

Extended Phase One Habitat Survey (Preliminary Ecological Appraisal)

Version One. 22.08.2022

Prepared for: Threadneedle Curtis Ltd
MAG 401 building, Pinfold Way.

Prepared by Simon Brain. Chartered arboriculturist. PGCE (Bio. Rec.)

1.	Introduction	3
1.1	Background to the Project	3
1.2	Site Location and Context	3
1.3	Purpose of this Report	3
1.3.1	Surveyor Information	3
2.	Desk Study	4-5
2.1	Methodology	4
2.2	Designated sites, species and habitats - Results Overview	4-5
3.	Extended Phase 1 Habitat Survey	6-9
3.1	Methodology and Survey results	6
3.1.2	Vascular plants and Habitat	6
3.1.3	Protected and Notable Species Mammals	7-8
3.1.4	Protected and Notable Species Amphibians	8
3.1.5	Protected and Notable Species Avian	8
3.1.6	Protected and Notable Species Vascular Plants	8
3.1.7	Protected and Notable Species Reptiles	9
3.2.	Constraints to the Surveys	9
4.	Summary and Impact. Recommendations for Further Work	9-11
4.1.	Summary and Impact. Protected Sites, habitat and species	9-10
4.2.	Recommendations for protected species. Further work	10-11
5.	Recommednations, mitigation, enhancement measures	12
5.1	Recommednations, mitigation, enhancement measures	12

Appendix

- Appendix 1 Extended Phase 1 Habitat Survey Map
- Appendix 2 Site Vascular plant list

1. Introduction

1.1 Background to the project

The client is proposing the re development of the Manchester Airport Group Building 401 in Manchester as is shown in appendix 1 – proposed development comprising of a new building facility. Whilst we are informed planning permission has been granted for the building, we understand the positioning of the building has an impact on woodland to the south and therefore planning permission is to be sought managing the aspects of this impact on the woodland. Our brief is to manage this area of site only.

1.2 Site location, context and main habitats

The site is located to the north of Wilmslow Old Rd in a semi urban environment and enclosed by existing commercial land uses. The habitat on site comprises of woodland habitats including areas of hard standing.

1.3 Report purpose

To prepare a Preliminary Ecological Assessment or Extended Phase One Habitat Survey for the development site following CIEEM guidelines (*Guidelines for Preliminary Ecological Appraisal, April 2013*). The purpose of the report is to provide information relating to the location, extent and distribution and impact on the conservation of wild plants and animals and natural and semi natural habitats affected by development. This report sets out the methods, results and recommendations arising from the above work.

1.3.1 Surveyor information

Simon Brain has attained a Post Graduate Certificate in Biological Recording and has attended residential FSC Field Courses for Land mammal, Songbird Barn Owls (CIEEM) and Advanced Bird Survey Techniques. He holds a NE Class 2 bat license (17334-CLS). He has over ten years experience as a practice ecologist and 30 years experience as an arborist.

2. Desk Study

2.1 Methodology

The desk study collated information on designated statutory and non-statutory wildlife sites within 1km search radii around the proposed development site.

Information on statutory and non-statutory designated sites and legally protected/notable species records were obtained from <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx> and contained in section 2.2 below.

2.2 Designated sites, species and habitats - Results Overview

Multi-Agency Geographic Information for the Countryside (MAGIC) website (<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>) has confirmed no statutory designations apply to the site and the site boundaries.

The site is located within SSSI Impact Zone for Cotteril Clough SSSI which is located 255m south of site. The development proposal does appear to conform to those development types that require the LPA to consult Natural England on the likely risks.

Whilst Rostherne Mere is in relatively proximity the site is located outside the catchment area of the Mere for nutrient neutrality (Rostherne Mere Ramsar Evidence Pack First published August 2022 Natural England Technical Information Note TIN203).

The site itself is in the Community forest non statutory designation.

Multi-Agency Geographic Information for the Countryside website data has confirmed the following habitats and species apply to the site and its immediate locality:

- There are section 41 habitats listed on the inventory on the site (woodland)
- There are numerous areas of listed woodland within the 1km which include the Cottrell Clough woodland and other areas adjacent.

- The site is within the National Habitat Network All Habitats Combined (England)
- Good quality semi-improved grassland (Non Priority) (England) and Purple Moor Grass and Rush Pasture (England) are located up to 450m south of site.
- The site area is covered by the countryside stewardship priority area for lapwing, curlew, snipe and Redshank species and the area forms part of the Bird Conservation Targeting Project for arable and farmland assemblages of bird species.
- There is no important Bird Areas, Seabird considerations, or water and wetland considerations in respect of avian species.
- The closest granted European Protected Species (EPS) license application by Natural England was for Great Crested Newt species approximately 400m west of site. Within 1km several GCN approved EPS licenses are present.

3. Extended Phase One Habitat Survey

3.1 Methodology and survey results

The site was visited on the 19th August 2022 and a survey of the site was conducted using the Joint Nature Conservation Committee (JNCC) Handbook for Phase 1 habitat survey 2010. Distinct habitats were identified and any features of nature conservation interest or habitat areas that were too small to map were subject to a more detailed description in a Target Note (T1 etc) and contained in Appendix 1 – Extended Phase 1 Habitat Survey Mapping and Appendix 2 – Vascular Plant Site List.

3.1.2. Vascular Plants and Habitat

Table 1: Site habitats

Habitat Code	Dominant species	Less frequent species
A.1 Woodland	Salix caprea Acer pseudoplatanus Quercus robur Ilex aquafolium	Betula pendula Prunus kanzan Crataegus monogyna Fagus sylvatica

Target Notes

T1 – None taken

3.1.3 Protected and Notable Species (Mammals)

Water Voles

The habitat on the site does not contain running water habitat suitable for the species.

Bat species

Bats are comprehensively protected under UK and European legislation and are largely ubiquitous there is green infrastructure linking the site to the wider landscape. The site contains optimal foraging habitat on the site as it is woodland. Trees need to be removed for development which could contain bat roosts. Buildings are present on site, but they do not appear suitable for roosting bats and have been previously managed by others (AECOM) and are outside the scope of this report.

Badgers and Hedgehog

Badgers are protected under Schedule 6 of the Wildlife and Countryside Act 1981, and under the Protection of Badgers Act 1992, which prohibits deliberate interference with the animal or its sett. A standard badger survey was undertaken making checks on site and in the immediate site margins. For example, up to 20m+ from site was checked for signs for field signs of Badger (hair, tracks, prints, dropping or latrines) and no field signs of badger were found. Equally no field signs were found for hedgehog, however suitable foraging habitat does exist due to the presence of woodland and the semi urban nature of the site.

3.1.4 Amphibians

The desktop and field survey exercises indicate field ponds are located within 500m of the site. There is no aquatic breeding habitat associated with the site itself and sub optimal foraging, dispersal or hibernating habitat for amphibians to be present. In addition, the site is landlocked.

3.1.5 Birds

All birds with only minor exceptions are protected under the Wildlife and Countryside Act (1981), as amended. It is also an offence to disturb birds whilst nesting or displaying breeding behaviour, during the breeding season. The area forms part of the Bird Conservation Targeting Project for arable assemblages of bird species including lapwing. The habitats on site are suitable for the breeding bird species. Although no specific bird survey was undertaken the site is unlikely to support a significant amount of grassland and /or farmland birds. Urban birds are more likely to use the site such as house sparrow and starling which are birds of conservation concern.

3.1.6 Vascular Plants

The Wildlife and Countryside Act 1981 section 13 1(b) affords some wild flowers protection from uprooting. No other IUCN listed, BAP or other notable plants were identified.

3.1.7 Reptiles

All native reptile species in the UK are protected under law from killing or sale. No habitat exists on the site for these species to be present.

3.2. Constraints to the Surveys

The timing of the site visit was optimal for all species and habitats to be identified within the framework of a Phase 1 survey.

4. Summary and Impact

4.1 Summary – Protected habitats

The surveys have confirmed that the site does support a habitat protected under Section 41 of the Natural Environment and Rural Communities (*NERC*) Act 2006 - Habitats and Species of Principal Importance in England. There are no priority hedgerows on the site.

Summary - Protected species

No evidence of protected species was recorded on site. No other evidence of protected species was found during the site walkover.

Summary – Protected sites

There are no statutory or non-statutory designated sites within the boundaries of the development site or within the site margins. The site is part of the National Habitat Network All Habitats Combined (England).

Impact – General

The development proposal seeks to construct a new building infrastructure and there is a direct loss of NERC S41 woodland habitat for the footprint of the development.

Impact - Species

The full extent of protected species that may reside on this site will require confirmation following further surveys as recommended in section 4.2. The following general impacts are considered to apply:

Bat species. Partial loss of commuting and foraging habitat. The existing trees to be removed may contain bat roosts.

Badger / hedgehog. Currently no evidence of badger, hedgehog has potential to be present on site.

Water vole. No impact considered likely.

Amphibians. Some loss of sub optimal commuting and foraging habitat.

Birds. Loss of foraging habitat and disturbance during the breeding season.

Vascular Plants. Loss of vascular plant habitat identified on site is a low-level impact.

Reptiles. Low-level impact due to site being landlocked and largely inaccessible to reptiles.

4.2 Recommendations for protected species

4.2.1 Mammals

Bat species

A Bat Roost Assessment of all trees to be removed is required. The Bat Roost Assessment may recommend the need for a summer emergence survey/s on the identified roost features in trees. The site may hold significance for commuting and foraging bat species and a short single visit transect activity survey can inform the planning application of this aspect.

Badgers / hedgehog

No evidence of these species was found but a pre start check shall be made to ensure no badger activity has developed since this walkover survey. Measures are required to incorporate hedgehog into the development plans.

4.2.2 Amphibians

No further surveys are required.

4.2.3 Avian

A breeding bird appraisal / survey will be required prior to any tree to removal ascertain the importance of the site to breeding birds at that time. This may require hand searching and dawn observations depending upon the time of year.

4.2.4 Vascular Plants

No other further surveys are required for vascular plants.

4.2.5 Reptiles

No further surveys are required for these species.

5. Recommendations, mitigation, enhancement measures

5.1 Recommendations, mitigation, enhancement measures

Mitigation applies to works required to comply with legislation when developing land where protected species reside, or protected habitats are being lost. Enhancement relates to biodiversity improvements often made under the National Planning Policy Framework.

At present there is some evidence of no evidence of protected species on the site which could be affected by development. Other protected species that may be present on site include bats, badgers, great crested newt and hedgehog.

Habitat protected by the NERC Act S41 species (woodland) is present and is partially affected requiring partial removal.

The extent of protected species requires the surveys referred to in section 4.1 and 4.2 to be complete before mitigation can be proposed to support this development. Upon completion of these surveys mitigation, compensation and enhancement measures can be provided and confirmed.

The provision of a Biodiversity enhancement report (woodland management plan) and a Biodiversity Net Gain Assessment is considered to apply to the site in accordance with the NPPF guidelines and best practice.

Appendix 1 Extended Phase 1 Habitat Survey Map



NET
A.1.1.1 Semi Natural woodland

Client:
Threadneedle Curtis

Project:
MAG 401

Detail:
Phase One Habitat Map

Drawn By: SB Date: 22.08.2022 Scale: NTS

Dwg No: TR-01 Revision: V1

Appendix 2 Site Vascular plant list

Acer pseudoplatanus
Bellis perennis
Betula pendula
Buddleja sp.
Chamerion angustifolium
Convolvulus arvensis
Corylus avellana
Crataegus monogyna
Ilex aquafolium
Epilobium parviflorum
Festuca rubra
Fagus sylvatica
Galium aparine
Geranium robertianum
Plantago lanceolata
Prunus kanzan
Sorbus aucuparia
Quercus robur
Ranunculus repens
Rubus sp.
Rubus agg.
Taraxacum officinale
Trifolium repens
Urtica dioica