



PENNINE ecological

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- Protected species survey & licensing
- Habitat survey
- Habitat creation & management
- Arboricultural survey & impact assessment
- Invasive species survey & control
- Management plans

www.pennineecological.co.uk

Denhill Radnor Limited,
241 Wellington Road North,
Stockport,
SK4 2RQ

Date: 5th May 2021

Re: Preliminary Ecological Appraisal; Land at: Sherborne Street, Cheetham Hill, Manchester, M8 8HT.

Dear Ahmad,

PENNINE Ecological have been commissioned to undertake a Preliminary Ecological Appraisal and assessment of land at the above site. The purpose of this study is to address any potential ecological issues arising from the proposed development of the site. The sites central grid reference is SD 8401 0021, the sites location is shown below outlined in red.



PENNINE ecological (Bolton Office): 24 The Highgrove, Heaton, Bolton, BL1 5PX
PENNINE ecological (Bolton Office): 62 Markland Hill Lane, Heaton, Bolton, BL1 5NU
PENNINE ecological (Preston Office): 1 Moss Cottage, North Road, Bretherton, Nr. Leyland PR26 9AY
PENNINE ecological (Glossop Office): 1a Turnlee Road, Glossop, SK13 6JS



1. Desk Top Study:

A desk top consultation study with Greater Manchester Ecology Unit's ecological data base was not undertaken for this particular study. However searches for statutory sites were undertaken as follows;

Details of statutory sites were sought from the Natural England web site search:

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

Statutory Sites:

There are no statutory protected sites within 500m of the site.

SSSI Impact Risk Zones (IRZ's):

There are no SSSI Impact Risk Zones (IRZ) applicable in relation to this development.

Non-Statutory Sites:

Based on the Greater Manchester Local Record Centres' website there are no non-statutory sites within 500m of the site; <https://gmlrc.org/mapapp/>

Protected Species / Habitat Data:

There are no Section 41 NERC Act habitats affected or lost due to development.

2. Phase 1 Habitat Survey:

Refer to photographs at the end of this report which illustrate features described below. Due to the small size of the site and the artificial nature of the habitats, a Phase 1 Habitat map was not produced. The habitats and features present can be sufficiently described by the following description and reference to the site photographs.

The survey was undertaken by Robert Leatham on May 3rd 2022. There were no constraints to the survey and all parts of the site were accessible.

Higher vascular plant species were recorded and given abundance values according to the standard DAFOR scale, where:

D = Dominant
A = Abundant
F = Frequent
O = Occasional
R = Rare

Where appropriate these values can be prefixed by the letter L (locally) or V (very), to provide more subtle biogeographical data.

Habitats Present:

- A2.1 Dense scrub
- A2.2 Scattered scrub
- A3.1 Scattered broad-leaved trees
- C3.1 Tall ruderal herb
- J1.2 Ephemeral / short perennial
- J1.4 Introduced shrub
- J2.4 Fence
- J4 Bare ground

Site Description:

The site forms a roughly rectangular plot of land within a densely urbanised location in Cheetham Hill, Manchester. Cheetham Park a public open space with amenity trees and grassland is located to the west of the site on the opposite side of the road. The site is approximately 55 x 38m in maximum dimensions, approximately 0.2ha in size. The site is the former location of an industrial unit. Evidence from Google Earth indicates that the industrial unit was demolished between August 2003 and October 2005 (see Google Earth imagery below). The site has been vacant for at least 17 years over which time it has been colonised by typical pioneer species associated with urban areas, e.g. buddleaja, silver birch, willow scrub, bramble, mosses, grasses and various ruderal and non-ruderal species typical of abandoned urban sites.

The site includes significant areas of bare ground (concrete and tarmac). The site boundaries are defined by fences.

The following species were recorded on site;

<u>Species:</u>	<u>Abundance:</u>
Buddleaja	A
Willow species	A
Goat willow	A
Silver birch	A
Bramble	A
Mugwort	A
Moss species	A
Yorkshire-fog	A
Creeping bent	A
Common nettle	LA
Ground-elder	LA
Dandelion species	F

Species: Abundance:

Ash	LF
Cleavers	LF
Red fescue	LF
Annual meadow-grass	LF
Herb Robert	LF
Ivy	VLF
Rosebay willowherb	VLF
Sycamore	VLF
False oat-grass	VLF
Creeping thistle	O
Juncus species	O
Common vetch	O
Red clover	O
Broad-leaved dock	O
Curled dock	O
Rose species	R



2022 Goggle Earth image of the site.



2003 Goggle Earth image of the site, showing the former industrial unit land use.

3. Protected Species Survey / Assessment:

Badgers:

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.

The survey found no evidence of historic, recent or current use of the site by badgers for foraging, commuting or occupation and the species is considered to be absent.

Recommendations: Badgers;

There are no issues in relation to badgers arising from the development. No further surveys are required.

Birds:

All birds are offered various levels of protection under the Wildlife and Countryside Act (1981) as amended.

The trees and shrubs / scrub on site have potential to support breeding bird habitats.

Recommendations: Birds;

No strategic bird surveys are required. However, before any development and in order to minimise impacts on birds any removal of vegetation should take place outside of the breeding season, i.e. between September 1st and February 28th. If removal of vegetation is envisaged during the breeding season, then checks should be made to establish any nesting or breeding activity, prior to removal. Any piles of brash should be removed from site after clearance to avoid them being colonised by breeding birds.

Great Crested Newt:

Great crested newt is a European Protected Species and fully protected under the Wildlife and Countryside Act (1981) as amended. The species is also protected under Section 41 of the NERC Act and is a species listed as of principle importance for the conservation of biological diversity in England.

There are no suitable waterbodies on site or off site that lie within the terrestrial range of the species.

Recommendations: Great Crested Newt;

There are no issues in relation to great crested newt.

Bats:

All British bats and their roosts¹ are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed in Schedule 2 of the Conservation of Habitats & Species Regulations 2017 (as amended). When dealing with cases where a European Protected Species (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the 2017 Regulations and therefore has a statutory duty to have due regard to the provisions of the Regulations in the exercise of its functions.

Recommendations: Bats;

There are no buildings / trees / structures on site capable of supporting bat roosts.

The site is therefore defined as having negligible bat roost potential and no further action is required.

¹ The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats & Species Regulations 2017 (Regulation 41) the term roost is not used but refers to "a breeding site or resting place of such an animal" and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.

Site Photographs: 14th July 2021:



The sites road frontage with Sherborne Street.



Typical site habitats.



The sites road frontage with Sherborne Street, looking east along the northern boundary.



Typical site habitats.



Typical site habitats.



Typical site habitats.



Typical site habitats, looking west along the southern boundary.



Typical site habitats.



Typical site habitats.



Typical site habitats.



Typical site habitats.



Typical site habitats.