



SECTION 73

ENVIRONMENTAL STATEMENT

ADDENDUM 2022

DECEMBER 2022

Approach to Environmental Statement 2022

Given that the original application was subject to an EIA, it is accepted that the Section 73 application comprises EIA development. The National Planning Policy Guidance (NPPG), at paragraph 16 (ID 17a-016-20140306) advises the following in respect of environmental information relating to an application under Section 73.

"Where an Environmental Impact Assessment was carried out on the original application, the planning authority will need to consider if further information needs to be added to the original Environmental Statement to satisfy the requirements of the Regulations. Whether changes to the original Environmental Statement are required or not, an Environmental Statement must be submitted with a section 73 application for development which the local planning authority considers to be Environmental Impact Assessment development."

The original application (approved in 2018) was supported by a full Environmental Statement (ES), which was revised during the course of the application's consideration to account for scheme changes (WSP, reference 70010278, November 2017). The full ES was updated with an Addendum in 2019 for the subsequent Section 73 application (WSP, reference 70061860-ESA001, November 2019). The changes approved under the Section 73 permission referenced 131612-JO-2021 (October 2021) did not necessitate an updated ES, and by their non-material nature, neither have either of the Section 96a consents pursuant to that permission.

In assessing whether changes to the ES are required with the current Section 73 application, the Regulations in conjunction with Guidance published in National Planning Policy Guidance (NPPG) have been carefully followed. Given the minor nature of the scheme changes proposed, it is considered that these will not lead to significant environmental effects in themselves, nor will they change the original impact assessment and its conclusions. Further, the relevant baseline, policy and cumulative development context has not changed since the 2019 ES, such that it would not significantly affect the previous impact assessment.

Notwithstanding this, the decision was taken to update Chapter 7 Socio-Economics in order to understand the latest key economic figures connected to the proposed development. This updated chapter is appended to this document. This concludes that the significance of the assessed impacts have not changed when compared to the previous assessment.

Biodiversity was previously screened out of the EIA, and full surveys were appended to the ES in Vol 2 (Appendices). Given the passing of time since the previous survey was undertaken, a further survey was undertaken in 2021. This is appended to this addendum. The overall conclusions of the assessment have not changed.

No other changes have been made to the ES in response to the December 2022 s73 application. The description of the scheme has changed and therefore the ES should be read in conjunction with the Design and Access Statement, as well as other updated reports which form part of the application. The 2022 Addendum should also be read in conjunction with the original ES Volumes 1 and 2, and the 2019 Addendum, which have also been re-submitted with the application. The Environmental Information therefore comprises that previously submitted together with the 2022 Addendum. This reflects the approach of PPG

Appendix A - Chapter 7 - Socio-Economic 2022

Appendix B - Biodiversity Assessment 2021

The ES comprises:

Addendum Environmental Statement (2022)

Addendum Environmental Statement Volume 1 (2019)

Environmental Statement Volume 1 (2017) - Main Text, which comprises:-

- o Chapter 1 – Introduction
- o Chapter 2 – Description of the Site and Surrounding Area
- o Chapter 3 – Description of the Proposed Development
- o Chapter 4 – Consideration of Alternatives
- o Chapter 5 – Approach to EIA
- o Chapter 6 - Noise and Vibration
- o Chapter 7 – Socio Economics
- o Chapter 8 - Townscape and Visual, prepared by Planit IE
- o Chapter 9 - Built Heritage, prepared Stephen Levrant Heritage Architecture
- o Chapter 10 - Wind
- o Chapter 11 - Daylight, Sunlight and Overshadowing
- o Chapter 12 – Archaeology
- o Chapter 13 - Cumulative Effects
- o Chapter 14 – Summary of Environmental Commitments

Environmental Statement Volume 2 (2017) – Appendices, comprising;

- o Appendix 2.1: Phase 1 Preliminary Geo-environmental Risk Assessment
- o Appendix 2.2: Biodiversity Assessment (including bat surveys)
- o Appendix 2.3: Preliminary Geotechnical and Environmental Assessment
- o Appendix 2.4: Air Quality Report
- o Appendix 5.1: EIA Scoping Report
- o Appendix 5.2: EIA Scoping Update Note
- o Appendix 6.1: Acoustic Terminology
- o Appendix 6.2: Noise and Vibration Guidance
- o Appendix 6.3: Construction and Operational Assessments
- o Appendix 6.4: Noise Survey Data
- o Appendix 7.1: Socio-Economic glossary
- o Appendix 8.1 :Townscape Baseline and Effects
- o Appendix 8.2 :TVIA Baseline and Effects
- o Appendix 8.3 : Kinetic view tracks
- o Appendix 8.4 : TVIA Figures
- o Appendix 8.5 :Views
- o Appendix 10.1: Site terrain Adjustment
- o Appendix 10.2: Contour Plots for Individual Wind directions
- o Appendix 10.3: Contour Plots
- o Appendix 10.4: CFD Technical Assumptions
- o Appendix 11.1: External Daylight and Sunlight Receptors
- o Appendix 11.2: Detailed External Daylight and Sunlight Results
- o Appendix 11.3: Detailed internal daylight & sunlight results
- o Appendix 11.4: Internal Overshadowing Results
- o Appendix 11.5: Glossary
- o Appendix 11.6: External Overshadowing Analysis
- o Appendix 12.1: Archaeological Desk Based Assessment
- o Appendix 12.2: WSI

Environmental Statement Volume 3 Non-Technical Summary (2022)

Environmental Statement Volume 4 Technical Summary (2022)

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APPENDIX A

SOCIO-ECONOMIC



St Michael's Propco Ltd

ST. MICHAEL'S JACKSON'S ROW

Chapter 1: Socio Economics Environmental
Statement Addendum



St Michael's Propco Ltd

ST. MICHAEL'S JACKSON'S ROW

Chapter 1: Socio Economics Environmental Statement
Addendum

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St Michael's Propco Ltd

ST. MICHAEL'S JACKSON'S ROW

Chapter 1: Socio Economics Environmental Statement Addendum

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1. INTRODUCTION

1.1.1. Chapter 7: Socio-economics of the 2017 Environmental Statement (ES) reported the likely Socio-Economic effects of the St Michael's development, Jackson's Row, Manchester (hereafter referred to as the 2017 Scheme) on land between Jackson's Row and Bootle Street, Manchester (the Site) and the surrounding area during construction and operational phases.

1.1.2. This 2022 ES Addendum chapter has been prepared in order to outline the key changes in relation to the baseline conditions and to identify any changes to the findings and conclusions associated with Chapter 7: Socio-Economics of the 2017 ES, following revisions to the area schedule associated with the 2017 Scheme (see Table 1.1).

1.1.3. The following residual effects were identified in Chapter 7: Socio-economics of the 2017 ES:

Construction Phase

- There is likely to be a direct, temporary, short term effect of major positive significance on direct economic receptors (construction employment generation) in the local study area;
- There is likely to be a direct, temporary, short term effect of minor to moderate positive significance on direct economic receptors (construction employment generation) in the regional study area;
- There is likely to be an indirect, temporary, short to medium term effect of moderate positive significance on indirect and induced economic receptors (construction employment generation) in the local study area;
- There is likely to be a direct, temporary, short term effect of minor to moderate positive significance on indirect and induced economic receptors (construction employment generation) in the regional study area;
- There is likely to be a direct, temporary, short to medium term effect of negligible to minor negative significance on community receptors (users of the synagogue).

Operational Phase

- There is likely to be a direct, permanent, long term effect of moderate positive significance on direct economic receptors (operational employment generation) in the local study area;
- There is likely to be a direct, permanent, long term effect of minor to moderate positive significance on direct economic receptors (operational employment generation) in the regional study area;
- There is likely to be an indirect, permanent, long term effect of moderate positive significance on indirect economic receptors (operational employment generation) in the local study area;
- There is likely to be an indirect, permanent, long term effect of minor to moderate positive significance on indirect economic receptors (operational employment generation) in the regional study area;
- There is likely to be a direct, permanent, long term effect of moderate positive significance on community receptors (residents and visitors to the site accessing the public realm and new infrastructure);
- There is likely to be a direct, permanent, long term effect of moderate positive significance on community receptors (residents and visitors to the site experiencing improved community connectivity).

- 1.1.4. The scope of the assessment in this 2022 ES Addendum aligns with that presented in Chapter 7: Socio-economics of the 2017 ES, in line with Section 73 requirements.

1.2. THE 2022 ES ADDENDUM

- 1.2.1. Relevant proposed amendments that could affect the significance of effects reported in Chapter 7 of the 2017 ES include changes to the residential, office, hotel, leisure, and synagogue floorspace (the 2022 Proposed Scheme). A comparison of the 2017 ES area schedule and the Section 73 accommodation schedule for the 2022 Proposed Scheme are provided in Table 1.1 below.

Table 1.1 Comparison of the Presently consented scheme and 2022 Proposed Scheme Accommodation Schedule

Type of Floorspace	Presently consented scheme*	2022 Accommodation Schedule	Difference / Change
Residential			
Number of residential units	181	213	+32
Amount of residential floorspace	20,529m ² Gross Internal Area (GIA) 15,675m ² Net Internal Area (NIA)	23,577m ² GIA 18,236m ² NIA	+3,048m ² GIA +2,561m ² NIA
Office			
Amount of office floorspace	21,709m ² GIA 17,811m ² NIA	30,751m ² GIA 25,201m ² NIA	+9,042m ² GIA +7,390m ² NIA
Hotel			
Number of hotel bedrooms	191	162	-29
Amount of hotel floorspace	17,879m ² GIA 10,661m ² NIA	13,357m ² GIA 9,192m ² NIA	-4,522m ² GIA -1,469m ² NIA
Leisure			
Number of leisure units	5	3	-2
Amount of leisure floorspace	2,277m ² NIA	1,798m ² NIA	-479m ² NIA
Synagogue			
Amount of synagogue floorspace	2,620m ² GIA	0m ² GIA	-2,620m ² GIA

* - The Presently consented scheme is the scheme subject to the 2017 ES but amended through two Section 96a non-material amendments which did not necessitate an update to the ES.

1.3. ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

EXTENT OF THE STUDY AREA

- 1.3.1. Chapter 7: Socio-economics of the 2017 ES identified that the study area for changes to the delivery of new public realm and community connectivity in the operational phase of the 2017 Scheme was focused on the Site and its immediate vicinity (up to 200m from the site boundary).
- 1.3.2. The study area for direct employment generation during the construction and operational phases focused on the 'local' Manchester City Council (MCC) authority area. For indirect and induced employment generation, a 'regional' study area of Greater Manchester comprising the MCC local authority area, Bolton, Bury, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan was used.
- 1.3.3. For the purposes of this 2022 ES Addendum, it is considered that these study areas remain valid and appropriate.

METHOD OF BASELINE DATA COLLECTION

- 1.3.4. The method of baseline data collection outlined in Chapter 7: Socio-Economics of the 2017 ES remains valid.

ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

- 1.3.5. The assessment methodology used to calculate direct, indirect and induced construction and operational employment remains valid and appropriate, with the application of a medium leakage rate of 25% and a low level of displacement of 25% in line with English Partnerships Additionality Guidance (Ref. 1.1).
- 1.3.6. The multiplier applied to employment calculations has been updated however, to be in line with WSP's evolved assessment methodology. In addition to the direct employment generated by the 2022 Proposed Scheme, there will be an increase in employment arising from "*further economic activity (jobs, expenditure or income) associated with additional local income and local supplier purchases*"; the indirect and induced effects of the construction activity (Ref. 1.1). Employment growth will arise locally through manufacturing services and suppliers to the construction process (indirect or supply linkage multipliers). Additionally, part of the income of the construction workers and suppliers will be spent in Greater Manchester, generating further employment (induced or income multipliers).
- 1.3.7. The effects of the multiplier depend on the size of the geographical area that is being considered, the local supply linkages and income leakage from the area. The English Partnerships Additionality Guidance (Ref. 1.1) provides a guide to the composite multipliers (the combined effect of indirect and induced multiplier effects) which should be applied. In line with this guidance, within a Manchester context a 'medium' multiplier of 1.5 is considered appropriate, and that average local supply linkages exist. As such, a medium multiplier of 1.5 has been applied.
- 1.3.8. The qualitative assessment of the delivery of public realm and improved community connectivity remains valid and appropriate.
- 1.3.9. The significance criteria outlined in Chapter 7: Socio-Economics of the 2017 ES have been updated and refined to reflect current WSP best practice, and this is outlined below.

Significance Criteria

- 1.3.10. The socio-economic assessment establishes the potential economic and social impacts of the Proposed Scheme and assesses these against the current baseline conditions. The impacts of the Proposed Scheme are considered at varying spatial levels according to the nature of the impact. This approach is consistent with the English Partnerships 'Additionality Guide, A Standard Approach to Assessing the Additional Effect of Projects, 4th Edition' (Ref. 1.1).
- 1.3.11. A socio-economic receptor or resource, which generally include economic entities and users of social infrastructure provision, can experience a socio-economic effect in different ways, including:
 - As an economic/financial gain or loss; and
 - As a gain or loss of a resource or access to a resource.
- 1.3.12. The sensitivity of receptors has been identified on a case-by-case basis with reference to relevant guidance where applicable and/or by employing professional judgement; determination of sensitivity varies depending on the type of receptor.

Classifying Effects

- 1.3.13. For socio-economics there is no accepted definition of what constitutes a significant (or not significant) socio-economic effect. It is however recognised that 'significance' reflects the relationship between the scale of effect (magnitude) and the sensitivity (or value) of the affected resource or receptor.
- 1.3.14. As such effects are assessed on the basis of:
 - Consideration of sensitivity to effects – specific values in terms of sensitivity are not attributed to socio-economic resources/receptors due to their diversity in nature and scale, however the assessment instead takes account of the qualitative (rather than quantitative) 'sensitivity' of each receptor and, in particular, on their ability to respond to change;
 - Magnitude of impact – this entails consideration of the size of the impact on people or business in the context of the area in which the effects will be experienced; and
 - Scope for adjustment or mitigation – this assessment is concerned in part with economies which adjust themselves continually to changes in supply and demand. The scope for the changes brought about by the Proposed Scheme to be accommodated by market adjustment will therefore be a criterion in assessing effect significance.
- 1.3.15. The assessment process aims to be objective and quantifies effects as far as possible. However, many socio-economics effects can only be evaluated on a qualitative basis. Effects are defined as follows:
 - **Beneficial** classifications of significance indicate an advantageous or beneficial effect on an effect area, which may be minor, moderate, or major in effect;
 - **Negligible** classifications of significance indicate imperceptible effects on an effect area; and
 - **Adverse** classifications of significance indicate a disadvantageous or adverse effect on an effect area, which may be minor, moderate or major in effect.
- 1.3.16. Based on consideration of the above, where an effect is assessed as being beneficial or adverse, significance has been assigned using the scale below based on professional judgement:
 - **Negligible:** no receptors (or very few) are beneficially or adversely affected. The effect is unlikely to make a measurable difference on the receptors in the relevant areas of effect;

- **Minor:** a small number of receptors are beneficially or adversely affected. The effect is likely to make a small measurable positive or negative difference on receptors in the relevant area(s) of effect;
- **Moderate:** a moderate number of receptors are beneficially or adversely affected. The effect is likely to make a measurable positive or negative difference on receptors in the relevant area(s) of effect; and
- **Major:** all or a large number of receptors are beneficially or adversely affected. The effect is likely to make a substantial positive or negative difference on receptors in the relevant area(s) of effect.

- 1.3.17. The duration of effect is also considered, with more weight given to permanent changes than to temporary ones. Temporary effects are considered to be those associated with the enabling, demolition and construction works, and may be short, medium or long term. Permanent effects are generally those associated with the completed development, and are expected to be non-reversible. Short term effects are typically under one year in duration, medium term effects are one to four years, and long term effects are five or more years.
- 1.3.18. Effects that are deemed to be **significant** for the purpose of this assessment are those that are described as being **moderate** or **major** beneficial or adverse. All of these classifying effects are consistent with the 2017 ES.

1.4. LEGISLATION, POLICY AND GUIDANCE

LEGISLATION

- 1.4.1. There are no legislative requirements in relation to the assessment of socio-economic effects, as was the case for Chapter 7: Socio-economics of the 2017 ES. As such, the assessment is guided by the UK Government's planning policy and other best practice guidance.

PLANNING POLICY

- 1.4.2. Chapter 7: Socio-economics of the 2017 ES does not outline specific planning policies, however the publication of the NPPF 2021 (Ref. 1.2), and NPPG 2020 (Ref. 1.3) are relevant to this 2022 ES Addendum as the basis for assessment. An overview of these policies are outlined below.

National Planning Policy Framework (2021)

- 1.4.3. The NPPF (Ref. 1.2) sets out the Government's economic, environmental and social planning policies for England. At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 11). The NPPF states that the purpose of the planning system is to be plan led (Paragraph 15), with plans providing "*a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings*".
- 1.4.4. Chapter 6: 'Building a strong, competitive economy' outlines that planning policies should "*set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth...*" (Paragraph 82).
- 1.4.5. Chapter 8: 'Promoting healthy and safe communities' outlines how planning policy "*...should aim to achieve healthy, inclusive and safe places...*". Much of this guidance is relevant to socio-economics, including the need for local authorities to:

- “Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services...” (Paragraph 93); and
- “Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services” (Paragraph 93).

Revised National Planning Practice Guidance (NPPG) (2020)

- 1.4.6. The Revised National Planning Practice Guidance (NPPG) (Ref. 1.3) is a web-based resource updated in 2020. It offers guidance on a range of issues in planning, including economic need, open space, recreational facilities, health and wellbeing, and planning obligations. It was launched in support of the NPPF.

GUIDANCE

- 1.4.7. The following guidance documents were used in the preparation of Chapter 7: Socio-economics of the 2017 ES, and these remain valid:
- English Partnerships (2014) ‘Additionality Guide: A standard approach to assessing the additional impact of interventions, Method Statement’, 4th Edition (Ref. 1.1); and
 - Homes and Communities Agency (HCA) (2015) Employment Densities Guidelines 3rd Edition (Ref. 1.4).

1.5. BASELINE CONDITIONS

- 1.5.1. A review of the baseline conditions outlined in Chapter 7: Socio-economics of the 2017 ES has been undertaken for the purposes of this 2022 ES Addendum. Baseline information remains largely unchanged for the Land Uses and Urban Character, and Connectivity sections; with the exception of some minor changes to the pedestrian environment and amenity space in the local area immediately surrounding the Site. These are non-material changes to the baseline and do not affect the outcome of the assessment in this 2022 Addendum; as such they are not updated as part of this baseline.

POPULATION

- 1.5.2. The 2020 ONS (Ref. 1.5) population estimate for Manchester¹ was 555,700 and for the North West was 7,367,500 residents. The estimated population aged 16-64 as a percentage of the total resident population in Manchester, the North West, and Great Britain is shown in Table 1.2.

Table 1.2 Population aged 16-64 (% of the resident population)

Manchester	North West	Great Britain
70.5%	62.1%	62.4%

Source: ONS, NOMIS (Ref. 1.5)

¹ The most recently available data at the time of writing.

- 1.5.3. As shown above, the proportion of working age individuals aged 16-64 in Manchester is slightly higher than the North West and Great Britain averages, indicating a lower concentration of older age residents within Manchester city itself.

DEPRIVATION

- 1.5.4. The Indices of Multiple Deprivation (Ref. 1.6) uses a combination of information relating to seven 'domains': income; employment; health deprivation and disability; education, skills and training; barriers to housing; and crime and living environment to create an overall score of deprivation. Deprivation is scored between 1 and 317 (representing the 317 local authorities within England), with a score of 1 being most deprived and 317 being least deprived.
- 1.5.1. The Indices of Multiple Deprivation 2019 (Ref. 1.6) ranks Manchester 2nd of 317 local authorities, as one of the most deprived areas within England.

EMPLOYMENT AND THE ECONOMY

- 1.5.2. The NOMIS Job Densities Report (Ref. 1.5), is available on a Local Authority-wide and sub-regional level and indicates the availability of employment and labour demand. As of 2020², the job density levels (i.e. the ratio of total jobs to the population aged 16-64) in Manchester was 1.16. This is notably higher than the North West (0.82) and Great Britain (0.84) levels, and indicates considerably greater employment opportunities within the city when compared with the region and country as a whole.
- 1.5.3. There were estimated to be 455,000 jobs in Manchester in 2020, of which 72.6% were full-time and 27.4% part-time. Table 1.3 shows the proportion of total employees working in each industry sector in 2020 (Ref. 1.5).

Table 1.3 Proportion of total employees in each industry sector

Industry Sector	Manchester	North West	Great Britain
B: Mining and quarrying	0.0	0.1	0.1
C: Manufacturing	2.6	8.6	7.6
D: Electricity, gas, steam and air conditioning supply	0.1	0.5	0.4
E: Water supply; sewerage, waste management and remediation activities	0.1	0.5	0.7
F: Construction	2.6	5.4	4.9
G: Wholesale and retail trade; repair of motor vehicles and motorcycles	10.3	14.6	14.4

² The most recently available data at the time of writing.

Industry Sector	Manchester	North West	Great Britain
H: Transportation and storage	7.0	5.4	5.2
I: Accommodation and food service activities	8.4	7.9	7.5
J: Information and communication	4.6	2.8	2.5
K: Financial and insurance activities	5.5	3.5	3.6
L: Real estate activities	2.9	2.2	1.8
M: Professional, scientific and technical activities	13.7	8.9	8.9
N: Administrative and support service activities	11.3	8.3	8.9
O: Public administration and defence; compulsory social security	5.8	4.9	4.6
P: Education	9.6	7.9	8.8
Q: Human health and social work activities	12.3	15.0	13.7
R: Arts, Entertainment and Recreation	1.7	2.2	2.3
S: Other service activities	1.4	1.5	1.9

Source: ONS, NOMIS (Ref. 1.5)

- 1.5.4. Table 1.3 shows that there the Professional, Scientific, and Technical; Human Health and Social Work; and Administrative and Support Service activities sectors are the largest within Manchester (13.7%, 12.3% and 11.3% respectively). There are some notable differences between the proportions of employees per sector when comparing Manchester with the North West, with over three times the proportion of employees in the Manufacturing sector, and four times the proportion within the Electricity and Water sector within the North West compared with Manchester. Overall however, the diversity of industries within the Manchester includes both higher skilled employment Sectors (such as education) and lower skilled sectors (such as Wholesale and Retail Trade).

1.6. ASSESSMENT OF 2022 PROPOSED SCHEME, MITIAGATION AND RESIDUAL EFFECTS

CONSTRUCTION PHASE

Construction Employment

- 1.6.1. Construction employment represents a positive economic effect that can be estimated as a function of the scale and type of construction (infrastructure and buildings). The following section estimates gross employment arising from the 2022 Proposed Scheme during the construction phase and then

takes into account leakage, displacement and multiplier effects in order to assess the net effects on construction employment.

Gross Direct Demolition and Construction Employment

- 1.6.2. The estimated enabling works, demolition and construction period is approximately four years and eight months. The construction work is not permanent and therefore the effect will be temporary but medium-term in nature. The capital and revenue expenditure involved in the construction period will lead to increased output in Manchester and the wider Greater Manchester regional economy.
- 1.6.3. Applying an average gross output (1.7) per construction industry employee to the estimated total construction cost, it is estimated that there are likely to be 280 FTE gross construction employees per annum on the Site during the demolition and construction phase.

Net Additional Construction Employment

- 1.6.4. Table 1.4 presents the temporary employment generated by the Proposed Development taking leakage, displacement and multiplier effects into account. The total net additional employment created within Manchester as a result of the Proposed Development is estimated to be 546 employees per annum, whilst 182 jobs will be created outside Manchester (the wider Greater Manchester region) resulting in a total net employment generation of jobs 728 on average per annum during the construction period.

Table 1.4 Construction Employment Generation Per Annum

FTE Employment Generation	Manchester	Outside Manchester	Total
Gross Direct Employment	485	162	647
Displacement	-121	-41	-162
Net Direct Employment	364	121	485
Net Indirect and Induced Employment	182	61	243
Total Net Employment	546	182	728

Source: WSP calculations (note – numbers may not sum exactly due to rounding)

- 1.6.5. In the context of a large labour pool of construction workers in Manchester, the direct, indirect and induced employment, expenditure and upskilling created by the demolition and construction phase of the Proposed Development is likely to have a direct, temporary, medium-term **moderate beneficial** (significant) effect on the Manchester economy (local study area) prior to the implementation of mitigation measures.
- 1.6.6. The direct, indirect and induced employment, expenditure and upskilling created by the demolition and construction phase of the Proposed Development is likely to have a direct, temporary, medium-term **minor beneficial** (not significant) effect on the Greater Manchester economy (regional study area) prior to the implementation of mitigation measures.

Mitigation / Enhancement

- 1.6.7. There are no mitigation measures required or proposed for Socio-economics in relation to construction employment generation. It is not considered appropriate for there to be any monitoring arrangements.

Residual Effects

- 1.6.8. Given there is no mitigation in relation to construction employment for Socio-economics, the pre-mitigation finding remains the same. Therefore, there is likely to be a direct, indirect and induced temporary, medium-term **moderate beneficial** (significant) residual effect on the Manchester economy (local study area) and a direct, indirect and induced temporary, medium-term **minor beneficial** (not significant) effect on the Greater Manchester economy (regional study area).

Comparison with the 2017 ES

- 1.6.9. A comparison of the findings of Chapter 7: Socio-economics of the 2017 ES and this 2022 Addendum is outlined below in Table 1.5. There have been increases in residential and office floorspace, and reductions in hotel, leisure and synagogue space; resulting in an overall increase in floorspace at the 2022 Proposed Scheme and the overall estimated construction period has increased by 13 months.
- 1.6.10. Due to the evolution in assessment methodology since the 2017 Socio-economics chapter was written, updated data releases relating to construction output per employee (Ref. 1.7), and the application of metrics surrounding leakage, displacement and multipliers (Ref. 1.1) the projected number of Full Time Equivalent (FTE)³ construction employees is higher than in the 2017 assessment (an increase of 272 employees. The significance of effect for direct, indirect and induced economic benefits in the local and regional study areas remains the same however; reflecting a proportionate approach to assessment. Both the 2017 and 2022 assessments found significant effects on the local study area, and not significant effects on the regional study area.

Table 1.5 Comparison of the 2017 ES Assessment and 2022 ES Addendum Significance

Effect	2017	2022
Direct effect on the Manchester economy (local study area)	Temporary short term major (significant) effect	Temporary medium term moderate (significant) effect
Direct effect on the Greater Manchester economy (regional study area)	Temporary short term minor to moderate (not significant / significant) effect	Temporary medium term minor (not significant) effect
Indirect and induced effect on the Manchester economy (local study area)	Temporary short to medium term moderate (significant) effect	Temporary medium term moderate (significant) effect

³ Full Time Equivalent equates to the number of people working a 'full' five-day week, given that not all employees work full time. As such, FTE is used rather than headcount to present accurately the numbers of employees, rather than using headcount numbers which could suggest a higher availability of jobs than actually exists.

Effect	2017	2022
Indirect and induced effect on the Greater Manchester economy (regional study area)	Temporary short term minor to moderate (not significant / significant) effect	Temporary medium term minor (not significant) effect

Displacement of users of the Synagogue

- 1.6.11. Since the 2017 ES was submitted, the 'Manchester Reform Synagogue' has elected to not occupy space within the proposed St Michael's development. Instead they will take their share of the proceeds from the development to invest in alternative premises elsewhere in the city centre. Given the agreement between the Applicant and Synagogue to permanently relocate elsewhere, there will be no displacement of users during construction, no reprovision of synagogue facilities on-site, and therefore no effect on users as a result of the 2022 Proposed Scheme. As such no further assessment of the synagogue is made in this 2022 ES Addendum.

OPERATIONAL PHASE

Operational Employment

Gross Direct Operational Employment

- 1.6.12. The Proposed Development will generate long-term jobs once it is complete and operational. The Applicant is seeking to provide a total of 36,191m² Net Internal Area (NIA) employment floorspace, broken down by:
- Office floorspace (25,201m² NIA);
 - Leisure floorspace (1,798m² NIA); and
 - Hotel floorspace (9,192m² NIA);
- 1.6.13. Employment densities corresponding to these uses as outlined in the HCA Employment Densities Guide (Ref. 1.4) have been applied in order to calculate the projected gross number of employees, as outlined in Table 1.6.
- 1.6.14. When the Proposed Development is complete and operational, the employment floorspace on-site is estimated to support an estimated 2,192 gross jobs on-site, as presented in Table 1.6.

Table 1.6 Gross Direct Operational Employment Generation

Use Class	Floorspace (m ²)	Employment Density (per m ²)	Gross Direct Employment
Office	25,201m ² NIA	13	1,939
Leisure	1,798m ² NIA	20	90
Hotel	9,192m ² NIA (162 hotel bedrooms)	1 employee per bedroom (for a 5* hotel)	162

Source: WSP calculations

- 1.6.15. Assuming a leakage of 25%, a low level of displacement, and a 1.5 multiplier, it is estimated that the 2022 Proposed Scheme will result in the creation of 1,644 net additional jobs, of which 1,479 are estimated to be taken up by Manchester residents (local study area) and 165 by residents outside Manchester (the wider Greater Manchester region) (Table 1.7).

Table 1.7 Net Additional Operational Employment Generation

FTE Employment Generation	Manchester	Outside Manchester	Total
Gross Impact	1,972	220	2,192
Displacement	-986	-110	-1,096
Net Direct Employment	986	110	1,096
Net Indirect and Induced Employment	493	55	548
Total Net Employment	1,479	165	1,644

Source: WSP calculations

- 1.6.16. The hotel and leisure floorspace within the Proposed Scheme will provide job opportunities for lower skilled people or those who may want to access part time employment in the locality, as well as the Grade A office premises likely to attract businesses with skilled employees. This will be beneficial in the context of the local labour market given the diversity of employment sectors represented (see the Baseline section for further detail).
- 1.6.17. Taking into account the projected net direct, indirect, and induced employment, it is assessed that the 2022 Proposed Scheme is likely to have a direct, permanent, long term **moderate beneficial** (significant) effect on the Manchester economy (local study area) prior to the implementation of mitigation measures
- 1.6.18. The net direct, indirect and induced employment created by the Proposed Scheme is likely to have a direct, permanent, long term **minor beneficial** (not significant) effect on the Greater Manchester economy (regional study area) prior to the implementation of mitigation measures.

Mitigation / Enhancement

- 1.6.19. There are no mitigation measures required or proposed for Socio-economics in relation to operational employment generation. It is not considered appropriate for there to be any monitoring arrangements.

Residual Effects

- 1.6.20. Given there is no mitigation in relation to construction employment for Socio-economics, the pre-mitigation finding remains the same. Therefore, there is likely to be a direct, indirect and induced permanent, long term **moderate beneficial** (significant) residual effect on the Manchester economy (local study area) and a direct, indirect and induced permanent long term **minor beneficial** (not significant) effect on the Greater Manchester economy (regional study area).

Comparison with the 2017 ES

- 1.6.21. A comparison of the findings of Chapter 7: Socio-economics of the 2017 ES and this 2022 Addendum is outlined below in Table 1.8. There has been an increase in the amount of office floorspace and reductions in hotel, leisure and synagogue space provided at the 2022 Proposed Scheme. The application of HCA employment densities (Ref. 1.4) has also taken a 'worst case' as part of this 2022 ES Addendum, rather than an 'average' as applied in the 2017 Socio-economics

ES Chapter; in line with an evolved assessment methodology and best practice guidance. This ensures that the lowest projected number of employees at the Proposed Scheme is calculated, and that effects and their significance are not overstated within the assessment. As such, the 2022 ES addendum has calculated that the Proposed Scheme will give rise to 1,643 net employees; 70 more than projected in the Chapter 7: Socio-economics of the 2017 ES. The significance of effect for direct, indirect and induced economic benefits in the local and regional study areas remains the same however; reflecting a proportionate approach to assessment.

- 1.6.22. The assessment of significance in both the 2017 and 2022 assessments found significant effects on the local study area, and not significant effects on the regional study area.

Table 1.8 Comparison of the 2017 ES Assessment and 2022 ES Addendum Significance

Effect	2017	2022
Direct effect on the Manchester economy (local study area)	Direct, permanent, long term moderate (significant) effect	Direct, permanent, long term moderate (significant) effect
Direct effect on the Greater Manchester economy (regional study area)	Direct, permanent, long term minor to moderate (not significant / significant) effect	Direct, permanent, long term minor (not significant) effect
Indirect and induced effect on the Manchester economy (local study area)	Indirect, permanent, long term moderate (significant) effect	Indirect and induced, permanent, long term moderate (significant) effect
Indirect and induced effect on the Greater Manchester economy (regional study area)	Indirect, permanent, long term minor to moderate (not significant / significant) effect	Indirect and induced, permanent, long term minor (not significant) effect

Delivery of Public Realm and New Infrastructure

- 1.6.23. The Proposed Scheme combines landscaped public realm and new infrastructure which will create a lively and welcoming public space for residents, visitors, and employees at the site. The Applicant is seeking to provide a total of 1,798m² NIA leisure floorspace, to include: restaurants; cafes; bars; coffee shops and food kiosks.
- 1.6.24. Once completed, the 2022 Proposed Scheme will deliver two new connected public spaces - a street level square and a rooftop square, with the new leisure floorspace surrounding them. This enhanced public realm will improve the amenity of the surrounding area compared with existing conditions and create a vibrant, high quality space which compliments the surrounding regeneration zones.
- 1.6.25. In the context of a lack of high quality public realm surrounding the existing site, and the delivery of new welcoming space for use by residents, visitors, and employees, there is likely to be a direct, permanent, long-term moderate beneficial (significant) effect on community receptors prior to the implementation of mitigation measures.

Mitigation / enhancement

- 1.6.26. There are no mitigation measures required or proposed for Socio-economics in relation to public realm and infrastructure in the operational phase. It is not considered appropriate for there to be any monitoring arrangements.

Residual effects

- 1.6.27. Given there is no mitigation in relation to public realm and community infrastructure for Socio-economics, the pre-mitigation finding remains the same. Therefore, there is likely to be a direct, permanent, long term **moderate beneficial** (significant) residual effect on community receptors (residents, visitors, and employees to the Scheme).

Comparison with the 2017 ES

- 1.6.28. A comparison of the findings of Chapter 7: Socio-economics of the 2017 ES and this 2022 Addendum is outlined below in Table 1.9. There has been a slight reduction in the amount of community infrastructure provided at the 2022 Proposed Scheme, however the types of infrastructure (food and beverage facilities) remain the same.
- 1.6.29. The assessment of significance in both the 2017 and 2022 assessments found significant effects as a result of public realm and infrastructure provision, in the context of a relatively poor public realm with little infrastructure providing community benefit in the current baseline context.

Table 1.9 Comparison of the 2017 ES Assessment and 2022 ES Addendum Significance

Effect	2017	2022
Direct effect on Community receptors (residents, visitors and employees at the Proposed Scheme)	Direct, permanent, long term moderate (significant) effect	Direct, permanent, long term moderate (significant) effect

Improved community connectivity within and around the Site

- 1.6.30. Once completed, the Proposed Scheme will incorporate new public realm and infrastructure within the new public square which will facilitate community connectivity within and around the Site. The existing land uses and orientation of the buildings on-site form an impermeable 'block' which does not facilitate connectivity, however once completed, the Proposed Scheme will enhance connectivity and accessible for all users. The public realm will greatly enhance the access and circulation through the Site and will improve the amenity value of the immediate surrounds compared with existing conditions. The creation of new routes through the Site will help to reduce journey times for residents / visitors travelling through the area, and the range of uses proposed will attract residents and visitors to the new facilities within the Proposed Scheme; helping to reconnect the Site with the surrounding area.
- 1.6.31. There is no change to the layout or design of the Proposed Scheme with regard to community connectivity, and therefore the assessment outlined in Chapter 7: Socio-economics of the 2017 ES remains valid and unchanged. Therefore, there is likely to be a direct, permanent, long-term moderate beneficial (significant) effect on local community receptors (residents and visitors to the Proposed Scheme) prior to the implementation of mitigation measures.

Mitigation / enhancement

- 1.6.32. There are no mitigation measures required or proposed for Socio-economics in relation to public realm and infrastructure in the operational phase. It is not considered appropriate for there to be any monitoring arrangements.

Residual effects

- 1.6.33. Given there is no mitigation in relation to site connectivity for Socio-economics, the pre-mitigation finding remains the same. Therefore, there is likely to be a direct, permanent, long term **moderate beneficial** (significant) residual effect on community receptors.

Comparison with the 2017 ES

- 1.6.34. There is no change to the layout or design of the Proposed Scheme with regard to community connectivity, and therefore the assessment outlined in Chapter 7: Socio-economics of the 2017 ES remains valid and unchanged.

1.7. CONCLUSIONS

- 1.7.1. This 2022 ES Addendum has been undertaken based on a revised 2022 Scheme, which provided an uplift in residential and office floorspace, a reduction in hotel and leisure floorspace, and the removal of synagogue space compared with the 2017 Proposed Scheme.
- 1.7.2. The baseline information relating to the economy and employment has been updated based on the latest available data for the purposes of the revised assessment of construction and operational employment generation in this 2022 ES Addendum.
- 1.7.3. Despite changes to the assessment methodology, and published data which are used as part of the assessment of employment, the residual effects for Socio-economics stated in Chapter 7: Socio-economics of the 2017 ES remain unchanged. There are no changes to the significance of assessment findings on the basis of the revised 2022 Scheme given that the relatively small changes to unit numbers and differences in area schedule do not result in a materially different change to the significance of findings. Therefore the residual effects assessed in Chapter 7: Socio-economics of the 2017 ES remain valid.

REFERENCES

Ref. 1.1: English Partnerships (2014) Additionality Guide 4th Edition

Ref. 1.2: Ministry of Housing, Communities and Local Government (MHCLG) (2021) National Planning Policy Framework

Ref. 1.3: MHCLG (2021) National Planning Practice Guidance

Ref. 1.4: Homes and Communities Agency (2015) Employment Density Guide 3rd Edition

Ref. 1.5: Office for National Statistics (2021) NOMIS 2021 data, Local Authority Profile

Ref. 1.6: Department for Levelling Up, Housing and Communities (2019) English Indices of Deprivation

Ref. 1.7: Construction (Design and Management) Regulations 2022 Annual Statistics



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APPENDIX B

BIODIVERSITY ASSESSMENT



Jackson's Row Developments Ltd

ST MICHAEL'S, JACKSON'S ROW

BIODIVERSITY ASSESSMENT



Jackson's Row Developments Ltd

ST MICHAEL'S, JACKSON'S ROW

BIODIVERSITY ASSESSMENT

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RELEVANT LEGISLATION AND PLANNING POLICY

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BIOLOGICAL RECORDS

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TARGET NOTES

1 INTRODUCTION

1.1 BACKGROUND

- 1.1.1. WSP UK Limited (Ltd) (WSP) was commissioned by Jackson's Row Developments Ltd to undertake an Ecological Appraisal in 2015 (referred to as a 'Biodiversity Assessment') with subsequent bat surveys conducted in 2016. An updated Preliminary Bat Roost Assessment (PBRA) and bat emergence surveys were undertaken in 2019. The purpose of the update survey was to inform a Section 73¹ application for the site with regards to ecological constraints associated with bats.
- 1.1.2. Subsequently, in 2021 an ecological constraints appraisal was completed for the Site to determine any changes in baseline conditions or constraints to those identified during the 2016 and 2019 surveys. The results of the above surveys are presented within this report.

1.2 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

- 1.2.1. The Jackson's Row site is located north of the A57(M), in central Manchester at National Ordnance Grid (NGR) reference SJ83663 98054. The Jackson's Row site (hereafter referred to as 'the Site') is presented in Figure 1 (Site Location Plan).
- 1.2.2. The Site comprises a number of buildings between Jackson's Row and Bootle Street, central Manchester. The Site is within an area of predominantly commercial properties. The Rochdale Canal and the River Irwell are located approximately 0.5km from the Site to the south and north-west, respectively.
- 1.2.3. Within the Site, habitats included hardstanding, buildings, ornamental scrub and scattered trees.
- 1.2.4. The Proposed Development comprises a synagogue, two hotels and space for office, retail, bar/restaurant and residential use.
- 1.2.5. The Proposed Amendments are summarised as follows:
- Changing the project phasing to allow Block B (offices) and the former police station to form Phase 2, with Block A (hotel, residential and synagogue) forming Phase 3;
 - Reduction in size of Basement -2 level, reduction of car parking numbers and increasing cycle parking;
 - The use of the former Police Station is proposed to change from boutique hotel use to offices and will integrate into the new build offices;
 - Change to the rooftop extension to the former Police Station to remove the plant from the roof of this area and extend the office terrace at this level, adjust the height and reconfigure the proposed extension internally to align the floors with the new build office behind (the previous maximum height to the top of the plant screen was 65.03m AOD, the new maximum height of the rooftop extension will be 64.65m AOD) (0.38m decrease));

¹ Section 73 of the Town and Country Planning Act 1990 (as amended)

- Reconfiguration of office core and internal layouts in response to the integration of former Police Station and to allow the phase to be constructed and operated independently of Phase 3;
- Improved sustainability ratings for the proposed offices and removal of proposed plant from the former Police Station roof has required an increased size of plant deck on top of the offices. The footprint of the plant deck is proposed to extend 4m to the north and south, the height is also proposed to increase by 1.87m, the deck will be enclosed beneath to accommodate the leisure use;
- The glass balustrade around the rooftop terrace will be increased from 1.5m to 3m to improve comfort on the terrace and increase safety;
- Internal reconfiguration and alterations to align floorplates from the new build office into the retained former Police Station building; and
- Change to the access arrangements to the retained Police Station building at ground floor to create a lobby and allow a through connection to the offices.

1.3 SCOPE OF WORKS

1.3.1. The brief provided to WSP was:

- To provide baseline ecological information about the Site with particular reference to whether legally protected and/or notable sites, species or habitats are present or likely to be present;
- To provide recommendations to enable compliance with relevant nature conservation legislation and planning policy; and
- To identify the need for avoidance, mitigation, compensation or enhancement measures and/or further ecological surveys, as required.

1.4 RELEVANT LEGISLATION AND POLICY

1.4.1. The appraisal has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England. The context and applicability of each item is explained as appropriate in the relevant sections of the report and additional details are presented in Appendix A.

- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (the 'Habitats Regulations');
- The Wildlife and Countryside Act 1981 (as amended) (WCA);
- Countryside Rights of Way Act 2000;
- The Natural Environment and Rural Communities (NERC) Act 2006 (England);
- The Protection of Badgers Act 1992;
- The Wild Mammals (Protection) Act 1996;
- The UK Post-2010 Biodiversity Framework (2011-2020) (JNCC and Defra, 2012);
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (Defra, 2011);
- UK Biodiversity Action Plan (UKBAP)²; and

² The UK BAP has now been replaced by the UK Post-2010 Biodiversity Framework, however, it contains useful information on how to characterise important species assemblages and habitats which is still relevant.



- The National Planning Policy Framework 2021 (Ministry of Housing Communities & Local Government, 2021).

2 METHODOLOGY

2.1 OVERVIEW

- 2.1.1. This appraisal has been prepared with reference to current good practice guidance published by the Chartered Institute for Ecology and Environmental Management (CIEEM, 2017), and Joint Nature Conservation Committee (JNCC, 2010); and guidance contained in the British Standard - Code of Practice for Biodiversity and Development BS42020:2013 (British Standards Institute (BSI), 2013).
- 2.1.2. This Ecological Appraisal is based on the following data sources:
- An ecological desk study;
 - A habitat survey; and
 - A protected/notable species assessment.

2.2 DESK STUDY

- 2.2.1. A full desk study was undertaken in 2015 and updated in 2019 to review existing ecological baseline information available in the public domain and to obtain information held by relevant third parties; details of records can be found in Appendix B.
- 2.2.2. For the purpose of the desk study exercise, records were collated within various radii around the Site. This approach is consistent with current good practice guidance published by the CIEEM, 2012, 2017 and 2019. To provide the baseline data for the ecological desk study, the following information was requested from the Greater Manchester Ecology Unit (GMEU):
- Records of legally protected and notable species within 2km of the Site;
 - Bat records within a 5km radius of the Site; and
 - Records of non-statutory sites designated for nature conservation value within 2km of the Site.
- 2.2.3. Freely downloadable datasets (available from Natural England) were consulted for information regarding the presence of statutory designated habitats³ within 2km of the Site. This search was extended to 10km for Natura 2000 sites (Special Areas of Conservation (SAC) and Special Protection Areas (SPA)) of European importance and internationally designated Ramsar sites.
- 2.2.4. Freely downloadable datasets (available from Natural England) were consulted for information regarding Habitats of Principal Importance (HPI)⁴ within 1km and woodland listed on the Ancient Woodland Inventory⁵.

³ Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and Local Nature Reserves (LNR).

⁴ Mapped locations of HPI are usually not available, but HPI aligns in the most part with UKBAP habitats. Inventories of UKBAP habitat have been prepared by a variety of organisations and at a national (Natural England priority habitat inventory) and local scale (e.g. by local records centres). In some instances, these are primarily based on aerial photograph analysis rather than field survey.

⁵ The ancient woodland inventory in England lists areas over two hectares in size which have been continuously wooded since at least 1600.

- 2.2.5. In addition, open source 1:25,000 Ordnance Survey mapping was used to identify any mapped water bodies and watercourses within 0.5km of the Site.
- 2.2.6. The findings of the desk study can be found in Appendix B.

2.3 WALKOVER SURVEY

- 2.3.1. An Ecological Appraisal is a broad inspection which identifies habitat types present at a Site and evaluates their potential to support protected or notable species. A Site walkover was undertaken on 15 October 2015 by a Chartered Environmentalist, Principal Ecologist and Full Member of CIEEM, from the publicly accessible areas of Site. A subsequent walkover survey was undertaken September 2021 by an Assistant Ecologist and CIEEM member, to identify any changes to original baseline conditions or new constraints to the Proposed Development.
- 2.3.2. The habitats within the Site boundary were identified in accordance with the Joint Nature Conservation Committee (JNCC) Phase 1 survey methodology (JNCC, 2010) and notes were taken on dominant species present any features of interest. The habitats recorded were also assessed for their suitability to support protected or notable species following CIEEM guidance (CIEEM, 2017).
- 2.3.3. Field signs of legally protected or priority species were noted and where no field signs were present, an assessment was made of whether protected or priority species were likely to be present. Features of ecological interest or evidence of protected species were recorded as Target Notes (see Appendix C).
- 2.3.4. Buildings and trees on Site were surveyed to determine if they were suitable for roosting bats. These were then categorised and further surveys were recommended on the bat potential rating of the feature as described within Table 2-2.
- 2.3.5. The surveys also looked for the presence of common invasive species such as Japanese knotweed *Reynoutria japonica*, giant hogweed *Heracleum mantegazzianum* and Himalayan balsam *Impatiens glandulifera*.

2.4 BAT SURVEYS

- 2.4.1. The bat surveys were completed throughout the appropriate season and utilised a variety of methods as set out in good practice (Hundt, 2012 for surveys undertaken in 2015 and Collins, 2016 for surveys undertaken in 2016 and 2019).

BAT SURVEY 2016

Preliminary Bat Roost Assessment (PBRA)

- 2.4.2. An external and internal building inspection was carried out by WSP (WSP/Parsons Brinckerhoff at the time of survey) in 2016. Three buildings were accessed, where safe to do so, and externally surveyed from the ground. Surveys focused on roof spaces and features on the inside and outside of windows. An endoscope was used to investigate any cavities.
- 2.4.3. Signs of bat use searched for include:
 - scratches;
 - droppings;
 - staining at potential entrances;
 - live and dead bats

Bat Dusk Emergence Surveys

- 2.4.4. Built structures identified to have features suitable to support bat roosts were subject to further surveys to watch and listen for bats emerging from, or returning to, a roost. The buildings were identified following the PBRA carried out in 2016. The level of survey effort employed was proportional to the suitability identified in accordance with best practice (Collins, J., 2016). Surveyor locations were utilised to fully cover the potential roosting features on all suitable buildings.
- 2.4.5. The 2016 bat dusk emergence surveys were undertaken in the following conditions:

Table 2-1 – Conditions recorded during the 2016 surveys

Date	Survey Type	Sunset	Weather Conditions
15/09/16	Dusk Emergence	19:24	Clear sky, temperature from 22.6°C to 18.7°C at the end of surveys. No breeze at the start of survey picking up to beaufort wind speed of 1 by the end.
22/09/16	Dusk Emergence	19:06	Cloud covers 6 Oktas, wind 1 on beaufort wind speed scale. Temperature 15.6°C at start to 13.70C at finish

BAT SURVEY 2019

PBRA

- 2.4.6. An updated external inspection of the buildings was conducted by WSP in 2019. These surveys form the basis of the species-specific survey undertaken in August 2019.
- 2.4.7. The survey followed current good practice guidelines published by The Bat Conservation Trust (Collins, J., 2016) and was led by a Principal Ecologist who was a Full member of the CIEEM.
- 2.4.8. The 2019 survey comprised an assessment of features on each structure that could be used by roosting bats such as small holes and crevices and also features that would provide entry/exit points for bats to access internal areas such as roof voids.
- 2.4.9. Binoculars (Avian F 8x42) and torch (Clulite 1 million candlepower) were used to inspect potential roost features (PRF) where necessary.
- 2.4.10. The assessment of suitability was based on the broad criteria outlined in Table 2-2 below (Collins, J., 2016), combined with the professional judgement and experience of the surveyor in recognising suitable habitat features and field signs of bats.

Table 2-2 – Assessment of suitability criteria

Suitability	Description
Negligible	Negligible habitat features on site likely to be used by roosting bats.

Suitability	Description
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically, but does 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.)
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost type of high conservation significance.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Confirmed Roost	A structure with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing record of bats roosting at the location.

Bat Dusk Emergence Surveys

- 2.4.11. The update PBRA undertaken in 2019 confirmed the findings of the 2016 assessment. The level of survey effort employed was again proportional to the suitability identified in accordance with best practice (Collins, J., 2016).
- 2.4.12. The 2019 bat dusk emergence surveys were undertaken in the following conditions:

Table 2-3 – Conditions recorded during the 2019 surveys

Date	Survey Type	Start Time	Sunset Time	End Time	Weather Conditions
30/08/19	Dusk Emergence	1944	20:04	21:25	Warm, dry and calm. Temperature 18°C, decreasing to 16.9°C by the end. Relative humidity 54%, increasing to 69%. 100% cloud cover.
11/09/19	Dusk Emergence	1916	19:36	20:50	Dry and calm. Temperature 17.8°C, decreasing to 16.0°C by the end. Relative humidity 61%, increasing to 69%. 95% cloud cover. Cloud cover 1/8 throughout.

- 2.4.13. Methods followed current good practice guidelines published by The Bat Conservation Trust (Collins, J., 2016). Techniques, equipment and assessment criteria were consistent with currently accepted standards for bat surveys.
- 2.4.14. The survey programme was led by an Ecologist working as an accredited agent under a licensed bat ecologist licence with fieldwork undertaken by a team of ecologists.
- 2.4.15. The dusk emergence surveys began 15 minutes before sunset and continued until 120 minutes after sunset.
- 2.4.16. The surveyors used Batbox duet to aid detection of calls in the field and an Anabat SD1 to record calls for sonogram analysis and confirmation of species identification bat detectors to listen to and record echolocation calls of bats observed. During the survey, surveyors mapped the flight-lines used by any bats observed and noted any features used by the bats to exit/enter the buildings. Incidental records of bat activity in the vicinity of the surveyor locations were also collected.

2.5 LIMITATIONS TO THE ASSESSMENT

- 2.5.1. An Ecological Appraisal does not comprise a full botanical assessment of all species present within a Site; therefore, species lists are indicative only. Similarly, plant species are not as easily identifiable within areas of short/low mown grassland habitats. The list of species identified at the Site is therefore unlikely to be comprehensive; however, it provides a broad overview of the habitat types and their ecological value. Given, the urban location of Site, the data collected from the survey is considered valid to inform the scope of works.
- 2.5.2. The Site was assessed from publicly accessible areas only. No information on asbestos was available for the small roof space in the public house and as such was viewed from the loft hatch only; the cellar was not entered. Whilst the inability to fully access the buildings presents a limitation, the urban location of the site (and the subsequent results of bat surveys) does not present a significant limitation to the assessment presented here.
- 2.5.3. Only emergence surveys were undertaken due to safety reasons, no dawn surveys were completed. Surveys were not commissioned until late in the bat activity season in both 2016 (August) and 2019 (end of August and September) and as such surveys were spaced out as far as possible for the latter part of the season August, September and October only. Given the PRF identified were considered likely only to support small roosts of low conservation significance (particularly owing to the urban nature of the surroundings), the significance of the limitation is reduced and the conclusions drawn here are considered reliable.
- 2.5.4. The baseline conditions described in this report are accurate at the time at which the survey was undertaken. Should considerable time pass (e.g. 2+ years) and/or conditions/land-use on the Site change prior to the commencement of works, it is recommended that an update survey is undertaken.
- 2.5.5. Visual observation of bat activity was constrained by light levels. While surveyors may be able to see bats silhouetted against the sky, individuals flying against a background of dark buildings or trees were much more difficult to spot. The use of bat detectors to hear echolocation calls helps to ensure that activity is not missed. The building was



well-lit with external lighting at the rear and on one of the gables and clients in the pub garden were noisy.

3 RESULTS

3.1 DESK STUDY

Statutory Designated Sites

- 3.1.1. The Rochdale Canal Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) is located approximately 6.0km north-east of the Site. The JNCC qualifies this site for protection due to the presence of a significant population of the European Protected Species (EPS) floating water-plantain *Luronium natans* in a botanically diverse waterplant community, which also supports a wide range of pondweeds *Potamogeton spp.* This population of *Luronium* is representative of the formerly more widespread canal populations of north-west England.
- 3.1.2. There are no other statutory designated sites located within 2km of the Site.

Non-Statutory Sites

- 3.1.3. There are three Sites of Biological Interest (SBIs) located within 2km of the Site. SBIs are areas designated for protection due to their significant wildlife value and are of county-wide importance.
- 3.1.4. The Rochdale Canal (Stott's Lane Ducie Street Basin) and the Ashton Canal are both designated as SBIs and are located approximately 1.44 km north-east and 1.20 km east from the Site, respectively. The Rochdale Canal is designated for protection for its floating water plantain population. It is also of note that stretches support white-clawed crayfish *Austropotamobius pallipes*, which has full legal protection under the WCA and American pondweed *Potamogeton epihydrus*, a Red Data Book species. In addition, stretches of the Ashton Canal also support floating water plantain and the nationally scarce grass-wrack pondweed *Potamogeton compressus*; both are UK Biodiversity Priority Species and are designated as Species of Principal Importance (SPI) under Section 41 of the NERC Act 2006. The River Irwell SBI is located approximately 1.28 km north-west from the Site and recognised for its distinctive aquatic species composition.
- 3.1.5. There are no connecting features between the described non-statutory sites and the Site.

Species

- 3.1.6. GMEU provided the records of protected and notable species. These are detailed in Appendix B.
- 3.1.7. Habitats and species listed under the Greater Manchester Biodiversity Action Plan (BAP) which may be relevant to the Site include:
- Urban-managed greenspace;
 - Black redstart *Phoenicurus ochruros*; and
 - Bats.
- 3.1.8. The 2019 records reported a range of bat and bird species, including black redstart, as well as great crested newts *Triturus cristatus*. The nearest record was Black redstart 0.07km to the east of the Site recorded in 2018. The nearest great crested newt record was 1.5km to the north-west of the Site in 2017.

3.2 ECOLOGICAL APPRAISAL

- 3.2.1. The habitats present on Site in 2015 consisted of buildings, hardstanding, ornamental shrubs and immature trees. Overall the habitats on Site are considered to be of low ecological value. No reassessment of habitats was undertaken as part of the updates in 2019. The 2021 Site walkover included a reassessment of the 2015 results with no major changes in habitat type or condition recorded.

PROTECTED SPECIES

Breeding Birds

- 3.2.2. The Site contained a small number of ornamental hawthorn *Crataegus orientalis* trees. However, these were considered unlikely to support breeding birds and are therefore not considered to pose a constraint to the Proposed Development.
- 3.2.3. The Greater Manchester area, including central Manchester, is considered a hotspot for black redstart breeding and species records returned from the data search show that this species has been recorded less than 1km from the Site boundary. The walkover surveys were undertaken in late in the season, these birds are summer migrants, and as such would not be expected to be present on Site at this time. The Site contained a number of flat roofs but with little vegetation and foraging habitat. Therefore, the Site provides limited opportunities for this species.

Invasive Species

- 3.2.4. An established stand of small leaved cotoneaster *Cotoneaster microphyllus* was identified in the centre of the Site. No other invasive species were recorded within the Site at the time of survey (2015). The stand of cotoneaster was absent during the survey in 2021 and no other invasive species were recorded within the Site at the time of survey.

Other Species

- 3.2.5. No other habitats with potential for protected and/or notable species were identified within the Site and therefore it was considered unlikely that other protected species pose a constraint to the Proposed Development.

BUILDING INSPECTION

- 3.2.6. The buildings on Site were assessed for their suitability to support roosting bats in 2015. All buildings within the Site were externally re-assessed in 2019 and 2021 and a summary of features identified during the inspection is presented below in Table 3-1; results are shown on Figure 3.

Table 3-1 – Features found on the building inspection survey 2019

Feature Area No.	2016 reference	Summary Description	Roost Suitability
2 – Building	A	Manchester Reform Synagogue fronting onto Jacksons Row. Mid-1950s building with flat roof with low brick parapet. Rear part rendered. Series of lower windows with metal security grills. No gaps around windows, brickwork in good condition with no missing mortar.	Negligible

Feature Area No.	2016 reference	Summary Description	Roost Suitability
4 – Building	C	Part of former Bootle Street Police Station built in 1930s. Three- and four-storey brick building with flat roof and brick parapet. PVC window frames with no gaps and security grill on ground floor. Brickwork intact with no missing mortar.	Negligible
5 – Building	C	Four-storey building fronting onto Southmill Street. Portland stone façade and main entrance to building. Extended half round windows at ground floor level with rectangular windows on upper floors. PVC frames with no gaps.	Negligible
6 – Building	C	Four- and two-storey building off Bootle Street. PVC windows with no gaps, and mortar and brickwork in good condition.	Negligible
8 - Building	B	Building 8; the Sir Ralph Abercromby Public House on Bootle Street. Mid-1900s building of brick with slate roof with ridge tiles on the original building. Later extensions at rear with flat roof and one with equal pitched slate roof. Original roof multi-pitched with leaded valleys with a central brick chimney and one at front. Facia boards on gable and around majority of building. Close inspection not possible but evidence of slight gap on sections of facia between wall and facia.	Moderate suitability
4, 5, 6 – Inner courtyard side	C	Inner walls of buildings B4, B5 and B6 facing onto the inner courtyard area. Similar to the outer face of the buildings with brickwork and mortar in good condition and PVC windows with no gaps around them. Cavities in the brickwork at the first-floor level were present where metal support struts had been removed, leaving gaps between the remaining bricks and offering some suitability, although this is reduced by the overall setting of the Site.	Low

BAT DUSK EMERGENCE SURVEYS

- 3.2.7. No bat emergence was recorded during either the 2016 or the 2019 surveys.
- 3.2.8. During the 30 August 2019 survey, the earliest registration of a bat call was at the rear of the building, 20 minutes following sunset. It was a commuting common pipistrelle that was heard but not seen. Following this, there were six further registrations throughout the survey. All were faint and short, heard but not seen, confined to the rear of building 8 (Sir Ralph Abercromby Public House) and adjoining car park, suggesting commuting rather than foraging. No bats were recorded on Bootle Street and no bats were seen emerging from the buildings. Anabat analysis confirmed the species to be common pipistrelle.
- 3.2.9. The second survey, undertaken on 11 September 2019, recorded a single bat pass; a common pipistrelle 28 minutes after sunset commuting across the car park area 1. Subsequent Anabat analysis recorded eight short calls of common pipistrelle that indicated the bats were commuting and not feeding at the Site. No bats were seen emerging from building 8 (Sir Ralph Abercromby Public House).

4 DISCUSSION AND RECOMMENDATIONS

4.1 DESIGNATED SITES

- 4.1.1. The Site does not share any contiguous or complementary habitat with the SAC which has been identified within 10km of it. The SAC's primary classification is for its aquatic vegetation community. Given there are no waterbodies on Site, the distance from the Site boundary and the lack of direct connectivity, it is not expected that the proposed work on Site will impact on the SAC. Therefore, it is possible to exclude the risk of likely significant effects upon it and no further assessment is required. No other statutory or non-statutory sites are likely to be directly or indirectly impacted upon from the Proposed Development due to the spatial separation and lack of connectivity between them and the Site.

4.2 HABITATS

- 4.2.1. The Site is dominated by man-made habitats such as buildings and hardstanding. There are limited areas of semi-natural habitat present including ornamental shrubs and scattered trees. Such habitats are considered to be common within the local context and unlikely to be of significant value for any protected or notable species.

4.3 PROTECTED SPECIES

BIRDS

- 4.3.1. No evidence of protected or notable species was recorded during the survey. However, the trees and hedgerow on Site have potential to support nesting birds during the breeding bird season, albeit limited and the Proposed Development is therefore unlikely to have a significant effect on breeding birds.

BATS

- 4.3.2. Buildings and trees on Site were assessed for their potential to support roosting bats. Some features were identified on building 8 (Sir Ralph Abercromby Public House), as having moderate potential for bats. Following a building inspection there are still some features suitable for roosting bats but no signs of potential bat presence were identified during the internal inspection. During the 2021 walkover survey, it was noted that owing to removal of steelwork features at the first-floor level, cavities within the brickwork were present providing additional features with potential for bat use. These cavities were located along the boundary walls of the inner courtyard and categorised as of low suitability for roosting bats.
- 4.3.3. As a result of the assessment of moderate potential for building 8 (Sir Ralph Abercromby Public House), two emergence surveys were undertaken in 2016 and updated in 2019, in accordance with best practice guidelines (Collins, 2016), during which no bat emergences were seen. Therefore, the likely absence of roosting bats within building 8 (Sir Ralph Abercromby Public House) was concluded. No emergence surveys were conducted in 2021.

4.4 RECOMMENDATIONS

BATS

- 4.4.1. Due to the concluded absence of roosting within building 8 (Sir Ralph Abercromby Public House) during surveys conducted in 2019, bats will not constrain the Proposed Development. However, should building 8 be demolished or subject to significant refurbishment, then a pre-start demolition check is recommended as a precaution to ensure that the features identified on the building have not begun to be used by bats in the intervening time period.
- 4.4.2. Given the identification of new features associated within the bounding walls of the inner courtyard, it is recommended that a pre-works check through endoscope inspection followed up by a single dusk emergence or dawn re-entry survey is completed during the active bat season (May to August inclusive). This is considered a proportionate level of assessment given the low levels of bat activity previously recorded at the Site, the level of lighting at night and the urban setting of the Site.

BIRDS

- 4.4.3. Given the Site has limited food sources for black redstart; it is not recommended that surveys for this species are undertaken at this time. No other ecological surveys for birds are required given the current ecological records received for the Site.
- 4.4.4. All wild birds are afforded partial protection under Section 1 of the WCA 1981 (as amended), making it an offence, amongst other things, to intentionally or recklessly kill, injure or take a wild bird; take or destroy its eggs; and/or to take, damage, destroy, interfere with or obstruct access to its nest whilst it is in use or being built.
- 4.4.5. The clearance of the buildings, together with any trees and scrub, should ideally be carried out outside the bird breeding season i.e. between October and February. If these are to be removed during the bird breeding season (generally considered to be from March-August inclusive), then they should be checked to confirm the absence of nesting birds by a suitably qualified ecologist prior to removal. Where nesting birds are encountered, the ecologist should advise on an appropriate buffer to be established within which no works would be conducted until the young have fledged the nest.

INVASIVE SPECIES

- 4.4.6. An established stand of small-leaved cotoneaster was identified in the centre of the Site in 2015, although it was absent during the 2021 survey and no other invasive species were recorded within the Site at the time of survey. If identified prior to works commencing, works should be timed so as to minimise the spread of these species, by working outside of the flowering / seeding periods. Should any of the works directly impact the invasive species, these plants will need to be managed appropriately.
- 4.4.7. Cotoneaster should be removed out of flower when displaying no berries, before being chipped and removed from the Site. Cotoneaster plants spread via the berries, which are on the plant during the autumn and winter months. Therefore, if this plant is removed or disturbed during the time when the berries are present, this could cause the plant to spread. If necessary, removal of this plant should occur during the spring (April – May).

ECOLOGICAL ENHANCEMENT

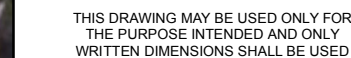
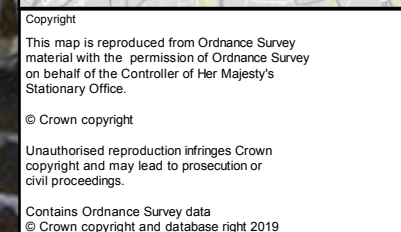
- 4.4.8. The National Planning Policy Framework and NERC Act 2006 place a duty upon public bodies, including planning authorities in England and Wales, to promote and enhance biodiversity in all of their functions. Habitats and species of value will therefore need to be considered within the development and landscaping design process.
- 4.4.9. The results of the biodiversity assessment suggest that the following should be considered within the development design to minimise potentially adverse ecological effects and realise opportunities to enhance biodiversity:
- Any soft landscaping should take into account local wildlife listed in the Greater Manchester Biodiversity Action Plan and efforts should be made to promote these species;
 - Should any artificial lighting be installed or utilised at night during the proposed works, then it is recommended that low pressure sodium lamps or high-pressure sodium instead of mercury or metal halide lamps is used due to its UV filtration characteristics. This will avoid disturbance to commuting, foraging or roosting bats. Lighting should also be directional to avoid light spill (Bat Conservation Trust & Institute of Lighting Engineers 2008); and
 - Given the design includes roof gardens, green roofs and tall buildings, there is opportunity within the design to support the Manchester BAP for black redstart. Therefore, it is recommended the design of these features should incorporate favourable habitat such as achievable ledges and foraging opportunity in the planting. This would also have benefits for other birds and provide foraging opportunities for insects and bats.

5 CONCLUSION

- 5.1.1. The Ecological Assessment undertaken in October 2015 and 2019 noted that the buildings on Site have some potential for roosting bats and breeding birds. In addition, an invasive plant species was identified on the Site.
- 5.1.2. Further surveys were undertaken to investigate the potential use of the buildings for bats. Building 8 (Sir Ralph Abercromby Public House) has visible features; however, likely absence was concluded for these features following emergence surveys and an external inspection.
- 5.1.3. A subsequent ecological walkover of the Site in September 2021 did not identify any significant changes to the baseline habitat results, although noted that the stand of cotoneaster previously recorded was absent. Additionally, new features with bat roost potential were identified associated with recesses and cavities in brickwork resulting from the removal of steelwork from building walls bounding the inner courtyard at the Site.
- 5.1.4. Given the presence of these newly identified features, it is recommended that a pre-works/demolition inspection of the features is conducted by ladder and endoscope. This should be supplemented with a single dusk emergence or dawn re-entry survey during the appropriate season (May to August inclusive). In the unlikely event evidence of roosting bats are discovered during either of these activities, additional survey work may be required in order to inform a protected species licence.
- 5.1.5. The existing building's roofs and the vegetation on Site have some potential to support nesting birds and therefore should be removed outside the nesting season (commonly taken to be March to August inclusive). It is considered unlikely that the Proposed Development will impact on other protected/notable species or local conservation sites as identified in the study.
- 5.1.6. There is opportunity within the building design plans to provide valuable wildlife habitats within the proposed green spaces, including suitable provisions for the locally highlighted black redstart.

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 Site Boundary

Drawing Status	FINAL
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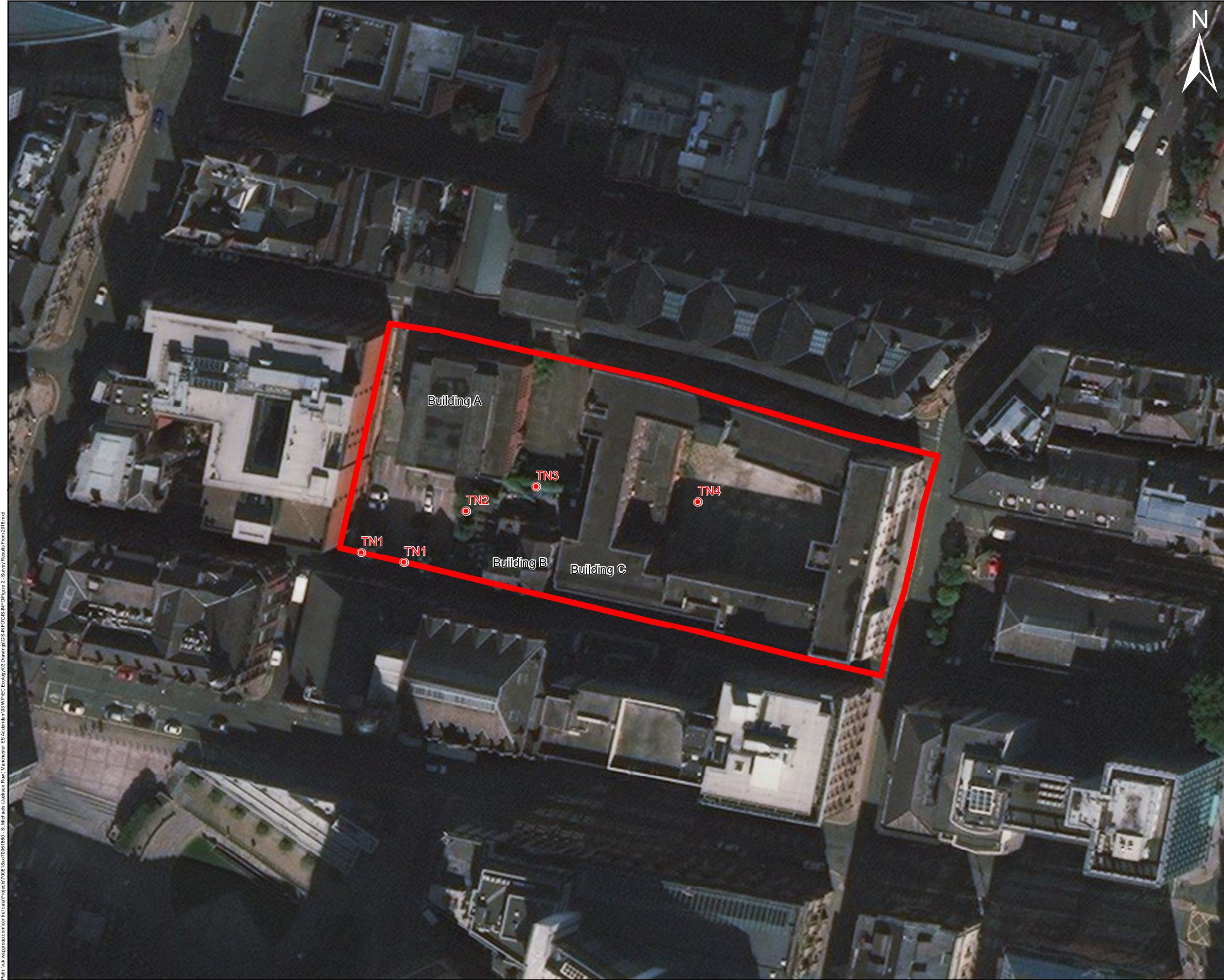
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Figure 1:
Site Location Plan

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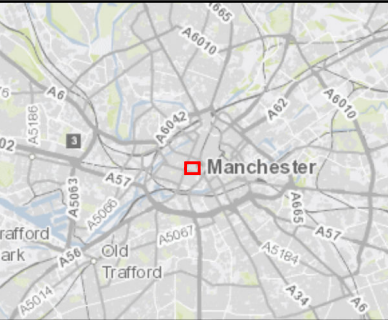
Drawing Number	Rev
Figure 1 - Site Location Plan	001



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Legend

- Site Boundary
- Target Note



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Revision Details	By	Date	Suffix
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Drawing Status	FINAL
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Job Title	Jackson's Row Developments Ltd
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Drawing Title	Figure 2: Survey Results from 2016
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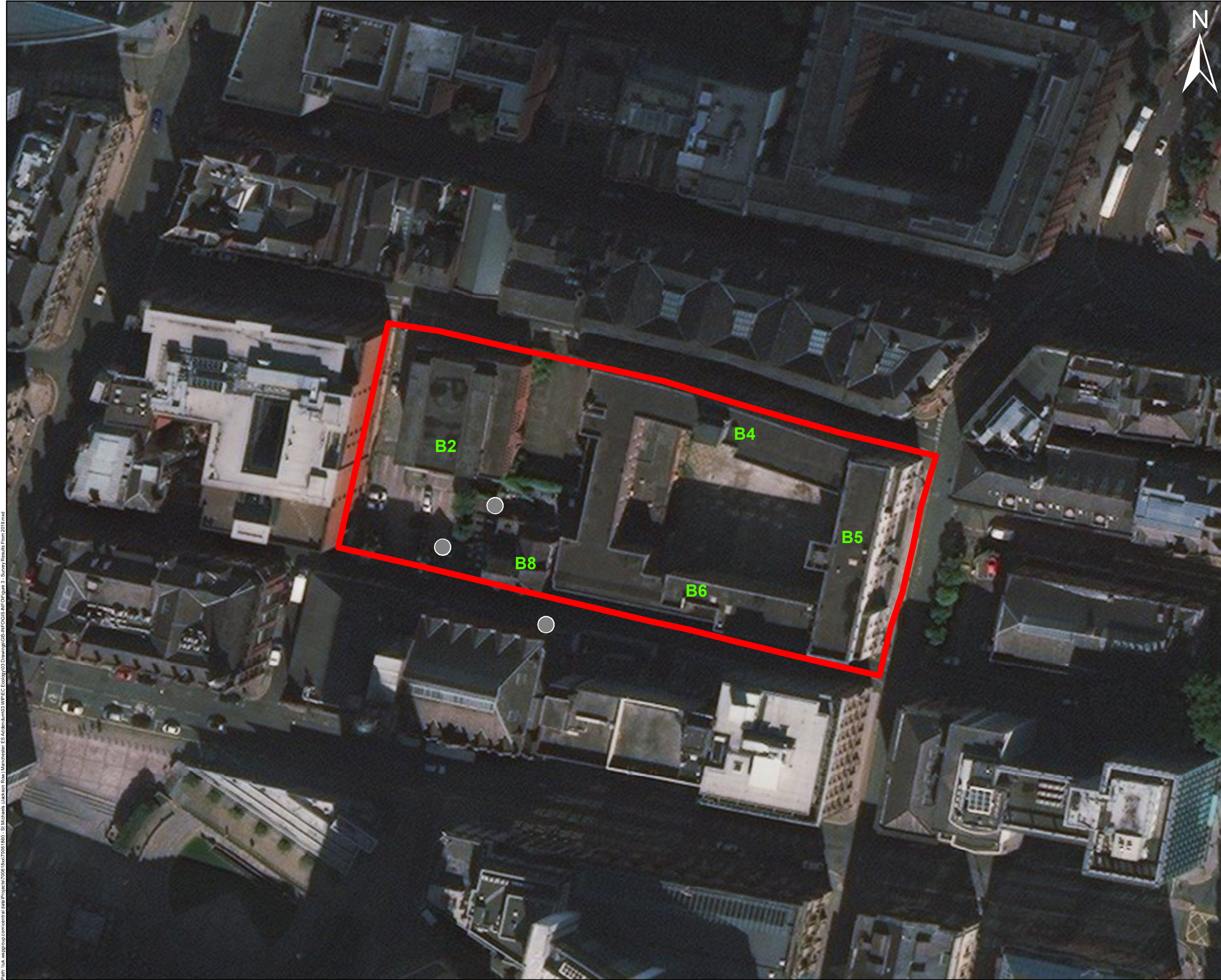
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Stage 1 check	XX	Originated	Date
		RE	22/10/2019

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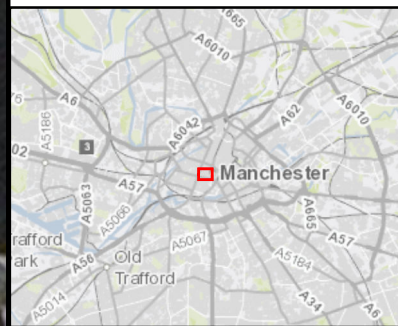
Drawing Number	Rev
Figure 2 - Survey Results From 2016	001



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Legend

-  Site Boundary
-  Surveyor Locations



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Revision Details	By Check	Date	Suffix

Drawing Status
FINAL

Job Title
Jackson's Row Developments Ltd

Drawing Title
**Figure 3:
Survey Results from 2019**

Scale at A3
1:750

Drawn RE	
Stage 1 check XX	Stage 2 check -
Originated RE	Date 22/10/2019



Drawing Number Figure 3 - Survey Results From 2019	Rev 001
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Appendix A

RELEVANT LEGISLATION AND
PLANNING POLICY





ENGLAND & WALES LEGISLATION AND POLICY CONTEXT

This report has been compiled with reference to relevant wildlife legislation, planning policy and the UK Biodiversity Framework. An overview and context of relevant legislation is provided, with the relevant protection each species groups or species receives summarised in Table A1.

The Wildlife and Countryside Act 1981, (as amended) (WCA)

Protected birds, animals and plants are listed under Schedules 1, 5, 8 and 9 respectively of the WCA, a description of these Schedules and their meaning is provided below.

Under the WCA (England and Wales) all birds, their nests and eggs (with exception of species listed under Schedule 2) are protected by the WCA. It is an offence to:

- Intentionally kill, injure, or take any wild bird,
- Take or destroy an egg of any wild bird.
- Damage or destroy the nest of any wild bird (whilst being built, or in use). Under the WCA the clearance of vegetation within the survey area boundary, or immediately adjacent to the survey area during the bird nesting season could result in an offence occurring by the disruption or destruction of nest sites. The bird breeding season can be taken to occur between March - August inclusive, although is subject to variations based on species, geographical and seasonal factors.

Schedule 1

Birds listed under Schedule 1 of the WCA⁶ are afforded additional protection with regard to intentional or reckless disturbance whilst nest-building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

Schedule 5

Species listed in Schedule 5 can either be fully protected or be partially protected under Section 9, which makes it unlawful to intentionally:

- Part 1: kill, injure or take;
- Part 2: possess or control (live or dead animal, part or derivative);

⁶ To view the current list of Schedule 1 listed birds visit: <http://www.legislation.gov.uk/ukpga/1981/69/schedule/1> [Accessed 11/0719].



- Part 4 (a): damage or destruct any structure used for shelter or protection;
- Part 4 (b): disturb them in a place of shelter or protection;
- Part 4 (c): obstruct access to place of shelter or protection;
- Part 5 (a): sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative);
- Part 5 (b): advertise for buying or selling.

Schedule 8

The Act makes it an offence (subject to exceptions) to pick, uproot, trade in, or possess (for the purposes of trade) any wild plant listed in Schedule 8, and prohibits the unauthorised intentional uprooting of such plants.

Schedule 9

Invasive species listed under Schedule 9 are prohibited from release into the wild and the Act prohibits planting or “causing to grow” in the wild of any plant species listed in Schedule 9. It should be noted that certain bird species listed on Schedule 1 of the WCA are also listed on Schedule 9 to prevent release of non-native and captive individuals, this includes barn owl, red kite, goshawk and corncrake.

Countryside Rights of Way Act 2000 (CRoW Act)

The CRoW Act has amended the WCA in England and Wales strengthening the protection afforded to Sites of Special Scientific Interest (SSSI) and the legal protection for threatened species. It adds the word ‘reckless’ to the wording of the offences listed under Section 9(4) of the WCA. This alteration makes it an offence to recklessly commit an offence, where previously an offence had to be intentional to result in a breach of legislation.

Natural Environment and Rural Communities (NERC) Act 2006

Species and Habitats of Principal Importance in England and Wales are listed under Section 41 and Section 42 respectively of the NERC Act. The Section 41 and 42 lists detail species that are of principal importance for the conservation of biodiversity in England and Wales, and should be used to guide decision-makers such as local and regional authorities when implementing their duty to have regard for the conservation of biodiversity in the exercise of their normal functions – as required under Section 40 of the NERC Act 2006.

The Protection of Badgers Act (1992)

It is an offence to wilfully take, kill, injure, possess or ill-treat a badger. Under the Act their setts are protected against intentional or reckless interference. Sett interference includes damaging or destroying a sett, obstructing access to any part of the sett, or disturbance of a badger whilst it is occupying a sett. The Act defines a badger sett as ‘any structure or place, which displays signs indicating the



current use by a badger' and Natural England takes this definition to include seasonally used setts that are not occupied but that show sign of recent use by badgers (Natural England, 2009⁷).

If impacts to badgers or their setts are unavoidable then authorised sett disturbance requires a licence.

The UK Post-2010 Biodiversity Framework (2011-2020) (JNCC and Defra, 2012)

This Framework lists the UK's most threatened species and habitats and sets out targets and objectives for their management and recovery. The UK Biodiversity Action Plan (BAP) process is delivered nationally, regionally and locally and should be used as a guide for decision-makers to have regards for the targets set by the framework and the goals they aim to achieve. The UK BAP has now been replaced by the UK Post-2010 Biodiversity Framework, however, it contains useful information on how to characterise important species assemblages and habitats which is still relevant (UK Post-2010 Biodiversity Framework, 2012⁸).

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

The Conservation of Habitats and Species Regulations 2017 (as amended) consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. The Regulations transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. They also transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations came into force on 30th November 2017, and extend to England and Wales (including the adjacent territorial sea).

All species listed under Annex IV of the Habitats Directive require strict protection and are known as European Protected Species (EPS). Under Regulation 42 of the Habitats Regulations it is unlawful to:

- Deliberately kill, capture or disturb;
- Deliberately take or destroy the eggs of; and
- Damage or destroy the breeding site/resting place of any species protected under this legislation.

⁷ Natural England, June 2009, Protection of Badgers Act 1992 (as amended), Guidance on 'Current Use' in the definition of a Badger Sett WMLG17, Natural England, Peterborough.

⁸ JNCC and Defra (on behalf of the Four Countries' Biodiversity Group), July 2012, UK Post-2010 Biodiversity Framework, Available from: http://jncc.defra.gov.uk/pdf/UK_Post2010_Bio-Fwork.pdf [Accessed 11/07/19].



If the Ecologist determines that impacts to an EPS are unavoidable then the works may need to be carried out under a site specific mitigation licence from Natural England or Natural Resources Wales. Low Impact Class licences are also available in both England and Wales for bats and great crested newts. This enables Registered Low Impact Consultants to undertake certain low impact activities reducing the EPS application paperwork and process length.

Certain EPS are also listed under Annex II of the Habitats Directive and are afforded protection by the establishment of core areas of habitat known as Special Areas of Conservation. This means these species are a relevant consideration in a Habitats Regulations Assessment (HRA).

The Birds Directive seeks to maintain populations of all wild bird species across their natural range (Article 2). All bird species listed under Annex I⁹ of the Birds Directive are rare or vulnerable and afforded protection by the classification of Special Protection Areas (SPAs), these are also designated under all regularly occurring migratory species, with regard to the protection of wetlands of international importance (Article 4). This means these bird species and communities are a relevant consideration in HRA.

The National Planning Policy Framework (2021)

The National Planning Policy Framework (2021) states that 'planning policies and decisions should contribute to and enhance the natural and local environment by.....protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'.

⁹ To view birds listed under Annex I visit: http://ec.europa.eu/environment/nature/conservation/wildbirds/threatened/index_en.htm [accessed 11/0719]

Table A:1: Key Species and National Wildlife Legislation, Policy and Biodiversity Framework Applicable in England & Wales

Species	Legislation, Planning Policy and UK Biodiversity Framework							
	Wildlife and Countryside Act 1981 (as amended), (WCA)				The Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations) - Regulation 41	Natural Environment and Rural Communities (NERC) Act 2006 / The Environment (Wales) Act (2016)	The Protection of Badgers Act 1992	The UK Post-2010 Biodiversity Framework 2011-2020 (JNCC and Defra, 2012)
	Schedule 1	Schedule 5	Schedule 8	Schedule 9	European Protected Species (Annex IV of the EC Habitats Directive)			
Bats		✓ ¹⁰ (part)			✓ ¹¹	✓ ¹²		✓ ¹³
Birds	✓			✓ ¹⁴		✓ ¹⁵		✓ ¹⁶

¹⁰ These species are partially protected under section 9(4)(b), (4)(c) and (5).

¹¹ Only Barbastelle (*Barbastella barbastellus*), Bechstein's bat (*Myotis bechsteinii*), greater horseshoe bat (*Rhinolophus ferrumequinum*) and lesser horseshoe bat (*Rhinolophus hipposideros*) are listed on Annex II of the Habitats Directive.

¹² Greater horseshoe bat, lesser horseshoe bat, Bechstein's bat, noctule (*Nyctalus noctula*), soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared bat (*Plecotus auritus*) and barbastelle are listed as Species of Principal Importance in England with the addition of common pipistrelle (*Pipistrellus pipistrellus*) in Wales listed under Section 7 of the Environment (Wales) Act (2016) <http://www.legislation.gov.uk/ukpga/2006/16/contents>.

¹³ Barbastelle bat, Bechstein's bat, noctule, soprano pipistrelle, brown long-eared bat, greater horseshoe bat, lesser horseshoe bat are listed as UK BAP species of bat.

¹⁴ To view plants and animals listed on Schedule 9 Part 1 visit <http://www.legislation.gov.uk/ukpga/1981/69/schedule/9> [accessed 11/07/19]

¹⁵ There are 49 species of birds listed as Species of Principal Importance in England in Section 41 of the NERC Act 2006 and 51 species in Wales under Section 7 of the Environment (Wales) Act (2016) <http://www.legislation.gov.uk/ukpga/2006/16/contents>.

¹⁶ To view the current list of UK BAP priority birds visit: <http://jncc.defra.gov.uk/page-5163> [Accessed 11/07/19].

Appendix B

BIOLOGICAL RECORDS

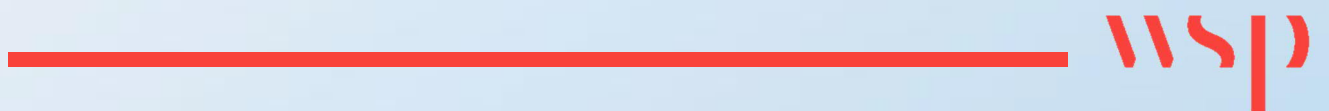


Table B-1 - Species records located in 2015 within 2 km of the Site boundary

Species	Closest Record to site	Date	Distance from Site Boundary	Suitable habitat present on site
Birds				
Lapwing <i>Vanellus vanellus</i>	SJ827981	01/06/2012	0.85 km west	×
Lesser redpoll <i>Carduelis cabaret</i>	SJ823989	27/01/2011	1.57 km north west	×
Skylark <i>Alauda arvensis</i>	SJ82809803	25/05/2012	0.82 km west	×
House sparrow <i>Passer domesticus</i>	SJ82499901	16/03/2014	1.48 km north west	✓
Dunnock <i>Prunella modularis</i>	SJ83309839	20/02/2014	0.46 km north west	✓
Peregrine falcon <i>Falco peregrinus</i>	SJ823989	11/09/2010	1.57 km north west	×
Song thrush <i>Turdus philomelos</i>	SJ82899803	01/04/2014	0.72 km west	✓
Little ringed plover <i>Charadrius dubius</i>	SJ82779811	17/05/2011	0.85 km west	×
Kingfisher <i>Alcedo atthis</i>	SJ838976	01/02/2013	0.39 km south east	×
Bullfinch <i>Pyrrhula pyrrhula</i>	SJ82859800	22/04/2014	0.76 km west	✓
Starling <i>Sturnus vulgaris</i>	SJ837961	04/12/2012	0.74 km west	✓
Black redstart <i>Phoenicurus ochruros</i>	SJ83839744	20/06/2011	0.56 km south east	✓
Mammals				
West European Hedgehog <i>Erinaceus europaeus</i>	SJ845972	16/01/2013	1.1 km south east	×
Badger <i>Meles meles</i>	Confidential	20/09/2011	0.52 km south east	×
Amphibians/Reptiles				
Common toad <i>Bufo bufo</i>	SJ823987	19/04/2014	1.47 km north west	×

Table B-2 - Bat roost records returned in 2015 within 5 km of the Site boundary

Species	Closest Record to site	Date	Distance from Site Boundary
Common pipistrelle <i>Pipistrellus pipistrellus</i>	SJ83239773	15/08/2012	0.47 km south west
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	SJ82849793	26/06/2013	0.78 km south west
Pipistrellus sp.	SJ83729744	05/06/2008	0.54 km south
Daubenton's bat <i>Myotis daubentonii</i>	SD798008	13/07/2006	4.70 km north west
Brown long-eared bat <i>Plecotus auritus</i>	SJ87059697	04/07/2011	3.47 km south east
Vespertilionidae sp.	SJ82849793	20/06/2013	0.79 km west

Table B-3 - Species records located in 2019 within 2 km of the Site boundary

Common name	Distance	Closest record to site	Date	Direction
Black redstart <i>Phoenicurus ochruros</i>	0.07km	SJ838980	21/05/2018	East
Bull finch <i>Pyrrhula pyrrhula</i>	0.73km	SJ835988	17/05/2013	North
Cuckoo <i>Cuculidae</i>	0.73km	SJ835988	24/07/2017	North
Dunnock <i>Prunella modularis</i>	0.39km	SJ83309839	20/02/2014	North west
Herring Gull <i>Larus argentatus</i>	1.5km	SJ847968	13/12/2015	South east
House Sparrow <i>Passer domesticus</i>	0.73km	SJ835988	04/01/2017	North
King Fisher <i>Alcedo atthis</i>	0.3km	SJ838976	01/02/2013	South
Lapwing <i>Vanellus vanellus</i>	0.2km	SJ840980	09/01/2010	East
Lesser Redpoll <i>Carduelis cabaret</i>	0.7km	SJ835988	19/10/2012	North
Linnet <i>Linaria cannabina</i>	1.0km	SJ826983	13/06/2010	West
Peregrine <i>Falco peregrinus</i>	0.08km	SJ83549802	20/03/2018	West
Reed Bunting <i>Emberiza schoeniclus</i>	1.9km	SJ82059682	04/12/2016	South west
Skylark <i>Alauda arvensis</i>	0.80km	SJ82809803	25/05/2012	West
Spotted Flycatcher <i>Muscicapa striata</i>	0.73km	SJ835988	22/05/2014	North
Song Thrush <i>Turdus philomelos</i>	0.71km	SJ8288898046	08/06/2012	West

Common name	Distance	Closest record to site	Date	Direction
Starling <i>Sturnus vulgaris</i>	0.78km	SJ82849812	10/06/2014	West
Tree Sparrow <i>Passer montanus</i>	1.4km	SJ83539649	01/05/2013	South
Yellow Wagtail <i>Motacilla flava</i>	1.0km	SJ84749813	25/11/2014	East
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	0.85km	SJ84589804	01/01/2013	East
Pipistrelle sp <i>Pipistrellus sp.</i>	0.72km	SJ834973	15/12/2015	South west
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	0.25km	SJ83419787	22/08/2012	West
Brown Long-eared Bat <i>Plecotus auritus</i>	0.55km	SJ83259846	18/10/2013	North west
Common Toad <i>Bufo bufo</i>	1.4km	SJ823987	19/04/2014	North west
Great Crested Newt <i>Triturus cristatus</i>	1.5km	SJ82289875	01/08/2017	North west
Hedgehog <i>Erinaceinae</i>	1.0km	SJ845972	13/12/2013	South east
Badger (Sett) <i>Meles meles</i>	1.2km	SJ8426999187	22/02/2011	North
Badger (Sighting) <i>Meles meles</i>	0.53km	SJ842977	25/04/2012	East

Appendix C

TARGET NOTES



Table C-1 – Target notes

Target Note	Grid Reference	Description
1	SJ83619 98007 & SJ83631 98004	Vegetation identified in this area: ■ 5 immature oriental rowan (one densely covered in ivy) ■ The understorey vegetation in is patch bare ground with some perennial rye grass <i>Lolium perenne</i>, chickweed <i>Stellaria media</i> and white clover <i>Trifolium repens</i>. Dumped material was also present in this area.
2	SJ83640 98017	Small leaved cotoneaster was present within this planter. A vegetation planter was also present in this area and contained laurel <i>Laurus</i>, sycamore <i>Acer pseudoplatanus</i>, ornamental rowan <i>Sorbus sp.</i> and ornamental rose <i>Rosa sp.</i>
3	SJ83657 98021	Russian vine <i>Fallopia baldschuanica</i> was seen on the wall located at the back of Building B (the Sir Ralph Abercromby Public House).
4	SJ83688 98020	Buddleia <i>Buddleja sp.</i> was present in cracks present in the courtyard of the Site.



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