

EXTENDED PHASE 1 HABITAT SURVEY & DAYTIME BAT SURVEY

AMBROSE STREET AND POTTERY LANE, GREATER MANCHESTER

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APPENDIX A: PHASE 1 HABITAT MAP



1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2022 by Beaumont Lord to carry out an Extended Phase 1 Habitat Survey & Daytime Bat Survey at Ambrose Street and Pottery Lane. The site is situated off north-east of the junction of Ambrose Street and Pottery Lane in Greater Manchester (O.S. grid reference: SJ 87273 97200 – see Figure 1). The proposed development site currently comprises an area of hardstanding on which stand several attached warehouse units. The units on site are occupied. The railway line marks the northern boundary, Pottery Lane and Ambrose Street marks the southern and western boundaries and an area of hardstanding lies to the east of the site. In the wider context the site is surrounded by commercial and residential developments, roads and some tree belts along the railway line and some green spaces.

An Extended Phase 1 Habitat Survey is required to provide an overview of the habitats present within the site and to assess any potential protected species issues on the site. A daytime bat survey is required to assess the potential use of the property by bats.

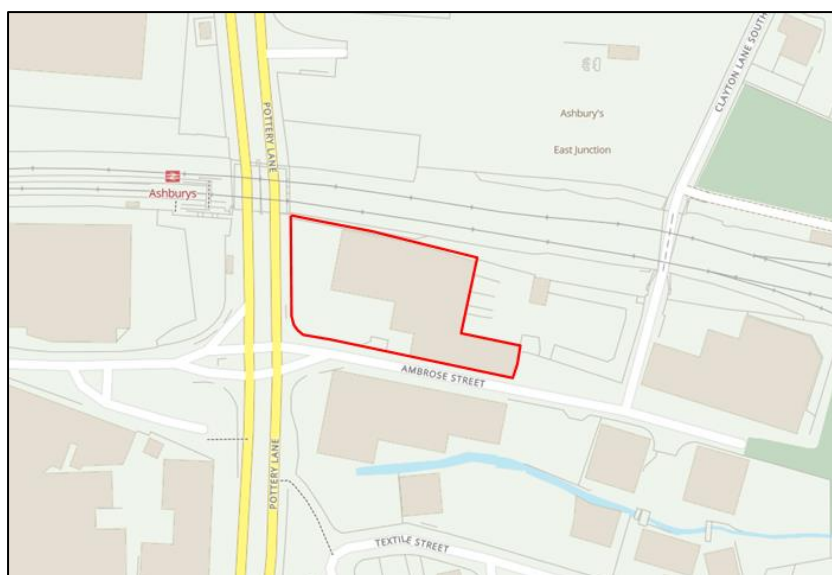


Figure 1 showing the location of the site

Description of Development

- 1.2 The site will be the subject of a planning application for the a new storage development of the site.

Biodiversity in Planning

- 1.3 Biodiversity is a material consideration, and Local Planning Authorities (LPAs) have a requirement to consider biodiversity and protected species when determining planning applications. Section 15 of the National Planning Policy Framework (July 2021) gives specific reference to minimising the impacts of development on biodiversity. Local and Neighbourhood plans also provide guidance towards protecting and enhancing biodiversity, including priority habitats and notable species.



2.0 METHODOLOGY

Extended Phase 1 Habitat Survey

- 2.1 A Phase 1 Habitat survey was undertaken to JNCC standards (JNCC, 2010). The site was walked and each habitat was assigned a Phase 1 habitat category. Species lists were taken at locations of botanical interest. All botanical nomenclature follows Stace, 2019. A Phase 1 map was produced showing habitat boundaries.
- 2.2 During the Extended Phase 1 survey, the habitats were assessed for their potential to support protected species. This included, for example, looking for signs of Badger activity (e.g. setts, paths, latrines and hairs on fences), assessing any waterbodies on site or near the site for their potential to support Great Crested Newt
- 2.3 The site was also surveyed for invasive, non-native plant species such as Japanese Knotweed and Giant Hogweed.

Daytime Bat Survey

- 2.4 A daytime bat survey of the site was undertaken to search for, and to assess the potential for, a bat roost.
- 2.5 An external assessment of the affected buildings on the site was undertaken, which included, for example, looking for gaps between any soffit boards and walls, gaps between window frames and the walls, and looking for bat droppings on the walls and window ledges. An internal assessment was also carried out, with particular focus on gaps in walls, cracks in roof beams, and any evidence of bat activity, such as bat droppings, in the internal spaces.
- 2.6 A ground-level assessment of any trees affected by the proposals was also undertaken. This involved a search for potential roosting features (PRF's), including peeled bark, knot holes and branch splits.
- 2.7 A pair of close-focussing binoculars, a high-powered torch and, where necessary, an endoscopic camera, were used to search for evidence of bats.

Personnel and Seasonal Timing

- 2.8 Kate Reed (Senior Ecologist) carried out the survey on the 11th August 2022. Kate is an experienced ecologist and fully trained in botanical surveys and protected species assessments. August is an optimal month for botanical work. The weather at the time of the survey was sunny and dry. Daytime bat surveys can be undertaken at any time of year.

Survey Constraints

- 2.9 The site was fully accessible. There were negligible constraints to the survey.



3.0 RESULTS

Description of Habitats

- 3.1 The Phase 1 Habitat Map can be found at the back of the report. The habitats on the proposed development site are described below.

Bare Ground and Ephemeral Short Perennial

- 3.2 The majority of the site is covered with hardstanding, surrounding the buildings and used as car parking. Ephemeral short Perennial vegetation is growing on the edges of the hardstanding composed of Broad-leaved Dock *Rumex obtusifolius*, Common Nettle *Urtica dioica*, Perennial Rye-grass *Lolium perenne*, Cleavers *Galium aparine*, Groundsel *Senecio vulgaris* and Bramble *Rubus fruticosus* agg. (see Photograph 2).



Photograph 1 showing the hardstanding



Photograph 2 showing the ephemeral short perennial

Building/ Structure

- 3.3 The warehouse units on site have been mapped as building/structure on the Phase 1 map.

PROTECTED SPECIES

Great Crested Newt

- 3.4 Great Crested Newt *Triturus cristatus* is a European Protected Species under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit) and the species is fully protected under the Wildlife and Countryside Act 1981 (as amended).
- 3.5 No waterbodies exist on the site or within 250m of the site boundary. The site is covered by hardstanding a habitat considered hostile for amphibians as it does not offer cover from predation or any foraging opportunities.

Bats

- 3.6 All bat species are European Protected Species. This is implemented in the UK through the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit). Bats are also protected under The Wildlife and Countryside Act 1981 (as amended).

Daytime Bat Survey

- 3.7 A large warehouse building exists on the site split into several units internally (see Figure 2). All the units on site were the subject of a daytime bat survey and were fully accessible. Units 5 and 6 lie outside of the redline boundary and so are not included in this assessment.



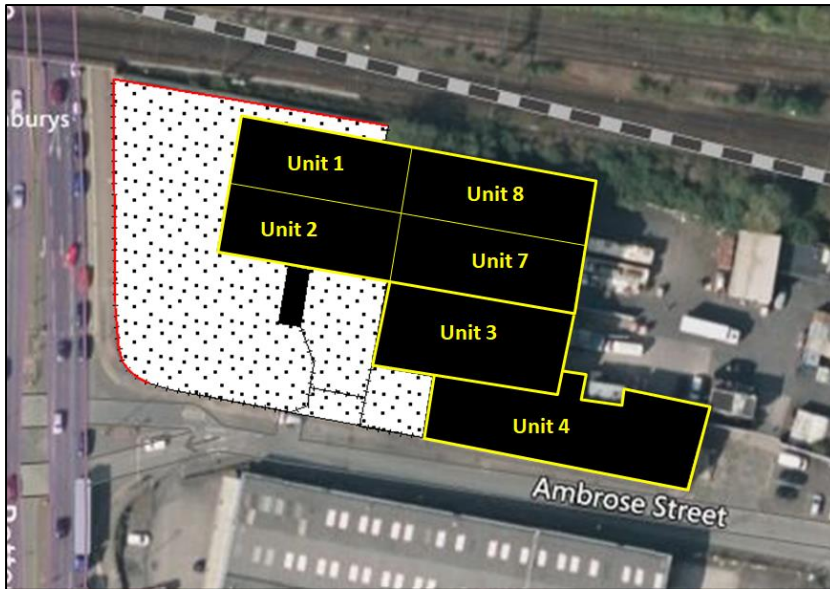
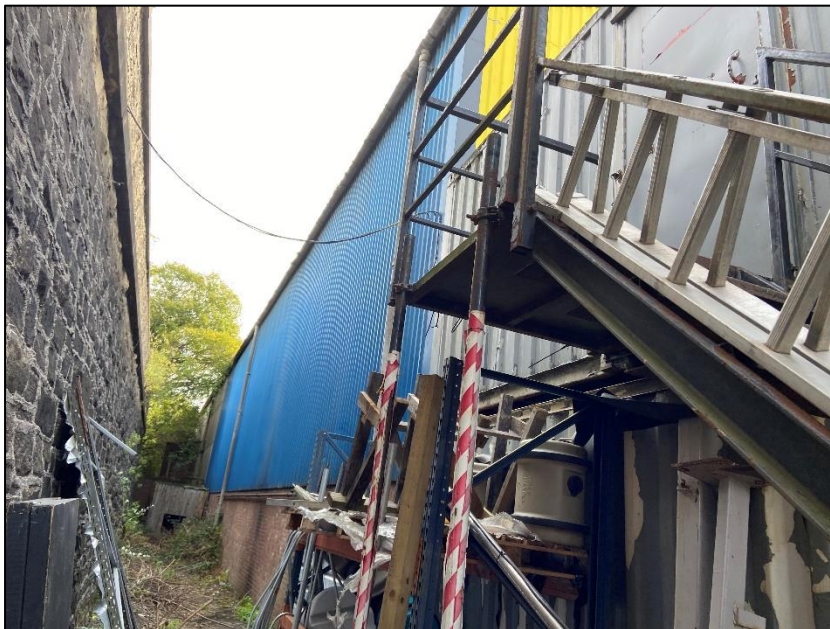


Figure 2 shows the location of the buildings on site

Units 1, 2, 7 and 8: External Inspection

- 3.8 Units 1, 2, 7 and 8 form a large double height warehouse, the upper section of the walls and the gable ends are corrugated metal panels (see Photograph 3). The foundations and lower sections of the walls are constructed from brick, the brickwork is all in good condition with only minor areas of superficial damage (see Photograph 4), the mortar is otherwise complete and all the bricks in position.



Photograph 3 showing the back of Unit 1 and Unit 8



Photograph 4 showing an area of superficial damage on the brick section of the walls

- 3.9 The corrugated metal cladding on the upper walls is in a reasonable condition, all of the panels are in position and generally lie flush to each other (see Photograph 5). Small gaps occur where the panels meet the brickwork, however due to the poor thermal capacity of the metal panels it is unlikely these would be utilised by bats for roosting (see Photograph 6). Large access roller door and regular doors are present throughout the building these are generally well sealed and do not provide possible access points for bats.



Photograph 5 showing metal cladding and one of the access doors



Photograph 6 showing the gap between the brickwork and the metal cladding

- 3.10 The roof is doubly pitched constructed from asbestos cement with skylights present throughout (see Photographs 7 and 9). The edges of the roof are sealed on the gable ends with metal capping which is all complete and intact. The corrugated shape of the roof and wall panels results in small gaps at the edges of the roof but due to the poor thermal capacity of the roofing material and the walls these gaps are unlikely to be used by bats.



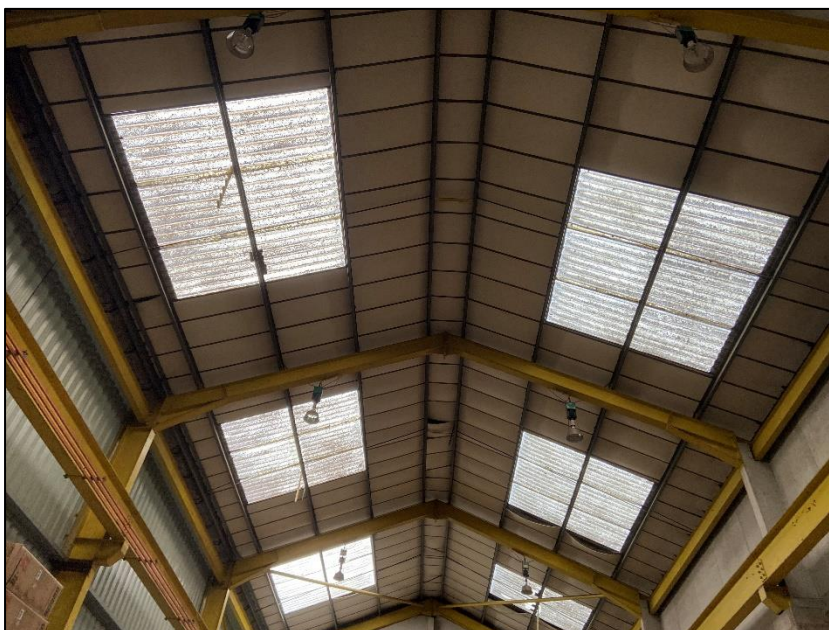
Photograph 7 showing the roof of units 1 and 2



Photograph 8 showing the roof of unit 2

Unit 1: Internal Inspection

- 3.11 Unit 1 is a large open space that does not support a roof void (see Photograph 9). The internal walls are constructed from breezeblock which is all in good condition with no damaged/missing bricks or mortar. On the exterior wall the corrugated metal panels are visible, these are all complete. The roof is supported by a metal frame which does not offer suitable roosting opportunities for bats. The underside of the roof is lined with panels these are all in position, but some are sagging in places. The skylights allow natural light to enter the space. No evidence of bat activity was located within Unit 1 during the survey.



Photograph 9 showing the interior space of Unit 1



Unit 2: Internal Inspection

- 3.12 Unit 2 is similar to Unit 1 in construction and the two units are interconnected by an internal archway. The space is also well-lit by the skylights. The breeze block walls are all complete and in good condition, not presenting any potential roosting opportunities. The roof is supported by a metal frame which does not offer any roosting opportunities. The underside of the roof is lined with the same panelling as in Unit 1. However, some of the panels are missing exposing the asbestos cement panels behind, no cavity exists between the roofing panels and the lining that could be used by bats for roosting. The Unit is in use as a workspace during the day and therefore will be disturbed. No evidence of bat activity was found in Unit 2 during the survey (see Photograph 10).



Photograph 10 showing the internal space

Unit 7: Internal Inspection

- 3.13 Unit 7 is an occupied warehouse space (see Photograph 11). There is no roof void, and the space is well lit by the number of skylights. The roof is supported by a metal frame which is in good condition with no roosting opportunities for bats. There is a well-sealed refrigerated unit that does not offer any bat roosting habitat. The roof lining here is mostly missing with only a small number of the panels remaining. The roof is in good condition, but water ingress is evident within parts of the internal space. No signs of bat activity were located during the survey.



Photograph 11 showing the internal space of Unit 7

Unit 8: Internal Inspection

- 3.14 Unit 8 is an unoccupied space, that is open to the roof (see Photograph 12). The skylights allow natural light to enter the space. The roof lining is missing in this unit and the roof is complete, but water ingress is present internally. The walls are clad with panels these are all flush to each other offering no roosting opportunities.



Photograph 12 showing the roof void above the main house

Unit 3: External Inspection

- 3.15 Unit 3 is attached to the southern elevation of units 2 and 7. It is constructed from corrugated metal panels which are all complete and lying flush to each other (see

Photographs 13 and 14). There are some areas of superficial damage, but this does not provide access to the internal space or offer a roosting opportunity. Large roller access doors are present on the western and eastern elevations these are well-sealed within the structure of the walls.



Photograph 13 showing the western gable end of Unit 3



Photograph 14 showing eastern gable end of Unit 3

- 3.16 The roof is pitched and covered with slate tiles, corrugated metal panels and skylights. All of the tiles, panels and skylights are in position and the ridge is sealed with slate ridge tiles. No obvious potential access points for bats were found in association with the roof. The edges of the roof are sealed with metal capping on the gable ends.

Unit 3: Internal Inspection

- 3.17 The internal space of Unit 3 is a large open space with no roof void, it is used as a workshop, causing daytime disturbance. The roof is supported by a wooden and metal frame, no cracks or crevices exist within the wooden beams that could be used by bats for roosting (see Photograph 14). The underside of the roof is unlined, and the space is uninsulated. The skylights allow natural light into the space. The internal walls are constructed from brick, which is all in good condition. A single cavity was found within the brickwork (see Photograph 15), this was searched with torches and found to be shallow.



Photograph 14 showing the interior space of Unit 3



Photograph 15 showing the shallow cavity within the brickwork

- 3.18 Daylight can be seen at the roof edges of the gable end (see Photograph 16), these are at the tops of the corrugated metal panels. It is possible that these gaps could offer a potential access point for bat to the building however, no signs of bat activity were located within Unit 3 during the survey.



Photograph 16 showing the daylight at the roof edge

Unit 4: External Inspection

- 3.19 Unit 4 is attached to the southern elevation of Unit 3. It is constructed from corrugated metal panels and brick (see Photograph 17). All the panels are in position and lie flush to each other. The exposed brickwork is in good condition with no missing bricks or mortar. There are roller access doors on the eastern and western elevations which are well incorporated within the structure of the building with no potential access points for bats.



Photograph 17 showing Unit 4

- 3.20 The roof on Unit 4 is also pitched and covered with slate tiles, with skylights throughout (Photograph 18). All of the tiles, panels and skylights are in position and the ridge is sealed with slate ridge tiles. No obvious potential access points for bats were found in association with the roof. The edges of the roof are sealed with metal capping on the gable ends.



Photograph 18 showing the roof of Unit 4

Unit 4: Internal Inspection

- 3.21 Unit 4 is also open to the roof, the underside of the tiles is unlined and uninsulated (see Photograph 19). The roof is supported by a wooden frame which is in good condition

with no gaps that could be used by bats for roosting. The skylights allow natural light into the space. The internal walls are constructed from brick which are clad with corrugated metal panels the exposed brickwork is all complete and intact with no missing brick or areas of recessed mortar that could offer roosting opportunities for bats and the metal panels are all complete and intact. The building is in use as a workshop and is therefore disturbed during the day.



Photograph 19 showing the internal space of Unit 4

- 3.22 At the rear of the workshop an office space has been created, the office has a false ceiling many of the ceiling tiles are missing or falling down exposing a small cavity which is not considered to offer suitable bat roosting habitat (see Photograph 20). No signs of bat activity were found in Unit 4 during the day.



Photograph 20 showing the office space at the rear of the building

- 3.23 No trees exist on the site. Bats use linear landscape features for foraging and commuting, it is possible that bats forage and commute over the site, particularly the northern boundary where the band vegetation on the banks of the adjacent railway line exists.

Badger

- 3.24 Badgers *Meles meles* are protected under the Protection of Badgers Act 1992 and The Wildlife and Countryside Act 1981 (as amended)/The Wildlife and Natural Environment (Scotland) Act 2011. These Acts, for example, make it illegal to disturb a Badger whilst it is in a sett, to kill, injure or take a Badger and to obstruct the entrance to a Badger sett.
- 3.25 No Badger sett was located on the site or immediately adjacent to the site. No evidence of Badger activity such as latrines or snuffle holes was located on site.

Nesting Birds

- 3.26 All bird species are protected at their nest under the Wildlife and Countryside Act 1981 (as amended) and The Wildlife and Natural Environment (Scotland) Act 2011.
- 3.27 The building/structure on site could offer nesting opportunities for birds.

INVASIVE SPECIES

- 3.28 No non-native, invasive species as listed on Schedule 9 of The Wildlife & Countryside Act 1981 (as amended) are present on or immediately adjacent to the site.

PROTECTED SITES

- 3.29 No statutory protected sites lie on the site or immediately adjacent to the site boundary. The nearest is Clayton Vale Local Nature Reserve (NR) which lies approximately 1.8km to the north of the site. Four other statutory protected sites are located within 5km of the site, these are:
- Highfield Country Park LNR which lies 3.3km to the south-east of the site.
 - Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) which lies 4.1km to the north-east of the site.
 - Reddish Vale LNR which lies 4.7km to the south-east of the site.
- 3.30 The site lies within a SSSI Impact Risk Zone, which lists certain types of development that may have a deleterious impact on protected sites nearby. The LPA may consult Natural England for advice on any potential impacts the proposed development may have on the nearby protected sites.
- 3.31 No non-statutory protected sites exist on or within 1km of the site boundary. The nearest is Ashton Canal (west) Site of Biological Importance (SBI) which lies to the north of the site 1.2km away at the closest point.

4.0 ASSESSMENT

Habitats

- 4.1 The Phase 1 Habitats present on the site are common throughout the UK. No nationally rare or locally rare plant species were located during the Extended Phase 1 Habitat Survey.
- 4.2 The site comprises bare ground and buildings which are habitats of limited value that do not offer cover from predation, foraging habitat. The small amount of ephemeral vegetation of the site does offer a limited pollen and nectar source for invertebrates.

Development Context

- 4.3 The development proposals involve redevelopment of the existing units, to a storage facility which will including an upward extension to level the roof heights. Given the low ecological value of the habitats to be lost and the low-impact nature of the development, no specific habitat mitigation is considered necessary.

PROTECTED SPECIES

Great Crested Newt

- 4.4 No ponds exist on the site or within 250m of the site. The site does not support any suitable terrestrial habitat for GCN. Given the lack of breeding habitat in the locality, and lack of terrestrial habitat on the site, Great Crested Newt is not considered to be a constraint on development at this time. No further survey work is considered necessary at this time.

Bats

- 4.5 The building on site was the subject of a daytime bat survey, no signs of bat activity were found in any of the units on site during the survey. The building is considered to offer negligible potential to support a bat roost. It is mostly constructed from material of poor thermal capacity and is in a good condition, the only potential access point located during the survey was on the eastern gable end of Unit 3. However, as no signs of bat activity was found, and the units are well-lit by the skylights, lack insulation and are in constant use during the day, it is considered that bats have no access the building via these gaps.
- 4.6 No trees exist on the site. The band of vegetation on the railway embankment lies immediately adjacent to the northern boundary of the site, it is possible that bats use this habitat for foraging and therefore should be subject to sensitive lighting to help protect this habitat. No further bat survey work is considered necessary at this time.

Badger

- 4.7 No Badger sett was located on the site or immediately adjacent to the site. No evidence of Badger activity was located. Badgers are not considered to be a constraint on development.

Nesting Birds

- 4.8 The building on site offers nesting opportunities for birds. If any work to the building will proceed within the bird nesting season (which is generally March-August), then a nesting bird check will be required immediately prior to any work.

PROTECTED SITES

- 3.32 No statutory or non-statutory protected sites lie within the proposed development site or immediately adjacent. Five statutory protected sites lie within 5km of the site boundary. The closest site is Clayton Vale LNR which is located approximately 1.8km to the north of the site. no non-statutory protected site lies within 1km of the site, the nearest is Ashton Canal (west) SBI which lies to the north of the site 1.2km away at the closest point. At these distances, and with barrier habitats between the surrounding sites and the proposed development site, there is expected to be no deleterious impact on the protected sites from the development.
- 4.9 The site lies within a SSSI Impact Risk Zone, for the location of the site, the development type is not listed as a concern. Natural England should not need to be consulted as a part of the application.

5.0 RECOMMENDATIONS

Summary of Findings

- 5.1 Protected species are a material consideration when a planning authority is considering a planning application. The presence of protected species, the effect of the proposed development and suitable mitigation, if required, must be established before planning permission can be granted. Following the findings from the Extended Phase 1 Habitat Survey and the timings of the works, the following survey may be required:

- **Nesting Birds** - If any work to the building/structure needs to be carried out within the bird nesting season (which is generally March to August), then a nesting bird survey will be required immediately prior to work commencing.

Habitat Enhancement

- 5.2 General recommendations to bring biodiversity gain to the site are:

- Soft landscaping should include the provision of native and non-native flowering perennial species, to provide a pollen and nectar source for invertebrates.
- Bird boxes and/or bat boxes should be erected on the new buildings where possible.
- Trees planting of native species where practically possible.

6.0 REFERENCES

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APPENDIX A PHASE 1 HABITAT MAP

