb species (*Apilobium* sp.), hairy bittercress (*Cardamine 11octule*), common daisy (*Bellis perennis*), kidney weed (*Dichondra argentea*), shepherd's purse (*Capsella bursa-pastoris*), broadleaved dock (*Rumex obtusifolius*), and common chickweed (*Stellaria media*).

PLATE 1      SHOWING AMENITY GRASSLAND



#### 3.3.2. INTRODUCED SHRUB

A small area of introduced shrub was present in the north-east of the site. This comprised coralberry (*Symphoricarpos vulgaris*) and box-leaved honeysuckle (*Lonicera pileate*).



PLATE 2      SHOWING INTRODUCED SHRUB



### 3.3.3.      DENSE SCRUB

A small area of dense scrub was present in the north-east corner of the site, adjacent to the introduced scrub. This was dominated by bramble (*Rubus fruticosus* agg.) and teasel (*Dipsacus fullonum*).

PLATE 3      SHOWING DENSE SCRUB



### 3.3.4. HARDSTANDING

A small area of hardstanding was located in the east of the site. This mostly comprised loose gravel, colonised by species including dandelion.

PLATE 4      SHOWING HARDSTANDING



### 3.4. PROTECTED AND NOTABLE SPECIES

#### 3.4.1. AMPHIBIANS

Consultation with GMEU did not identify any records of great crested newts (*Triturus cristatus*) within the 1 km search area

Consultation with MAGIC did not identify any great crested newt European Protected Species Licences within the 1 km search area. The closest licence was located approximately 6 km north-east of the site, active between 2011 and 2013 for the destruction of a great crested newt resting place. One Great Crested Newt Class Survey Licence Return was identified within the search area, located approximately 950 m south-east of the site, confirming the presence of GCN at this location in 2015.

Great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist where habitat connectivity is of high quality) (English Nature, 2001). As such, the presence of great crested newts on-site is reasonably discounted as no waterbodies were located on-site or within 250 m of the site.



Consultation with GMEU identified one record of common toad (*Bufo bufo*) within the search area. This was located approximately 670 m south-east of the site, associated with Gorton Reservoir Allotments. The large expanse of shortly mown amenity grassland on-site does not provide suitable shelter and cover from predators and as such does not comprise high-value habitat for amphibians. However, the introduced shrub and dense scrub have the potential to support small numbers of the species group. Common amphibians may therefore be present on site.

### 3.4.2. BATS

Consultation with GMEU identified numerous records of bats, including common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), pipistrelle species (*Pipistrellus sp.*), myotis (*Myotis sp.*), and noctule (*Nyctalus noctula*). The closest record was common pipistrelle, located approximately 70 m north of the site associated with residential housing.

Consultation with MAGIC did not identify any Natural England Bat Mitigation Licences within the 1 km search area. The closest licence was located approximately 2.1 km south-west of the site, active between 2016 and 2021 for the damage and destruction of a common pipistrelle non-breeding roost.

The site does not offer any roosting opportunities for bats, due to the lack of any structures or trees. Additionally, due to the large expanse of managed amenity grassland, the on-site habitats are anticipated to provide minimal foraging value for the species. As such, bats are discounted from further assessment.

### 3.4.3. BADGER

Consultation with GMEU did not identify any recent records of badger within the 1 km search area. No badger setts or field signs of badger were located on-site or within 30 m of the site boundary where access was possible.

The amenity grassland and hardstanding that make up the majority site are assessed as having minimal suitability for badger because they are exposed and lack dense vegetation cover. However, the introduced shrub and dense scrub can offer cover for sett building opportunities. Badger may therefore be present on site, although because the area of suitable habitat is limited, the site's suitability for the species is reduced.

### 3.4.4. OTHER TERRESTRIAL MAMMALS

Consultation with GMEU identified four records of European hedgehog (*Erinaceus europaeus*) within the search area, the closest of which was located approximately 780 m west of the site within a residential area.

The site was assessed as having limited suitability for hedgehogs due to the large expanse of exposed amenity grassland. However, the introduced shrub and dense scrub could provide suitable foraging and shelter opportunities for the species and as such hedgehog may be present on site.

### 3.4.5. OTTER AND WATER VOLE

Consultation with GMEU did not identify any records of otter or water vole within the 1 km search area.



No watercourses are present within or adjacent to the site. The nearest watercourse is Gore Brook, which is located approximately 350 m south of the site at its' closets point. Due to a lack of suitable aquatic habitat for otter and water vole within and adjacent to the site, both species have been ruled out of further assessment.

#### **3.4.6. BREEDING BIRDS**

Consultation with GMEU identified numerous records of notable birds within the search area, including kingfisher (*Alcedo atthis*), bullfinch (*Pyrrhula pyrrhula*), dunnock (*Prunella modularis*), herring gull (*Larus argentatus*), house sparrow (*Passer domesticus*), song thrush (*Turdus philomelos*), starling (*Sturnus vulgaris*) and tree sparrow (*Passer montanus*). The majority of these are associated with an area of broadleaved woodland just north of Gorton Lower Reservoir, approximately 810 m east of the site.

Common bird species are anticipated to be present within the introduced shrub and dense scrub on site. The site is assessed as being unsuitable for ground nesting birds due to the lack of suitable nesting habitat provided by the dominant areas of amenity grassland and hardstanding.

#### **3.4.7. REPTILES**

Consultation with GMEU did not identify any records of reptiles within the 1 km search area.

Comprising mostly amenity grassland, the site lacks the mosaic of habitats that reptiles favour for foraging, commuting and basking. As such, the site does not provide the structure and habitat quality that are required to support reptiles. Therefore, their presence can be reasonably discounted from the site.

#### **3.4.8. INVERTEBRATES.**

The data search did not identify any notable invertebrate species within the 1 km search area.

Overall, the presence of notable invertebrates within the site is reasonably discounted due to a lack of good quality habitat that would support notable invertebrates. Common invertebrates are likely to be present within the introduced shrub and dense scrub.

### **3.5. INVASIVE PLANT SPECIES**

Consultation with GMEU did not identify any records of invasive plant species within 1 km of the site.

No invasive plant species were identified during the site walkover.



## **4. ECOLOGICAL CONSTRAINTS AND MITIGATION**

### **4.1. DEVELOPMENT PROPOSALS**

Development proposals include the construction of residential housing with private gardens.

### **4.2. DESIGNATED SITES**

The site is located within the Impact Risk Zones of Hollinwood Canal SSSI and LNR, located approximately 3.8 km north-east of the site, Rochdale Canal SSSI and SAC, located approximately 4.6 km north of the site, and Huddersfield Narrow Canal SSSI, located approximately 5.1 km north-east of the site. Due to the distance between the site and these statutory sites, as well as the built-up nature of the land between them, no detrimental impacts on the designated sites are anticipated as a result of the development. Furthermore, as per the criteria listed on MAGIC (accessed January 2023), the proposed site will not require further consultation with Natural England to proceed. A Habitat Regulations Assessment (HRA) screening assessment will not be required to assess whether the proposed development will have any 'likely significant effects' on the designated sites.

### **4.3. PROTECTED AND NOTABLE SPECIES**

#### **4.3.1. AMPHIBIANS**

The site may support small numbers of common amphibians within the dense scrub and introduced shrub. It is recommended that during the clearance phase of works, any common amphibians encountered be moved by hand, away from construction activities.

#### **4.3.2. BADGER**

No badger setts were located during the survey, although though the dense scrub and introduced shrub were identified as being suitable for the species. Badgers are highly mobile and can create new setts in a short period of time. It is recommended that an updated site walkover prior to the development is carried out to identify any new badger setts.

If a badger sett is located, a stand-off distance may be required as well as precautionary working methods. If the sett requires closure, a Natural England Badger Licence would be required. Please note that badger licences can only be obtained between July and November each year to avoid potential impact on pregnant females.

The following Precautionary Working Methods will be adhered to during construction phase to ensure that no badgers within the local area are impacted by the proposed development:



-  All site operatives will be inducted to the presence of the species and their working limits and legal responsibilities.
-  All site operatives will be inducted as to identifying potential badger setts and should be vigilant if they suspect they locate a new sett during works and inform the project ecologist immediately.
-  All site machinery and materials will be appropriately stored to avoid harm to the species, notably between July and November each year when extra care is needed to avoid potential impacts on pregnant females.

It is not anticipated that the development will have a significant negative impact on badgers within the local area

#### **4.3.3. HEDGEHOGS**

The site may support hedgehog within the dense scrub and introduced shrub. Vegetation should be retained where possible; however if, the dense scrub and introduced shrub are to be removed, they should be strimmed to 50 cm and checked for hedgehog prior to clearance to ground level. It is recommended that vegetation clearance takes place outside of December-March (inclusive) to avoid impacting hibernating hedgehogs. If hedgehogs are located, they should be carefully moved by hand to an area outside of construction workings.

#### **4.3.4. BREEDING BIRDS**

The site may provide some value for breeding birds within the introduced shrub and dense scrub.

Vegetation should be retained where possible. If any vegetation requires removal, it should be removed outside of the breeding bird season (i.e., works should be completed outside of March to September inclusive). If this is not possible, a nesting bird check will be undertaken by a suitably qualified ecologist no more than 24 hours before works commence. If a nest, or nest in construction, is located then a stand-off distance will be maintained until the young have fledged. The ecologist will advise on suitable stand off and provide a toolbox talk to all site contractors regarding their working limits and legal implications.

Post-development, bird boxes could be installed throughout the development to enhance the sites value for the species group.



## **5. FURTHER SURVEYS**

No further surveys are required for the development to proceed.



## 6. BIODIVERSITY NET GAIN

The scheme should strive to achieve biodiversity net gain, as per “Biodiversity Net Gain; Good Practice Principles for Development” CIEEM, CIRIA, IEMA (2016). Full details of this and a calculation of net gain could be completed after detailed landscape plans have been prepared. An ecologist should be consulted during the design stage. The following habitat measures will increase the on-site biodiversity:

-  Native Scrub Planting.
-  Native Tree Planting.

Habitat measures should be provided within areas of open space or designated wildlife zones. A 30-year management plan should be produced to ensure biodiversity is secured on-site.



## 7. REFERENCES

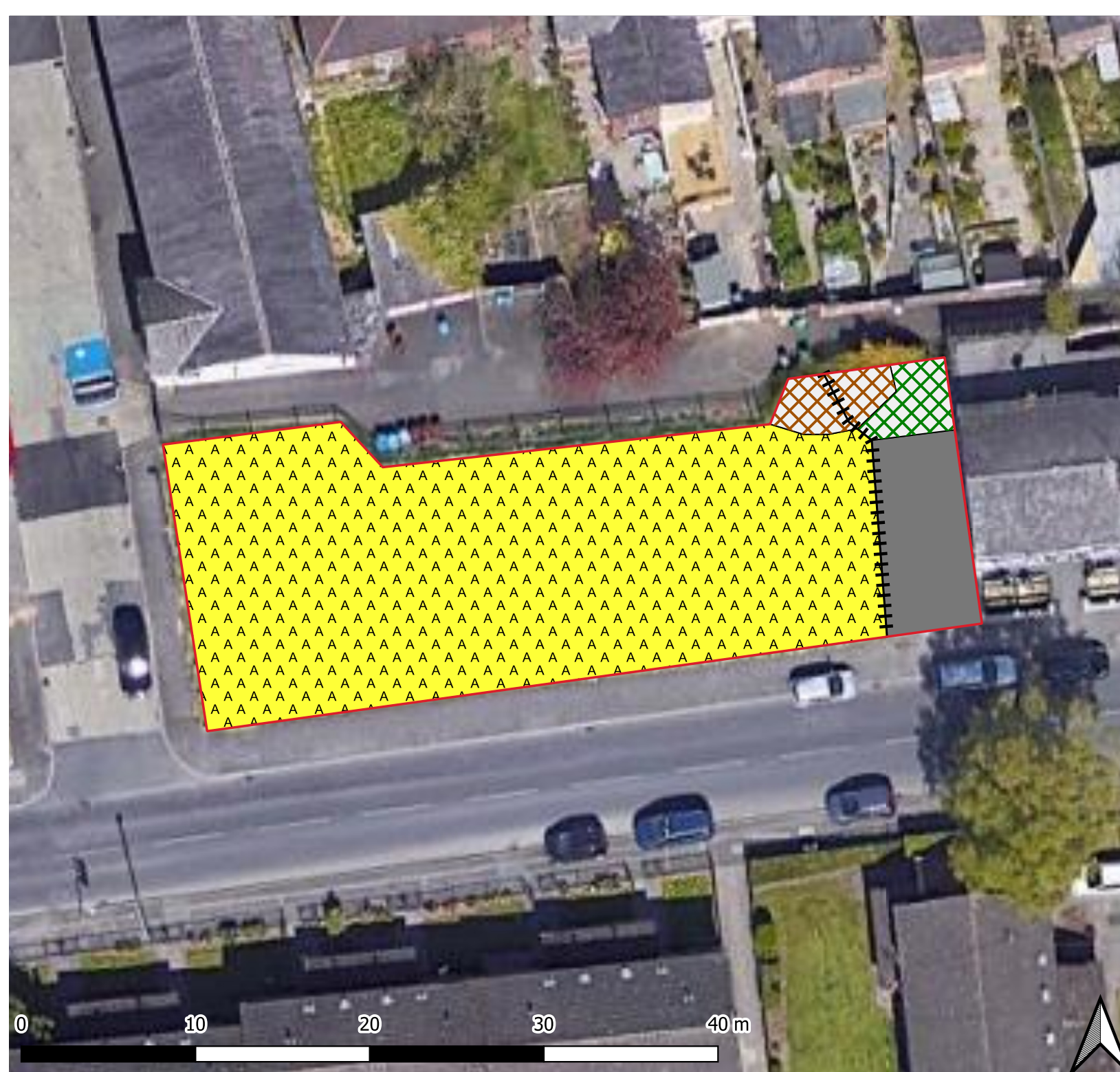
- ✿ Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK: Bats and the Built Environment Series.
- ✿ Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal.
- ✿ CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.
- ✿ Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition. The Bat Conservation Trust, London.
- ✿ JNCC (2010). Handbook for Phase 1 habitat survey: A technique for environmental audit. English Field Unit, Nature Conservancy Council.
- ✿ Natural England Joint Publication JP029 (2019). The Biodiversity Metric 2.0. Auditing and Accounting for Biodiversity, User Guide, Beta Version.
- ✿ Stace, C. A. (2019). New Flora of the British Isles. Fourth Edition. Cambridge University Press.
- ✿ UK Habitat Classification Working Group (2018). UK Habitat Classification User Manual.
- ✿ Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981.

**END OF REPORT**



# **APPENDIX I**

## **PHASE 1 HABITAT PLAN**



Key:

— Site boundary

+++ Fence

 Amenity grassland

 Dense scrub

 Hardstanding

 Introduced shrub

## Notes

|                                        |                |                     |                                        |                      |
|----------------------------------------|----------------|---------------------|----------------------------------------|----------------------|
| Issue:<br>1                            | Revision:<br>1 | Date:<br>05/01/2022 | Drawn:<br>CB2                          | Authorised:<br>CB    |
| Client:<br>Southway Housing            |                |                     | Job No.<br>81-132                      | Date:<br>05/01/2023  |
|                                        |                |                     | Drawing No.<br>81-132-001              | Scale:<br>1:500 @ A4 |
| Job title:<br>Varey Street, Manchester |                |                     | Drawing title:<br>Phase 1 Habitat Plan |                      |



Environmental Engineering Partnership Ltd  
Manchester Office  
Taylor Road, Urmston M41 7JQ  
Tel: 0161 707 9612  
Email: info@e3p.co.uk  
Website: www.e3p.co.uk

The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be held liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.