

**PRELIMINARY ECOLOGICAL
APPRAISAL**

**at
218 Bury New Road
Manchester
Greater Manchester
M8 8DY**

**Client:
Northern Quarter Properties Ltd**

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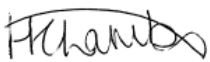
**Date of Report:
17/05/2022**



Quality Assurance

Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Reviewed:	
	Date	Name	Date	Name	Date	Name	Date	Name
Planning	16/05/22	Helen Chambers	06/05/22	Helen Chambers	17/05/22	Helen Chambers	18/05/22	Adam West

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct*.

Risk Assessment Completed	
Bio-security Procedure Completed	
Lone Worker Procedure Completed	



Summary

JCA Limited has been commissioned by **Northern Quarter Properties Ltd** to undertake a Preliminary Ecological Appraisal (PEA) of a site located at **218 Bury New Road**. The site is located at Ordnance Survey (OS) National Grid Reference SD 83193 00307 with nearby postcode M8 8DY.

A desk study and field survey were undertaken in order to assess the potential of the site to support protected habitats and species and species of conservation concern. Recommendations for further survey, avoidance, mitigation and enhancement – where appropriate - have been made and are summarised in Table 1 on the following page and are detailed in full in Chapter 6 of this report.

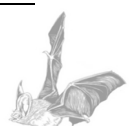
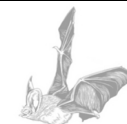


Table 1: summary of ecological receptors at the site and recommended mitigation.

Receptor	Potential Risk to Project if No Action Taken	Cause of Impact Description of Effect	Further Survey Required	Mitigation Required
Designated sites				
Non-statutorily protected	Negligible	None	None	N/A
Protected species				
Flora (WCA Sch 8, CHSR Sch 5)	Negligible	None	None	N/A
Invertebrates	Negligible	None	None	N/A
Fish	Negligible	None	None	N/A
Great crested newt	Negligible	None	None	N/A
Reptiles	Negligible	None	None	N/A
Birds	Moderate	The removal of trees, the grassland and scrub habitat onsite has the potential to cause disturbance to breeding birds, resulting in a breach of legislation.	None	A preconstruction site walkover is required prior to any vegetation removal commencing. If removal occurs outside of the breeding bird period (1st February until 31st August) and birds are found, the removal must cease immediately, and a suitably competent ecologist contacted.
Bats	Low	Disturbance of foraging and/or commuting bats.	None	For artificial lighting within the development, guidance from Institute of Lighting Professionals (2018) should be followed.
Badgers	Negligible	None	None	N/A
Otters	Negligible	None	None	N/A
Water voles	Negligible	None	None	N/A



Other Species e.g. S41 species	Moderate	Hedgehogs could be injured or killed during the removal of the scrub habitat.		Any dense scrub to be removed should be hand searched immediately by a suitably qualified and experienced ecologist prior to removal, to ensure no hedgehogs are currently nesting in the vegetation. Hedgehog holes measuring 13cm by 13cm must be installed within any newly created walls or fences.
Invasive Species (WCA Sch 9) Injurious Weeds (Weeds Act, 1959)				
N/A	N/A	N/A	N/A	N/A
Key: S41 habitat/species – habitats and species listed as priority for conservation importance under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006. WCA Sch – Wildlife and Countryside Act 1981 (as amended) Schedule CHSR Sch – Conservation of Habitats and Species Regulations 2017 Schedule				



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1. Introduction

1.1 Background

1.1.1 In May 2022, JCA Limited was instructed by **Northern Quarter Properties Ltd** to undertake a Preliminary Ecological Appraisal (PEA) of a site located at **218 Bury New Road**, hereafter referred to as 'the site'. The purpose of the survey is to establish a baseline of ecological information and assess whether the proposed works, hereafter referred to as 'the scheme', have the potential to adversely affect any protected or notable habitats or species.

1.2 Scheme Description and Location

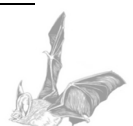
1.2.1 The site is located at Ordnance Survey (OS) National Grid Reference SD 83193 00307, with nearby postcode M8 8DY. The site is bordered to the north by commercial units, to the east by residential dwellings, to the west by the A56 and to the south by the further commercial units and associated carparks.

1.2.2 The scheme is to develop a retail unit with an associated car park.

1.3 Aims and Objectives

1.3.1 The purpose of the survey is to establish a baseline of ecological information and assess whether the proposed development activities have the potential to adversely affect any protected or notable habitats or species. The following tasks have been undertaken:

- Desktop study – a review of environmental records for the surrounding area to obtain existing information on statutory and non-statutory designated sites of nature conservation interest, and the presence of protected and notable habitats and species within the site and its environment.
- Field surveys – an Extended Phase 1 Habitat survey involving a site visit to record habitat types and dominant vegetation, including any invasive species. During this survey evidence of protected or notable fauna and habitats or habitat capable of supporting protected or notable fauna was recorded.



- Ecological report – an assessment of the potential ecological constraints to the proposed works at the site and recommendations for further survey, avoidance, mitigation, and enhancement where appropriate. Locations of any features constituting ecological constraints or of other ecological interest and vegetation recorded on and around the development are included in an accompanying Phase 1 Habitat Map (Appendix 1). This report and the maps are supported by photographs (Appendix 3) and information regarding current legislation (Appendix 6).



2. Methodology

2.1 Desktop Study

2.1.1 The desktop study involved conducting database searches for statutory and non-statutory designated sites and European Protected Species (EPS) licensing applications within a 2km radius of the site. In addition, international sites designated for bats within 30km of the site were searched for. The baseline conditions are based on a review of existing available information including:

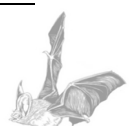
- MAGIC (Multi-Agency Geographical Information for the Countryside) website (to identify statutory designated sites and EPS licences).
- Ordnance Survey mapping (to identify potentially notable habitats including ponds).
- Aerial photography (to identify potentially notable habitats).
- Data search for records of protected/notable species on and within 2km of the site within the last ten years (exempting bat roosts, of which all records are included) obtained from Greater Manchester Local Records Centre (GMLRC), the local environmental records centre for Manchester, along with information for non-statutory wildlife sites.

2.1.2 The records were checked against species listed as priority species under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 and the Greater Manchester Biodiversity Action Plan (GMBAP) to assess national and regional habitat and species status.

2.2 Field Survey

2.2.1 A Phase 1 survey of the site was conducted on 06/05/2022. All areas of the site were investigated and areas around the site where access permitted.

2.2.2 The vegetation and habitat types within the site were noted during the survey in accordance with the categories specified for a Phase 1 Vegetation and Habitat Survey (Joint Nature Conservation Committee, 2010). Dominant and abundant plant species were recorded for each habitat present.



2.2.3 The site was inspected for evidence of, and its potential to support, protected or notable species, especially those listed under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, the Wildlife & Countryside Act (WCA) 1981 (as amended), including those given a higher level of legal protection under the NERC Act 2006 and Countryside & Rights of Way (CRoW) Act 2000, and those listed on the LBAP. The following species were considered:

- Invertebrates (including white-clawed crayfish *Austropotamobius pallipes*).
- Great crested newt *Triturus cristatus* freshwater habitat potential within 500m of the site.
- Reptile habitat within the site.
- Nesting and foraging habitat for birds within the site.
- Bat roost potential and foraging habitat within the site.
- Badger *Meles meles* setts within 30m of the site, where accessible.
- Otters *Lutra lutra* and suitable habitat within 30m of the site, where accessible.
- Water vole *Arvicola amphibius* habitat within 20m of the site, where accessible.
- Other notable species.
- Invasive species.

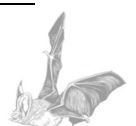
2.3 Survey Constraints

2.3.1 To determine presence or likely absence of protected species usually requires multiple visits at suitable times of the year. As a result, the survey undertaken focused on assessing the potential of the site to support species of note, which are considered to be of principal importance for the conservation of biodiversity with reference to the National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2018), especially those given protection under UK wildlife legislation.

2.3.2 The optimum time of year for completing the survey is between April and September, as many plant species have a seasonal expression in spring and summer only. The survey was undertaken on 06/05/2022.



2.3.3 The site was surveyed in clear, dry conditions with good visibility. There were no other perceived limitations.



3. Desk Study Results

3.1 Statutory Designated Sites

3.1.1 The MAGIC website revealed no internationally or nationally designated sites within 2km of the site.

3.2 Non-statutory Designated Sites

3.2.1 Records received from GMLRC revealed 2 non-statutory designated sites within 2km of the site, detailed in Table 5 below.

Table 2: Non-statutory designated sites within 2km of the site, returned from GMLRC.

Site Name	Distance (m) and Direction from Site	Designation	Reasons for Designation
River Irwell	1000m W	SBI	No information provided/available
The Cliff / Kersal Dale	1200m NW	SBI/LNR	No information provided/available

Key:

SBI – Site of Biological Importance

LNR – Local Nature Reserve

3.3 Protected and Notable Species

3.3.1 European Protected Species (EPS) Licence Applications

3.3.2 The MAGIC website revealed eight EPS licence applications within 2km of the site: all of them being common pipistrelle *Pipistrellus pipistrellus* licenses as follows:

- One common pipistrelle licence granted on 18/02/2015 and ending on 16/02/2020 to allow the destruction of a resting place. Licence Application Reference: 2014-6380-EPS-MIT.
- One common pipistrelle licence granted on 01/12/2015 and ending on 16/02/2020 to allow the destruction of a resting place. Licence Application Reference: 2014-6380-EPS-MIT-1.
- One common pipistrelle licence granted on 26/07/2013 and ending on 01/12/2014 to allow the destruction of a resting place. Licence Application Reference: EPSM2013-6051.



- One common and soprano pipistrelle *Pipistrellus pygmaeus* licence granted on 25/10/2010 and ending on 29/02/2012 to allow the destruction of a resting place. Licence Application Reference: EPSM2010-1888.
- One common pipistrelle licence granted on 15/08/2017 and ending on 30/06/2023 to allow the destruction of a resting place. Licence Application Reference: 2014-6380-EPS-MIT-2.
- One common pipistrelle licence granted on 26/10/2017 and ending on 31/10/2019 to allow the destruction of a resting place. Licence Application Reference: 2017-31569-EPS-MIT.
- One common pipistrelle licence granted on 07/10/2014 and ending on 30/11/2014 to allow the destruction of a resting place. Licence Application Reference: 2014-3569-EPS-MIT.
- One common pipistrelle licence granted on 27/10/2014 and ending on 31/10/2020 to allow the destruction of a resting place. Licence Application Reference: 2014-4219-EPS-MIT.

3.3.3 Records of Protected and Notable Species

3.3.4 Flora

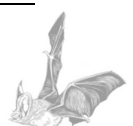
One record of a bee orchid *Ophrys apifera*, a WCA S13 species, was returned by GMLRC. This was reported in 2012, approximately 1845m away from the site. Two records of yellow bird's-nest *Hypopitys monotropa*, a UKBAP and S41 species, were returned by GMLRC. These were made in 2017, approximately 1718m away from the site.

3.3.5 Invertebrates (including white-clawed crayfish)

Four records of cinnabar moth *Tyria jacobaeae*, a UKBAP and S41 species, were returned by GMLRC. These were dated from 2014 to 2020, with the closest record being 1035m away from the site. One 2019 record of White-letter hairstreak *Satyrrium w-album*, a UKBAP and S41 species, was returned by GMLRC, approximately 1819m away from the site.

3.3.6 Fish

One record of Atlantic salmon *Salmo salar*, a UKBAP and S41 species, from 2017 was returned by GMLRC, approximately 1230m away.



3.3.7 Amphibians

Two records of great crested newt *Triturus cristatus*, a UKBAP and GMBAP species, were received from GMLRC. The records were in 2017 and 2019, with the closest being 1805m away from the site. Four records of common toad *Bufo bufo*, a UKBAP and S41 species, were returned by GMLRC. These were dated in 2014 and 2019, with the closest record approximately 1517m away.

3.3.8 Reptiles

No records of reptiles within 2km of the site were returned by GMLRC.

3.3.9 Birds

The following records were received from GMLRC:

Table 3: Bird Records Received from GMLRC.

Scientific name	Common name	Designation	Latest Date	Number of records	Distance from site
<i>Acanthis cabaret</i>	Lesser redpoll	UKBAP S41	2018	3	1400 m
<i>Alauda arvensis</i>	Skylark	UKBAP S41	2019	5	1311 m
<i>Alcedo atthis</i>	Kingfisher	WCA	2021	91	1017 m
<i>Charadrius dubius</i>	Little ringed plover	WCA	2018	12	1063 m
<i>Cuculus canorus</i>	Common cuckoo	UKBAP S41	2017	1	1538 m
<i>Falco peregrinus</i>	Peregrine	WCA	2019	23	612 m
<i>Larus argentatus</i>	Herring gull	UKBAP S41	2019	21	1056 m
<i>Linaria cannabina</i>	Linnet	UKBAP S41	2018	12	1337 m
<i>Locustella naevia</i>	Common grasshopper warbler	UKBAP S41	2014	1	1593 m
<i>Muscicapa striata</i>	Spotted flycatcher	UKBAP S41	2014	1	1718 m
<i>Numenius arquata</i>	Curlew	UKBAP S41	2016	1	1470 m
<i>Passer domesticus</i>	House sparrow	UKBAP S41	2019	86	353 m
<i>Phoenicurus ochruros</i>	Black redstart	GMBAP WCA	2020	17	1465 m
<i>Poecile montanus</i>	Willow tit	UKBAP GMBAP S41	2014	1	1349 m
<i>Prunella modularis</i>	Dunnock	UKBAP S41	2019	88	1028 m



<i>Pyrrhula pyrrhula</i>	Bullfinch	UKBAP S41	2021	39	1033 m
<i>Sturnus vulgaris</i>	Starling	UPBAP S41	2020	166	693 m
<i>Turdus philomelos</i>	Song thrush	UPBAP S41	2019	100	693 m
<i>Vanellus vanellus</i>	Lapwing	UPBAP S41	2019	18	1020 m

Key:

WCA: Schedule 1 of the Wildlife & Countryside Act 1981 (as amended)

S41: Section 41 of the NERC Act 2006

GMBAP: Greater Manchester Biodiversity Action Plan

3.3.10 Bats

The following records were received from GMLRC:

Table 4: Bat Records Received from GMLRC.

Scientific Name	Common Name	Designation	Latest Date	Number of records	Distance from Site (m)
<i>Myotis</i>	Unidentified <i>Myotis</i> sp.	EPS WCA Sch 5	2014	2	1400 m
<i>Myotis brandti</i>	Brandt's bat	EPS WCA Sch 5	2014	1	1525 m
<i>Myotis daubentonii</i>	Daubenton's bat	EPS WCA Sch 5 GMBAP	2014	2	1525 m
<i>Myotis mystacinus</i>	Whiskered bat	EPS WCA Sch 5 GMBAP	2014	1	1525 m
<i>Pipistrellus</i>	Pipistrelle bat	EPS WCA Sch 5	2012	1	1833 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	EPS WCA Sch 5 GMBAP	2018	61	318 m
<i>Pipistrellus pygmaeus</i>	Soprano pipistrelle	EPS WCA Sch 5 S41 GMBAP	2016	3	1525 m
<i>Plecotus auritus</i>	Brown long-eared bat	EPS WCA Sch 5 S41 GMBAP	2014	2	1400 m



<i>Vespertilionidae</i>	Unidentified bat	EPS WCA Sch 5	2014	9	1073 m
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Key:

EPS: European Protected Species: Species listed under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

WCA: Wildlife & Countryside Act 1981 (as amended)

S41: Section 41 of the NERC Act 2006

GMBAP: Greater Manchester Biodiversity Action Plan

3.3.11 Bat Roosts

The following records were received from GMLRC:

Table 5: Bat Records Received from GMLRC.

Scientific Name	Common Name	Roost type	Date	Distance from Site (m)
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Two adults	2015	1804 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Three adults	2009	1606 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Maternity	2007	1014 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Maternity	2007	850 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Three adults	2012	820 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Maternity	2010	1121 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Day	2017	1854 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2015	1195 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Hibernation	2012	1181 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Single adult	2012	1131 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Two adults	2012	1879 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Seven adults	2015	1984 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Day	2015	1994 m



<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Day	2015	1969 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2013	1197 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2013	1422 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	2 adults	2013	1422 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2014	1590 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2014	1674 m
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Not recorded	2014	1812 m
<i>Pipistrellus</i>	Pipistrelle bat	Maternity	2016	1779 m
<i>Pipistrellus</i>	Pipistrelle bat	8 adults	2005	1668 m
<i>Pipistrellus</i>	Pipistrelle bat	6 adults	2005	1668 m
<i>Pipistrellus</i>	Pipistrelle bat	Not recorded	2006	859 m

3.3.12 Badgers

One historic record of a badger sett from 2011 was returned by GMLRC, approximately 1550m away from the site.

3.3.13 Otters

Four records of Eurasian otter *Lutra lutra*, a Schedule 5 WCA, UKBAP and S41 species, were returned by GMLRC. These were dated from 2013 to 2020, with the closest record being 1076m away from the site.

3.3.14 Water Voles

No records of water voles within 2km of the site were returned by GMLRC.

3.3.15 Other Notable Species

One record of a European polecat *Mustela putorius*, a Schedule 6 WCA, UKBAP and S41 species, was returned by GMLRC. This was recorded in 2012 and was approximately 1350m away from the site.

12 records of European hedgehog *Erinaceus europaeus*, a Schedule 6 WCA, UKBAP and S41 species, were returned by GMLRC. These were dated from 2014 to 2020, with the closest being 727m away from the site.



3.3.16 Invasive Species

No records of invasive species were returned by GMLRC.



4. Field Survey Results

4.1 Habitats

4.1.1 Dense scrub

Around the edges of the site are areas of dense scrub (see **Appendix 1**). Species present here are dandelion *Taraxacum officinale*, European dewberry *Rubus caesius*, butterfly bush *Buddleja davidii*, cleavers *Galium aparine*, cow parsley *Anthriscus sylvestris*, creeping buttercup *Ranunculus repens*, burnet rose *Rosa spinosissima*, rugosa rose *Rosa rugosa*, cuckoo flower *Cardamine pratensis*, bitter doc *Rumex obtusifolius*, shining cranesbill *Geranium lucidum*, creeping thistle *Cirsium arvense*, cow parsnip *Heracleum maximum*, multiflora rose *Rosa multiflora*, raspberry *Rubus idaeus* and common vetch *Vicia sativa*. A maintenance box is present within this habitat (see **Appendix 1, Target Note 1**).

4.1.2 Scattered scrub

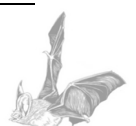
On site there are two patches of scattered scrub (see **Appendix 1**). Identified within the scattered scrub were European dewberry *Rubus caesius*, common vetch *Vicia sativa*, dandelion *Taraxacum officinale*, mat grass *Nardus stricta*, dog rose *Rosa canina*, wineberry *Rubus phoenicolasius*, rough hawksbeard *Crepis biennis* and common yarrow *Achillea millefolium*.

4.1.3 Scattered trees

Scattered trees are present throughout the site (see **Appendix 1**), with silver birch *Betula pendula*, field maple *Acer campestre*, black thorn *Prunus spinosa*, rowan *Sorbus aucuparia*, silver maple *Acer saccharinum*, common hawthorn *Crataegus monogyna*, goat willow *Salix caprea*, common ash *Fraxinus excelsior*, butterfly bush *Buddleja davidii*, common alder *Alnus glutinosa* and dog rose *Rosa canina*, identified on site. Along the west border there is a line of trees which is made up primarily of common ash *Fraxinus excelsior*.

4.1.4 Semi-improved grassland

Most of the site, predominantly the centre, is covered by semi-improved grassland (see **Appendix 1**). Species identified in this habitat were creeping thistle *Cirsium arvense*, bitter doc *Rumex obtusifolius*, orchard grass *Dactylis glomerata*, mat grass *Nardus stricta*, dandelion *Taraxacum officinale*, herb robert *Geranium robertianum*, cow parsley *Anthriscus sylvestris*, dog rose *Rosa canina*, butterfly bush *Buddleja davidii*, dyers greenweed *Genista tinctoria*,



cleavers *Galium aparine*, white clover *Trifolium repens*, common mugwort *Artemisia vulgaris*, common velvet grass *Holcus lanatus*, common vetch *Vicia sativa*, cow parsnip *Heracleum maximum* and Spanish bluebells *Hyacinthoides hispanica*. Four waste piles are present in this habitat (see **Appendix 1, Target Note 2, 3, 4 & 5**).

4.1.5 Tall ruderal

At the north edge of the site is a small area of tall ruderal (see **Appendix 1**), which included hedge bindweed *Calystegia sepium*, common mugwort *Artemisia vulgaris*, creeping buttercup *Ranunculus repens*, common nettle *Urtica dioica*.

4.1.6 Ephemeral/short perennial

Towards the centre of the site, extending from hard standing, is an area of sparsely vegetated land (see **Appendix 1**). Species identified in this area were dandelion *Taraxacum officinale*, white clover *Trifolium repens*, common mugwort *Artemisia vulgaris*, common velvet grass *Holcus lanatus*, herb robert *Geranium robertianum*, ribwort plantain *Plantago lanceolata*, beaked hawksbeard *Crepis vesicaria*, red-stemmed feathermoss *Pleurozium schreberi*, orchard grass *Dactylis glomerata* and coltsfoot *Tussilago farfara*. There is one waste pile present in this habitat (see **Appendix 1, Target Note 6**).

4.1.7 Hard standing

From the access point on the south border of the site, running along the south-eastern boundary is a line of hard standing (see **Appendix 1**). This extends towards the centre of the site. Adjacent to this line of hard standing in the semi-improved grassland habitat are three patches of hard standing with manhole covers (see **Appendix 3, Photo 11**). Two waste piles are present on the hard standing (see **Appendix 1, Target Note 7 & 8**).

4.1.8 Bare ground

Starting at the north edge of the site there is a bare ground pathway, which connects to the hard standing present. This pathway is used by the public.

4.2 Protected and Notable Species

4.2.1 Flora



The site has a broad range of generalist flora species; however, no rare or protected species were recorded on site. Flora will, therefore, not be mentioned further in this report.

4.2.2 Invertebrates (including white-clawed crayfish)

The site has potential to support an average invertebrate assemblage through the range of floral species present, highlighted by the sightings of a seven-spot ladybird *Coccinella septempunctata* and bumblebees *Bombus* sp. on site. However, due to the absence of specialised flora often required by rare and/or protected invertebrate species, the site is unlikely to support any protected species. Invertebrates will, therefore, not be mentioned further in this report.

4.2.3 Fish

The site contains no suitable habitat to support fish, therefore fish will not be mentioned further in this report.

4.2.4 Amphibians

The site contains no suitable habitat to support amphibians, therefore they will not be mentioned further in this report.

4.2.5 Reptiles

Suitable habitat is present onsite in the form of the dense scrub and grassland habitat. This creates suitable habitat for foraging, basking and sheltering reptiles. However, there is limited potential for reptiles to use the site due to its poor ecological connectivity and due to a lack of suitable habitat in the vicinity. Reptiles will, therefore, not be mentioned further in this report.

4.2.6 Birds

The site provides moderate nesting potential for birds in the form of the scattered trees, dense scrub and grassland habitat on site. This is supported by generalist species observed visiting the site, including blackbirds *Turdus merula* and carrion crows *Corvus corone*. House sparrows *Passer domesticus*, a UKBAP and S41 species, were also seen on site. No WCA Schedule 1 species were identified.

4.2.7 Bats

The site contains no suitable habitat for roosting bats as the trees on site were assessed and found to have no suitable roosting features. In addition, aside from the scattered trees to the east (see **Appendix 1**), the site offers only limited



foraging and commuting habitat due to the poor ecological connectivity and low-quality habitats present.

4.2.8 Badgers

No signs of badger activity or setts were noted during the survey. In addition, the site is bordered by the A56, residential areas, as well as commercial properties, with limited ecological connectivity. Badgers will, therefore, not be mentioned further in this report.

4.2.9 Otters

The site contains no suitable habitat to support otters, with no evidence of otter activity identified during the field survey. Otters will, henceforth, not be mentioned further.

4.2.10 Water Voles

No evidence of water vole, or habitat to support them, was identified onsite. Water voles will, therefore, not be mentioned further.

4.2.11 Other Notable Species

The site holds the potential to support hedgehogs due to the presence of favourable scrub habitat.

4.2.12 Invasive Species

No evidence of invasive species under WCA Schedule 9 were identified during the field survey. Invasive species will, henceforth, not be mentioned further in this report.



5. Assessment

5.1 Designated Sites

5.1.1 Non-statutory designated sites

There are two non-statutory designated sites within 2km of the site. The two SBI designated sites are the River Irwell, approximately 1000m west of the site, and Kersal Dale, approximately 1200m north west of the site. Kersal Dale is also designated as a Local Nature Reserve.

5.2 Habitats

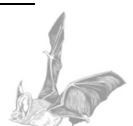
5.2.1 The most valuable habitats for biodiversity within the development site boundary are the scattered trees, as well as the scrub and grassland habitats. These have the potential to support a wide range of species, including nesting and foraging birds, as well as native mammals such as hedgehogs. The proposed work involves the removal of the majority of scattered trees on site. This is likely to have an impact on the surrounding bird population, which have been seen using the site for foraging and nesting purposes.

5.2.2 In addition, the work involves the removal of the grassland and scrub habitats, which will remove habitat for a range of species, including invertebrates and small mammals, including hedgehogs. As some of the scrub habitat is being retained, this will not be a total loss of habitat, however, this reduction in viable habitat, will still have an impact on the species present.

5.3 Protected and Notable Species

5.1.1 Birds

The scattered trees, dense scrub and grassland habitat on site are likely to support nesting birds during the nesting bird season (February to August). The site also offers foraging habitat, which was evidenced by the sightings of house sparrows *Passer domesticus*, a UKBAP and S41 species, using the site for foraging purposes. Data records reinforce this sighting as they have previously been seen within 400m of the site, and other UKBAP species have also been seen within 1km of the site, including common starling *Sturnus vulgaris* and song thrush *Turdus philomelos*. The proposed development is likely to see the



removal of some of the trees, as well as the some of the scrub and grassland habitat, which will have an impact on the surrounding bird population.

5.1.2 Bats

The site contains no suitable roosting habitats for bats, and provides only limited foraging and commuting habitat, meaning it is unlikely for bats to be found on site. However, data records returned by GMLRC show both bats and bat roosts to be present within 2km of the site, making it possible for bats to be foraging and/or commuting in the local area surrounding the site. Therefore, recommendations are provided to limit the disturbance of foraging and commuting bats on site.

5.1.3 Other Notable Species

The potential for hedgehogs to be onsite was determined due to the presence of dense scrub habitat, as this provides suitable habitat for nesting and hibernating hedgehogs. In addition, 12 records of European hedgehog *Erinaceus europaeus*, a Schedule 6 WCA, UKBAP and S41 species, were returned by GMLRC. These found hedgehogs within 750m of the site. Hedgehogs could be killed or injured during removal of this habitat, therefore, recommendations for vegetation clearance regarding hedgehogs are provided below.

One record of a European polecat *Mustela putorius*, a Schedule 6 WCA, UKBAP and S41 species, within 2km of the site, was returned by GMLRC. However, the site contains no suitable habitat to support polecats and the surrounding area has poor ecological connectivity, which means that it is unlikely that polecats would be on site. Therefore, at this time, no recommendations regarding polecats are to be made.



6 Recommendations

6.1 Habitats

6.1.1 The trees on site, especially the mature trees, should be retained. However, if this is not feasible, the number of felled trees must be replaced with native species of local provenance on a three-for one-basis.

6.2 Protected and Notable Species

6.2.1 Birds

The trees on site, especially the mature trees, provide nesting opportunities for breeding bird species. Furthermore, the semi-improved grassland and scrub habitats on site offer suitable vegetation for ground nesting birds. In the UK the key breeding period for birds is from 1st February until 31st August (depending on species and behaviour). If tree removal occurs within this period, a preconstruction site walkover is required no more than 24 hours prior to any vegetation removal commencing. Outside of this period, if birds are found to be nesting during tree removal, then the removal must cease immediately, and a suitably competent ecologist contacted. In regard to ground nesting birds, a preconstruction site walkover is required prior to construction vehicles driving on site.

6.2.2 Bats

Artificial light is known to deter bats from entering lit areas. Therefore, the development must incorporate a wildlife sensitive lighting scheme. In particular, obtrusive light is to be prevented from reaching potential foraging and commuting routes, both from new exterior and interior lights. Guidance published by the Institution of Lighting Professionals (2018) is to be followed when designing the lighting scheme for the development.

It is important to avoid:

- Uniform levels of luminance across the site.
- Metal halide and florescent lighting.
- Upward tilting lighting that increases skyline luminance.

Instead, the following should be installed:



- Dark buffer zones.
- Screening in the form of vegetation, fences and structures.
- Appropriately designated darkened areas.
- Luminaries absent of UV elements.
- LED luminaries with a sharp cut-off, low intensity and good rendition.
- A warm white spectrum (<2700 kelvin) to reduce blue light.
- Peak luminaire wavelength at a minimum of 550nm.
- Downward directional luminaires with upward light ratios of 0%.
- Lower light columns to limit light spill.
- Recessed internal light fixtures.
- Window glazing treatments or automated blind systems.

6.2.3 Other Notable Species

The scrub habitat onsite provides ideal nesting habitat for hedgehogs, which are legally protected during hibernation and while raising their young. Therefore, it is advice that a precautionary approach is adopted to include an Ecological Clerk of Works (ECoW) being present prior to works commencing. The ECoW would give a toolbox talk to onsite contractors in order to relate applicable legislation, what signs to look for, and what to do should hedgehogs be encountered on site. Should a hedgehog be found during site clearance, the ecologist would move it to a place of safety.

In addition, the construction of any walls or fences included within the proposed development will reduce the movements of hedgehogs locally. Hedgehog holes measuring 13cm by 13cm must be installed within any newly created walls or fences. Hedgerows permitting hedgehog commuting can be used alternatively to artificial barriers along the site boundary.



7 References

Guidelines for surveys and report writing:

British Standards Institute (BSI), (2013) *BS 42020:2013, Biodiversity - Code of practice for planning and development*. London.

Chartered Institute of Ecology and Environmental Management (CIEEM), (2015) *Guidelines for Ecological Report Writing*. Winchester.

Joint Nature Conservation Committee (JNCC), (2010) *Handbook for Phase 1 habitat survey: A technique for environmental audit*.

Websites:

Advice on protected species is consolidated at:

Environmental management: Wildlife and habitat conservation - GOV.UK (2016) Gov.uk.

Available at: <https://www.gov.uk/topic/environmental-management/wildlife-habitat-conservation>

Magic Map Application (2016) *Magic.defra.gov.uk*. Available at:

<http://magic.defra.gov.uk/MagicMap.aspx>

The RSPB (2016). Available at: <http://www.rspb.org.uk/>

Surveys and mitigation plans: protected species - Detailed guidance (2015) Gov.uk. Available at: <https://www.gov.uk/guidance/surveys-and-mitigation-plans-protected-species>

Within this detailed guidance on surveys and mitigation information is available on the following protected species:

- Bats
- Natterjack toads
- Otters
- Reptiles
- Water voles
- White-clawed crayfish
- Wild birds
- Hazel dormice
- Great crested newts
- Badgers

Wildlife licences: when you need to apply - Detailed guidance (2014) Gov.uk. Available at: <https://www.gov.uk/guidance/wildlife-licences>

Within this detailed guidance on licensing information is available on licences for the following protected species:

- Bats
- Natterjack toads
- Otters
- Reptiles
- Water voles
- White-clawed crayfish
- Wild birds
- Hazel dormice
- Great crested newts
- Badgers

As well as:

- Non-native Bumblebee species
- Deer
- Freshwater fish
- Invertebrates
- Mink, coypu, muskrat and grey squirrel
- Plants

Species Specific Information:



Badgers:

Natural England, (2007) Badgers and Development: A Guide to Best Practice and Licensing.

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Dormice:

Bright, P., Morris, P. and Mitchell-Jones, A. (1996) The dormouse conservation handbook. Peterborough: English Nature.

Great Crested Newts:

Langton, T., Beckett, C. and Foster, J. (2001) Great Crested Newt Conservation Handbook. Halesworth: Froglife. pdf

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Otters: *Natural England, (2007) Species Information Note SIN006, Otter: European protected species.*

Reptiles and Amphibians:

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Edgar, P., Foster, J. and Baker, J. (2010) Reptile Habitat Management Handbook. 1st ed. Bournemouth: Amphibian and Reptile Conservation.

English Nature, (2004). Reptiles: guidelines for developers. Peterborough.

Gent, T. and Gibson, S. (ed.) (2003) Herpetofauna Workers Manual. Bournemouth: JNCC.

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Water Vole Conservation and Management: Lessons From Four Case Studies, Jemma Louise Gaskin, 2016

Stoddart, D.M. (1970), *Individual range, dispersal in a population of water voles (Arvicola terrestris (L.)). Journal of Animal Ecology* 39, 403-425.

Strachan, R. (2009), *Populations and Persistence – Developing a Strategy for Conserving Water Voles in the UK*, Presentation to Warwickshire Wildlife Trust, 2nd April 2009, Environment Agency, Wales

Strachan, R. and Holmes-Ling, P (2003), *Restoring water voles and other biodiversity to the wider countryside. Wildlife Conservation Research Unit, Oxford.*

Strachan, R., Moorehouse, T. and Gelling, M. (2011), *Water Vole Conservation Handbook*, 3rd Edn, WILDCRU

White-clawed Crayfish:

Peay, S. (2002) *Guidance on Habitat for White-clawed Crayfish and its Restoration*. Kendal: English Nature

Relevant Legislation:

Wildlife and Countryside Act 1981, (c. 69) (as amended). Available at:
<http://www.legislation.gov.uk/ukpga/1981/69>

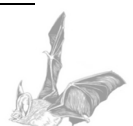
Countryside and Rights of Way Act 2000 (c.37). Available at:
<http://www.legislation.gov.uk/ukpga/2000/37/contents>

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Available at:
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Conservation of natural habitats and of wild fauna and flora Council Directive (92/43/EEC) (The Habitats Directive) (as amended) Available at: <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043>

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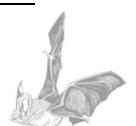
The Hedgerow Regulations 1997 (No. 1160). Available at:
<http://www.legislation.gov.uk/uksi/1997/1160/contents/made>



Appendices



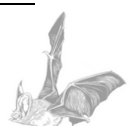
Appendix 1: Phase 1 Habitat Map

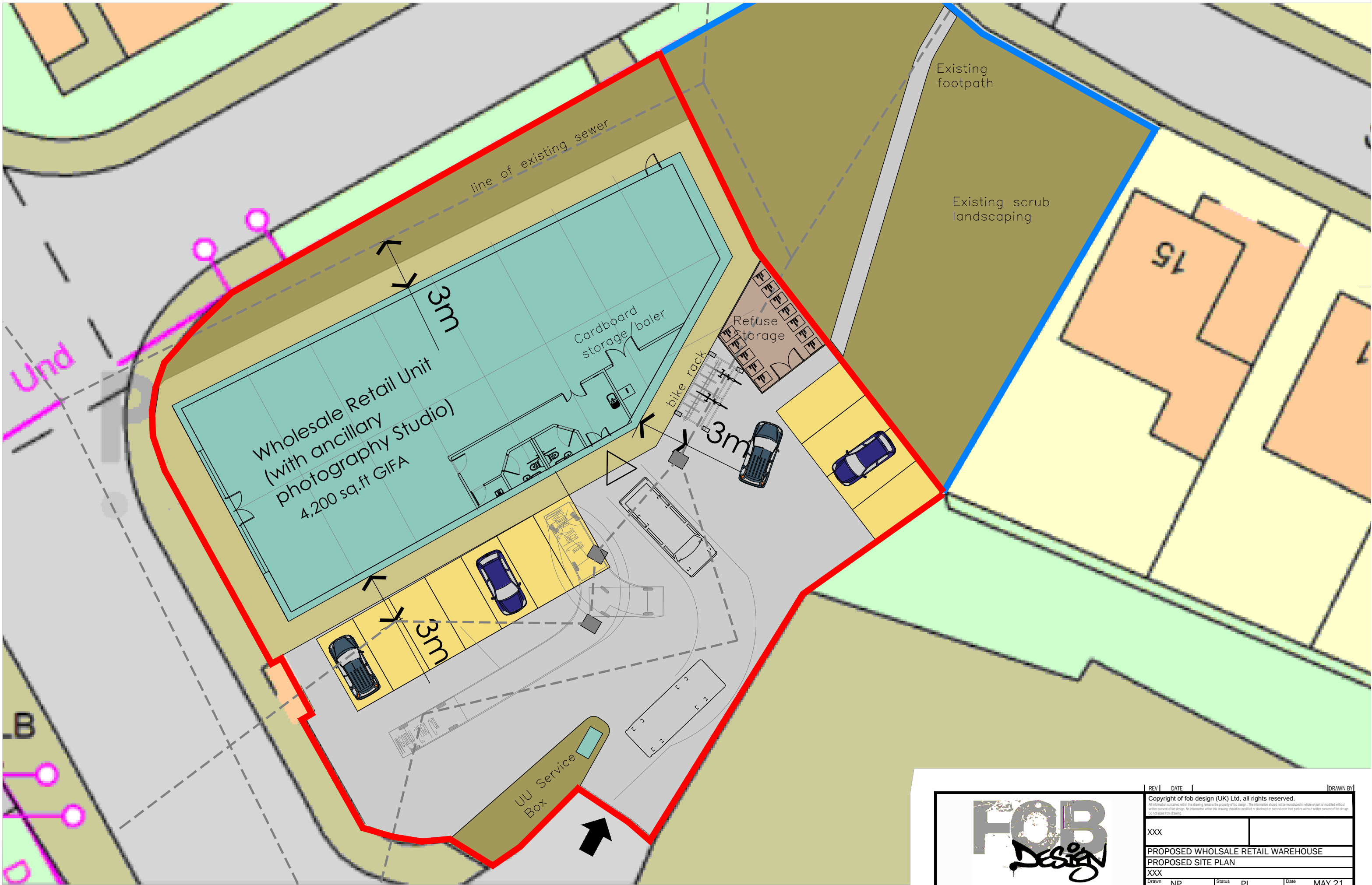


Phase 1 Habitat Map 218 Bury New Road



Appendix 2: Proposed Development Plan





PROPOSED WHOLESALE RETAIL WAREHOUSE: PROPOSED SITE PLAN
LAND OFF BURY NEW ROAD, MANCHESTER

SCALE 1:200 @ A3

FOB
Design

FOB Design (UK) Ltd
72A Water Lane,
Wilmslow, Cheshire. SK9 5BB
01625 251644
office@fob-design.com www.fob-design.com

REV		DATE		DRAWN BY	
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XXX					
PROPOSED WHOLESALE RETAIL WAREHOUSE					
PROPOSED SITE PLAN					
XXX					
Drawn	NP	Status	PL	Date	MAY 21
Checked	IM	Original	A3	Scale	1:200@A3
PL 03					

Appendix 3: Photographic Evidence



Photo 1: Dense scrub habitat adjacent to the site entrance.



Photo 2: Scattered scrub at the north corner of the site.



Photo 3: Various scattered trees, north of the site.



Photo 4: Line of trees on the west boundary.



Photo 5: Semi improved grassland at the centre of the site.



Photo 6: Tall ruderal habitat at the north of the site.

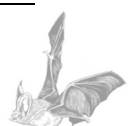




Photo 7: Ephemeral/short perennial habitat at the centre of the site, with scattered trees present.



Photo 8: Hard standing at the centre of the site, with one waste pile present (Target Note 8).



Photo 9: Bare ground path at the north of the site.



Photo 10: Maintenance box within the dense scrub habitat.



Photo 11: Hard standing with manhole covers present on site.



Appendix 4: Bat Survey Calendar

Figure 1: Survey timings calendar (taken from BCT: Bat surveys for professional Ecologists, Good Practice Guidelines; 3rd Edition).

Survey type	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Preliminary ecological appraisal – fieldwork												
Preliminary roost assessment – structures ^a												
Emergence/re-entry survey for maternity or summer roosts ^b												
Emergence/re-entry ^c survey for transitional roosts ^b												
Emergence survey for mating roosts ^b												
Hibernation survey – structures ^a												
Preliminary ground level roost assessment – trees ^d												
Potential roost feature (PRF) inspection survey – trees												
Ground level bat activity survey – transects and automated/static												
Pre-, during and post-hibernation – automated/static bat activity survey												
Swarming survey												
Back-tracking survey												
Trapping survey ^e												
Radio tagging and tracking survey ^e												

= optimal period
 = sub-optimal period

= weather or location dependent (i.e. may not be suitable due to spring and autumn conditions in any one year or in more northerly latitudes). Note that October surveys are not acceptable in Scotland.

^a Not including trees



Appendix 5: Glossary

Activity surveys - are used to assess the level of bat activity at a site. This can be done either by using equipment such as an AnaBat device, or manually walking around a site with a heterodyne detector, documenting the number of bat passes and interceptions.

Dawn surveys - begin around 2 hours before and up to sunrise when bats are returning to their roosts from foraging, and swarming behaviour can be seen close to roost entrances.

Dusk surveys - begin around 30 minutes before sunset and up to 2 hours afterwards. These are done in order to see bats emerging from their roost sites at night.

Echolocation – is a system similar to sonar that allows bats to travel and forage even in total darkness. Bats make a call and then listen to the returning echoes in order to build up a map of their surrounding area. This allows bats to gauge the identity and distance of an object by how long the echo takes to return to them.

Habitat - the ecological or environmental area that is inhabited by a particular species of animal, plant or other type of organism.

Hibernation - is a state of inactivity and metabolic depression characterized by lower body temperature, slower breathing, and lower metabolic rate. Hibernating animals conserve energy, especially during winter when food is short, tapping energy reserves, i.e. body fat, at a slow rate.

Hibernacula - typically consist of underground sites, such as caves and cellars, which remain relatively cold and humid. Bats will hibernate to conserve energy over the winter months when falling temperatures cause a drop in the abundance of insects. These will typically be colonised around November to around March.

Insectivorous – is when an organism feeds exclusively on insects.

Nocturnal - a behaviour characterized by being active during the night and sleeping during the day.

Maternity roosts – colonised around late May early June and consist of mature females and their young. These roosts need to be warm and quiet, and are used up until around August, with females typically leaving first and then the young.

Mating roosts – mating begins around late October to November. Males of most species use special mating calls to attract females. These can include purrs, clicks and buzzing.

Roost – a site where bats live during the day, rear young and hibernate. These can be in man made structures, such as buildings, bridges, tunnels, cellars and mines, or natural features such as mature trees and caves.

Roosts in buildings – many types of buildings will be used by bats. The most likely sites are agricultural buildings (e.g. farmhouses and barns), buildings with exposed wooden beams (greater than 20cm thick), buildings with weather boarding and/or hanging tiles, and buildings close to woodland and/or water.

Roosts in trees – these are typically in mature trees with deep sheltered cracks, under loose sections of bark, or in woodpecker holes.

Species – a group of organisms in which all members can interbreed and produce viable offspring.

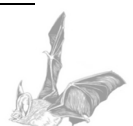
Summer roosts (non-breeding) - these are generally occupied by groups of males and immature females during the summer, and are usually only occupied for a short period before the group moves to another location.

Swarming – a behaviour exhibited by bats returning to their roost sites at dawn. Bats can be seen repeatedly flying to and from the roost entrance, making it much easier for consultants to identify where roosts are on a building or structure.



Temporary/Transitory roosts – These are used after hibernation (March – April) before mature females disperse to maternity roosts and male/immature females colonise summer (non-breeding) roosts. Similarly, temporary roosts form before hibernation (August -October).

Underground Roosts – these are typically used during the winter and can be mines, caves, tunnels or cellars.



Appendix 6: Protected Species Information

The following species are fully protected in UK law, under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019:

- All UK bat species
- Dormouse
- Great Crested Newt and Natterjack Toad
- Large Blue Butterfly
- Otter
- Pine Marten
- Polecat
- Scottish Wild Cat
- Smooth Snake and Sand Lizard
- Various aquatic and plant species

These species are afforded the highest protection in the UK. Under this protection it is an offence to; deliberately capture, injure or kill any wild animal of a European protected species; deliberately disturb wild animal of any such species; deliberately take or destroy the eggs of such an animal, or damage or destroy a breeding site or resting place of such an animal.

In addition to this it is an offence to be in possession of, or to control, transport, sell or exchange, or to offer for sale or exchange, a European Protected species.

The following species are protected under UK law, such as the Wildlife and Countryside Act 1981 (as amended):

- Badger
- Nesting birds
- Red Squirrel
- Reptiles (Adder, Common lizard, Grass snake, Slow worm)
- Water Vole
- White Clawed Crayfish
- Various bird species i.e. Barn Owl
- Various plant species

Therefore under this protection it is an offence to; kill, injure or take any of the above species.

Nesting birds are only protected during the breeding season whilst on their nest. In addition to the adults being protected, the eggs, young and nest itself whilst in use are protected.

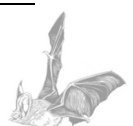
The Wildlife and Countryside Act 1981 also contains measures to prevent the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9 in England and Wales (e.g. Japanese Knotweed and Himalayan Balsam).



Badgers are protected under The Protection of Badgers Act 1992. Under this legislation it is an offence to; take, injure, kill, or cruelly ill-treat a badger; interfere with a badger sett; sell or possess a live badger; or mark or ring a badger.

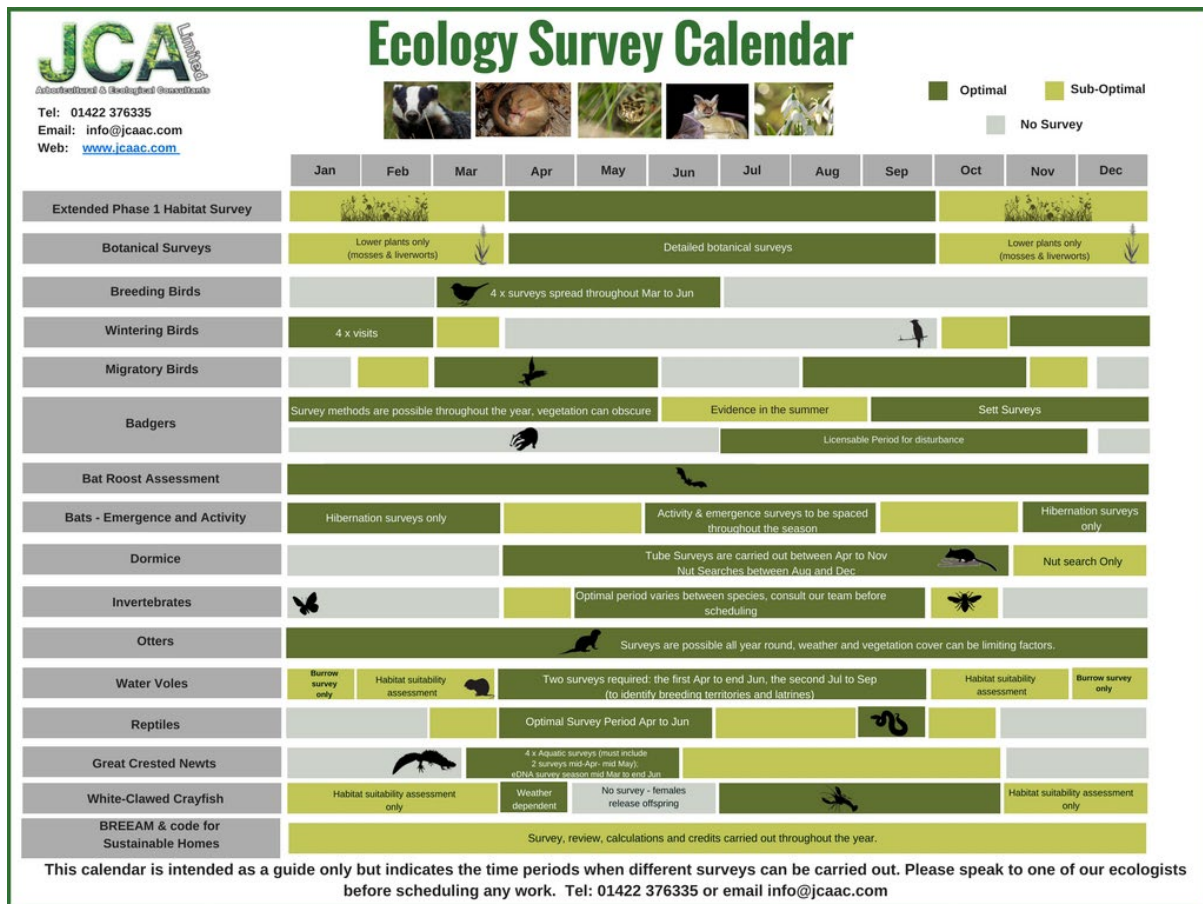
The following habitat types are protected under UK Law:

- Habitats that are used by protected species
- Habitats that fall within designated sites
- Hedgerows
- Individual trees/woods can be protected under Tree Preservation Orders



Appendix 7: Survey Calendar

Figure 2: Survey calendar for protected species and habitat surveys.



Appendix 8: Author Qualifications

Adam West, Principal Ecologist

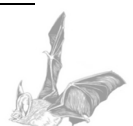
BSc (Hons) Animal and Wildlife Management.

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Bachelor's degree, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence, a Natural England Level 2 bat survey class licence (and the Scottish and Welsh equivalents) and a CSCS card.

Helen Chambers, Seasonal Ecologist

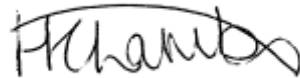
MSc by Research in Environmental Studies, BSc (Hons) Wildlife Conservation with Zoo Biology

Helen joined JCA in 2022 after completing her master's by research degree at the University of Salford. In 2019 Helen graduated with First Class Honours BSc Wildlife Conservation with Zoo Biology, where she gained theoretical knowledge of, and practical experience with, wildlife monitoring and wildlife legislation. She is hoping to further develop her ecological surveying and report writing skills at JCA.



The Information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Signed



.....
Helen Chambers

17/05/2022

Reviewed by



.....
Adam West

18/05/2022



For and on behalf of **JCA Ltd**

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ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

ARBORICULTURAL SERVICES

Guidance for Architects & Developers

- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control



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