

Ecological Impact Assessment



**Manchester Life, Back of Ancoats
Phase 1 - Jersey Wharf**

7th July 2022



**Tyler
Grange**

TG Report No. 13399_R07d_LCD_CW

Report No:	Date	Revision	Author	Checked
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Summary

- S.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Manchester Life Development Company 3 Ltd. It sets out the findings of a desk study, an extended Phase 1 habitat survey, preliminary roost assessment (PRA) and subsequent nocturnal bat surveys of an area of land off Jersey Street in Ancoats, Manchester (Ordnance Survey Grid Reference: SJ 85273 98773) hereinafter referred to as the 'site'.
- S.2. Potential effects on **statutory conservation designations**:
- There is one site of European designation within 10km – Rochdale Canal Special Area of Conservation (SAC). Although the wider canal network borders the site to the south, the designated section of the canal is at a distance of 4.4km from site and is therefore considered to be sufficiently distant away to not be directly impacted. Recommendations are made to ensure no incidental pollution impacts occur which could potentially affect this canal.
- S.3. Potential effects on **non-statutory conservation designations**:
- There are three non-statutory conservation designations within 2km of the site, which are: Rochdale Canal (Ducie Street Basin), Ashton Canal (West) and Clayton Vale. Rochdale Canal is directly adjacent to the site and therefore suitable mitigation methods should be in place during both the construction and operational phases, with these methodologies being detailed within a CEMP for the construction phase and controlled via condition for the operational phase. The other two sites are considered to be of sufficient enough distance from site to avoid impact by the proposals.
- S.4. The potential effects on **protected and priority flora and species** are as follows:
- There are no habitats of ecological importance, although building B1 and tree T1 do provide bat roosting habitat, and therefore recommendations for their demolition and removal are discussed within the bat section of this report.
 - Bats: Two bat roosts were identified, at building B1 and tree T1¹. The proposals require the demolition of building B1 but the removal of tree T1 is now proposed under a separate planning application (surveys of the tree are however included within this report), and therefore the destruction of the bat roosts would have to be conducted under licence. Further details, including mitigation and enhancement, are discussed in **Section 4** of this report. However, with the implementation of the mitigation plan, the proposed work can be undertaken without breaching any legislative protection of bats.
 - Birds: The site provides limited nesting and foraging opportunity for birds. Recommendations are made in **Section 4** to mitigate for potential impacts upon birds during the construction phase of the proposals.
 - Hedgehog: Although the site is considered to be of negligible importance for hedgehog, hedgehog are a priority species and therefore afforded additional consideration in planning

¹ Please note T1 is proposed for removal under a separate planning application **ref. 133406/VO/2022**



policy, as they are in population decline. Recommendations are made in **Section 4** to mitigate for potential impacts upon hedgehog during the construction phase of the proposals.

- S.5. The site is considered to be of negligible importance for all other species.
- S.6. In conclusion, it is considered that development within the site of the scale proposed would be in conformity with both Local and National legislation relating to biodiversity, should the recommended mitigation measures be implemented. Opportunities also exist to enhance the biodiversity value of the site with a detailed landscaping scheme.



Section 1: Introduction, Context and Purpose

Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Manchester Life Development Company 3 Ltd. It sets out the findings of an extended Phase 1 habitat survey, preliminary roost assessment (PRA) and subsequent nocturnal bat surveys of an area of land off Jersey Street in Ancoats, Manchester (Ordnance Survey Grid Reference: SJ 85273 98773) hereinafter referred to as the 'site'.
- 1.2. This report has been produced to accompany an application for Full Planning Permission and Demolition within a Conservation Area. The proposals include for the development of land bounded Jersey Street to the north and Rochdale Canal to the south, to deliver a residential development, with ground floor commercial floorspace, and ancillary amenity space within an eight storey building, cycle parking provision, hard and soft landscaping, access and servicing and other associated works. For reference, a copy of the site boundary (**Plan 1**) and softworks plan (**Plan 2**) is included to the rear of this report.
- 1.3. At the time of the initial walkover survey a hybrid black poplar *Populus x canadensis*, was present on site but it's removal has subsequently been proposed for a separate planning application **Planning application ref. 133406/VO/2022**. In addition, areas of scattered and dense scrub and a number of trees that were present within the redline boundary at the time of the initial walkover have since been proposed for removal as part of a separate planning application. However, due to the presence of these habitats during the baseline survey it is detailed within this report

Purpose

- 1.4. This report:
 - Uses available background data and results of field survey to describe and evaluate the ecological features present within the likely 'zone of influence'² of the proposed development;
 - Describes the actual or potential ecological issues and opportunities that may arise as a result of the sites' future redevelopment;
 - Where appropriate, makes recommendations for mitigation of adverse effects and ecological enhancement, to ensure conformity with policy and legislation listed in **Appendix 1**; and
 - Identifies further work required to inform a future planning application if relevant.

¹Please note T1 is proposed for removal under a separate planning application ref. 133406/VO/2022

² Defined as the area over which ecological features may be subject to significant effects as a result of activities associated with a project and associated activities (CIEEM 2016)



- 1.5. This assessment and the terminology used are consistent with the 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2019)³, and 'Guidelines for Preliminary Ecological Appraisal (CIEEM, 2019)⁴

³ Chartered Institute of Ecology and Environmental Management (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester. <https://cieem.net/wp-content/uploads/2019/02/Combined-EcIA-guidelines-2018-compressed.pdf>.

⁴ Chartered Institute of Ecology and Environmental Management (2017) Guidelines for Preliminary Ecological Appraisal <https://cieem.net/wp-content/uploads/2019/02/Guidelines-for-Preliminary-Ecological-Appraisal-Jan2018-1.pdf>



Section 2: Methodology

Data Search

- 2.1 The aim of the data search is to collate existing ecological records for the site as a whole, and the surrounding area. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.
- 2.2 The data search has been undertaken for a 10km radius around the site for European statutory sites, 2km radius around site for national statutory sites and non-statutory sites, and a 2km search radius was utilised for protected and priority⁵ species records.
- 2.3 The following organisations and individuals have been contacted and, where relevant, the information provided has been incorporated with acknowledgement within this report:
- Greater Manchester Local Record Centre (GMLRC)⁶ for records of protected/notable species (buffer of 1km and 2km for bats) and Local Wildlife Sites (buffer of 2km) within the area;
 - The Multi-Agency Geographic Information for the Countryside website (MAGIC)⁷ was accessed for information on the location of statutory designated nature conservation sites within a 10km radius of the site and for water features within 500m of the site;
 - Greater Manchester Council website was consulted for details of relevant local planning policies and supplementary planning guidance;
 - UK Biodiversity Action Plan (UK BAP) and Greater Manchester BAP (LBAP) for priority habitats and species subject to conservation action, to assist with the evaluation of ecological features and to inform site enhancement strategies.

Extended Phase I Habitat Survey

- 2.4 An 'extended' Phase I habitat survey was undertaken on 4th May 2021 by Mr Stephen Coyne; Mr Coyne is an experienced field ecologist, a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and holds Natural England licences for both bats and Great Crested Newt (GCN) *Triturus cristatus*. The technique was based upon Phase I survey methodology (JNCC, 2010)⁸. As the standard Phase I Habitat survey methodology is largely concerned with vegetation communities only, the survey was 'extended' in accordance with the *Guidelines for Baseline Ecological Assessment* (IEA 1995)⁹ to include:
- Preliminary searches for evidence of protected or conservation-notable species/ species-groups (including bats; great crested newts; badger; water vole; reptiles; and otter), and for habitats or features likely to support them if direct evidence is absent; and

⁵ UK priority species and habitats are those subject to conservation action and referred to as Species of Principal Importance (SoPIs) or Habitats of Principal Importance (HoPIs). They are listed at Section 41 [42 in Wales] of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act states that local planning authorities must have regard for the conservation of both SoPIs and HoPIs.

⁶ <https://www.gmwildlife.org.uk/>

⁷ www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

⁸ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough. <http://data.jncc.gov.uk/data/9578d07b-e018-4c66-9c1b-47110f14df2a/Handbook-Phase1-HabitatSurvey-Revised-2016>.

⁹ Guidelines for Baseline Ecological Assessment (IEA 1995); Taylor & Francis; 1st edition (10 Aug. 1995)



- The identification of other constraints (e.g. non-native invasive plant species) or opportunities (e.g. opportunities for micro-siting or enhancement) that may be present at the Site.

- 2.5 Note was taken of the more conspicuous fauna and any evidence of, or the potential for, the presence of protected notable flora and fauna. A basic inventory of the habitats and a representative species list for the site was produced. Where access allowed, adjacent habitats were also considered in order to assess the site within the immediate landscape and to provide information with which to assess possible impacts within the immediate landscape surrounding the site.
- 2.6 The weather conditions for the survey were warm, overcast with a light wind and a temperature of 17°C.

Preliminary Bat Roost Assessment

- 2.7 A preliminary bat roost assessment (PBRA) of the building and tree (**B1** and **T1**, **Plan 3**) present within the site was undertaken to assess their potential to support roosting bats. This survey was undertaken alongside the 'Extended' Phase 1 habitat survey. The surveys followed standard methodologies (Mitchell-Jones, A.J., 2004; Mitchell-Jones, A.J. and McLeish, A.P., 2004; Collins, 2016) which are described below.
- 2.8 The PBRA comprised a ground level inspection of the onsite building and tree on the 4th May 2021, in order to determine their potential to support roosting bats. During this survey, Potential Roost Features (PRFs) that may be used by bats, as identified within the BCT Good Practice Guidelines (Collins, 2016)¹⁰, were sought. These included the following (for trees):
- Woodpecker holes, rot holes, knot holes arising from naturally shed branches and man-made holes;
 - Hazard beams and other vertical or horizontal cracks and splits (such as frost-cracks) in stems or branches;
 - Partially detached platey bark;
 - Cankers;
 - Other hollows or cavities, including butt-rots;
 - Partially detached ivy with stem diameters in excess of 50mm; and
 - Bird, bat or dormouse boxes.
- 2.9 Evidence of the presence of bat roosts in buildings was also sought. These signs include:
- Gaps and cracks within structural features such as brickwork, fascia boarding, metal sheeting and cladding, soffit boxes and roofing tiles;
 - Bat droppings in, around or below a PRF;
 - Odour emanating from a PRF;
 - Audible squeaking at dusk or in warm weather; and,
 - Visible staining below a PRF.

¹⁰ Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition. The Bat Conservation Trust, London.



- 2.10 The potential of the tree and building at the site to support roosting bats has been categorised against the criteria described below in **Table 2.1**.

Table 2.1: Categorising Potential Bat Roosts

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on-site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection conditions and surrounding habitat.

Detailed Roost Surveys

- 2.11 The PRA of building B1 and tree T1¹ identified sufficient PRF's to categorise the building and tree as having 'Moderate' potential to support roosting bats (discussed in detail in **Section 3.23**). In accordance with BCT guidelines, this triggers a requirement for at least two nocturnal roost survey on the buildings and two nocturnal roost surveys on the tree to establish the presence or likely absence of roosting bats.
- 2.12 Weather conditions and timings are shown in **Table 2.2** below. Bat detectors used during these surveys included, Elekon Batlogger M2, Wildlife Acoustics EchoMeter Touch 2, Wildlife Acoustics EchoMeter Touch 2 Pro, Peersonic RPA3, Titley Scientific Anabat Walkabout, Titley Scientific Anabat Scout and Pettersson M500-384.
- 2.13 In accordance with the published guidance, dusk surveys began 15 minutes before sunset and continued for a minimum of 1.5 hours after sunset. Dawn surveys began 1.5 hours before sunrise and continued for up to 15 minutes after sunrise. Surveyors were strategically placed, surrounding building B1, with one person covering tree T1¹ (See **Plan 4** for further surveyor locations).
- 2.14 Additionally, two static detectors were deployed in strategic locations facing the Rochdale Canal (bordering the site to the south, **Plan 4**), in order to assess activity and to identify whether it is being used as a commuting corridor by light sensitive species such as *Myotis sp.* The static detectors were deployed for minimum of 5 nights over 2 periods; detectors were first deployed on 2nd July 2021 and once again on 8th September 2021. Weather conditions were favourable for both deployments – the first deployment experienced an average low of 13.4°C, with wind speeds no greater than 12mph (3 Beaufort scale); with the second deployment experiencing warmer



- 2.15 conditions than July, with an average low of 14.8°C and wind speeds no greater than 11mph (3 Beaufort scale).
- 2.16 Analysis of the calls that could not be confidently identified to species level in the field were analysed post survey using Elekon Bat Explorer sound analysis software.

Table 2.2: Dates, Times and Weather Conditions for Nocturnal Bat Roost Surveys

Survey	Date	Sunset / sunrise time	Start time	End time	Weather Conditions	Surveyors
Visit 1 - Emergence Building 1	08/06/2021	21.34	21.19	23.04	Wind (Beaufort): 1-2 Temp (°C): 19-17 Precipitation: None: Cloud Cover (%): 1-3	Nick Bell, Amy Sherwin, Steven Coyne, Elizabeth Barratt
Visit 1 - Emergence Tree 1	08/06/2021	21.34	21.19	23.04	Wind (Beaufort): 1-2 Temp (°C): 19-17 Precipitation: None:	Leanne Deighton, Tasha Hesketh
Visit 2 - Re-entry Building 1	02/07/2021	4.45	3.15	5.00	Wind (Beaufort): 1-1 Temp (°C): 15-15 Precipitation: None: Cloud Cover (%): 8-8	Jack Mallinder, Susan Lonsdale, Elizabeth Barratt, Peter Giles, Richard Laws
Visit 2 - Re-entry Tree 1	02/07/2021	4.45	3.15	5.00	Wind (Beaufort): 1-1 Temp (°C): 15-15 Precipitation: None: Cloud Cover (%): 8-8	Steven Coyne

Limitations

- 2.17 Bat calls cannot always be identified to species level, either due to distant contacts or the similarity between some types of bats. Where this occurs, it is recorded as 'unidentified bat species' (unid) or will show which bat species it is likely to be based on the characteristics of the call (e.g. *Pipistrelle sp.* / *Myotis sp.*). The echolocation calls of species such as brown long-eared bats are of low amplitude and may not always be picked up on bat detectors.
- 2.18 Bats use a variety of roosts, ranging from maternity, mating or swarming and hibernation roosts, containing many individuals, to mating or night-time feeding roosts containing few individuals or single animals. Bats also tend to be nomadic (although are faithful to certain favoured roosting sites), spending variable lengths of time in a variety of roosts. As a result, even with the considerable survey effort it is possible that small transient roosts of bats may have been missed, although these tend to be less important to bats and so this should not affect the evaluation and recommendations made.
- 2.19 Internal inspection of the buildings present on site was not possible due to government restrictions relating to COVID-19 at the time of survey. From the external inspection and photographs provided (see Appendix 2, Photograph) the roofs were seen to be a combination of flat and pitched, without an internal roof void for roosting bats to utilise, so this is not expected to have altered the assessments or conclusions made in this report.
- 2.20 The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since the report was written, advice



should be sought to determine whether update work is required. The findings of the report should not be relied upon without this advice.

- 2.21 This report is also partly based on 3rd party data held by the Local Record Centre, which Tyler Grange Group Ltd. cannot guarantee the accuracy of.

Evaluation

- 2.22 The evaluation of habitats and species is defined in accordance with published guidance (CIEEM, 2019). The level of importance of specific ecological feature is assigned using a geographic frame of reference, with international being the most important, then national, regional, county, district, local and lastly, within the site boundary only.
- 2.23 Evaluation is based on various characteristics that can be used to identify ecological features likely to be important in terms of biodiversity. These include siter designations (such as SSSI's), or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological feature. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages. In the case of the evaluation of the value of fauna at the Site, an assumed valuation of each ecological feature has been given based on the habitats observed at the Site during the initial survey. Where further surveys are required, the valuation may be subject to variation following the interpretation of survey results.

Quality Control

- 2.24 All ecologist at Tyler Grange Group Ltd are members of CIEEM, or are working towards membership and act under the direction of members, and abide by the Institute's Code of Professional Conduct.



Section 3: Ecological Features and Evaluation

Site Context

- 3.1. The site measures approximately 0.54ha and is bounded by Jersey Street to the north and Rochdale Canal to the south. There is a small area of public open space to the east, which leads off Mozart Close, with two multistorey buildings to the west, associated with Flint Glass Works office space and Flint Glass Wharf apartments. The land surrounding the site is heavily urbanised, with green space being limited to small pockets of amenity grassland, such as 'Ancoats Green', 0.1km north of site. At the time of survey, the western half of site was in use as a catering equipment warehouse with associated car parking, an area of hardstanding and rubble and semi-improved and amenity grassland comprising the eastern half of site.

Protected Sites

Statutory Designated Sites

- 3.2. There is one site of European designation within 10km of the site, which is described below:
- Rochdale Canal: Approximately 24.86 hectares of the canal is designated as a Special Area of Conservation (SAC). At its closest point, the designated section of the canal is 4.4km to the north-east of the site, although only a proportion its designated length falls within 10km of the site. The designation is due to the canal supporting a significant population of floating water-plantain *Luronium natans* within its designated length. It is therefore a site of **international importance**.
- 3.3. There are no nationally designated sites such as Sites of Special Scientific Interest (SSSI) within 2km of the site, however the site does fall within a SSSI Impact Risk Zone (IRZ) for Rochdale Canal SSSI, Hollinwood Branch Canal and Huddersfield Narrow Canal. However, the development proposed (residential) is not listed as a type which could require further consultation with Natural England for any of these SSSI's.

Non-Statutory (Local) Designated Sites

- 3.4. The data search returned three non-statutory designated site within 2km of the site. The sites are a combination of Local Nature Reserve (LNR) and Sites of Biological Importance (SBI)¹¹. LNR and SBI sites have gained local designation as they contain most of the best remaining areas of semi-natural habitat found in the county. These sites are all of **local importance**, and are as follows:
- Rochdale Canal: Stott's Lane to Ducie Street Basin SBI is directly adjacent to the site's southern boundary, this canal supports regionally important habitat species.
 - Ashton Canal (West) SBI is located 0.6km south east of the site and is important for its composition of submerged aquatic flora.
 - Clayton Vale LNR is located 2.2km east of the site. The Vale was reclaimed from landfill in the early 1980's and forms a valley with the River Medlock and is designated for its ponds containing common reed swamp with surrounding woodland and unimproved grassland.

¹¹ <http://wildaboutmanchester.info/www/images/stories/pdfs/sites%20of%20biological%20importance.pdf>



Habitats and Flora

- 3.5. The habitats present across the site are summarised below and provided in **Plan 3**, along with a description of the composition of the main plant species present and an assessment of their importance. The habitats are as follows:
- Amenity grassland;
 - Bare ground;
 - Building and hardstanding;
 - Dense scrub;
 - Mature and scattered trees;
 - Poor semi-improved grassland.
- 3.6. The habitats above have been classified using the JNCC Phase 1 Habitat Classifications. For ease of reference with the BNG report for the site (**ref. 13399_R08b**) the UK Habs corresponding classifications have been detailed below.
- 3.7. Some of the habitats identified on site are scheduled for removal through either the 'Jersey Wharf Bridge' scheme proposed by Manchester City Council (**Planning application ref. 133406/VO/2022**) or the 'Vegetation Removal' application proposed by Manchester Life Developments Company 3 Ltd. (MLDC) these habitats have been discussed below for completeness of the baseline.

Amenity Grassland (Modified grassland)

- 3.8. The eastern end of the site contains a small area of amenity grassland. The area had recently been mown and therefore a detailed species list could not be collected. Grass species were dominated by Yorkshire fog *Holcus lanatus* and perennial rye-grass *Lolium perenne*. Forb species within the area included ribwort plantain *Plantago lanceolata* and daisy *Bellis perennis*.
- 3.9. Amenity grassland does not represent a nationally or local important habitat type and therefore is considered of **negligible ecological importance**.

Bare Ground (Artificial unvegetated; unsealed surface)

- 3.10. The eastern part of the site was dominated by an area of bare earth that has previously been used for storage and has been subject to repeated disturbance preventing the colonisation of pioneer vegetation.
- 3.11. Bare earth does not represent a nationally or local important habitat type and therefore is considered of **negligible ecological importance**.

Building and Hardstanding (Developed land; sealed surface)

- 3.12. The west side of the site is dominated by a building and hardstanding. The building is currently in use as a commercial premises and the hardstanding forms the car park for this business. These "habitat types" are of **negligible ecological importance**. However, the building contained features that could support roosting bats and therefore discussed in the bat section of this report.



Dense Scrub (Mixed scrub)

- 3.13. Dense scrub dominated by bramble *Rubus fruticosus* agg and buddleja *Buddleja davidi* with occasional ivy *Hedra helix* occupied an area along the west of building B1 and to the north of the car park.
- 3.14. Dense scrub does not represent a nationally or local important habitat type and therefore is considered of **negligible ecological importance**.
- 3.15. This habitat has since been proposed for removal as part of a separate planning application.

Mature and Scattered Trees (Urban trees)

- 3.16. Scattered trees at the site included self-seeded silver birch *Betula pendula*, cotoneaster, ash *Fraxinus excelsior*, Willow *Salix* sp., hawthorn *Crataegus monogyna*, sycamore *Acer pseudoplatanus*. Tree T1¹ (**Plan 3**) is a high canopy mature Hybrid Black Poplar specimen *Populus × canadensis*, located at the west side of the car park which contained features that may support roosting bats and/ or breeding birds.
- 3.17. Scattered trees do not represent a nationally or local important habitat type and therefore they are considered of **negligible ecological importance**. However, the hybrid black poplar does contain features which may support roosting bats, Tree T1¹ is discussed further in this report.
- 3.18. Some of the trees present on site at the time of the survey have since been proposed for removal as part of a separate planning application with the removal of the hybrid black poplar proposed as part of the following planning application **ref. 133406/VO/2022**.

Poor semi-improved Grassland (Modified grassland)

- 3.19. A small strip of grassland was present at the eastern end of the site on the east edge of the artificial unvegetated; unsealed surface area. This has not been subjected to the same disturbance as the artificial unvegetated; unsealed surface.
- 3.20. Grass species were dominated by Yorkshire fog *Holcus lanatus* and perennial rye-grass *Lolium perenne*. Forb species within the area included common ragwort *Jacobaea vulgaris*, dandelion *Taraxacum officinale* agg., creeping thistle *Cirsium arvense*, ribwort plantain *Plantago lanceolata*, cleaver *Galium aparine*, common nettle *Urtica dioica*, and white clover *Trifolium repens*.
- 3.21. Poor semi-improved grassland does not represent a nationally or local important habitat type and therefore is considered of **negligible ecological importance**.¹²

Protected and Priority Fauna

Amphibians

- 3.22. No ponds were recorded onsite, and no ponds were recorded (using online resource Magic) within 500m of the site. Greater Manchester Ecological Unit (GMEU) did not return any records of amphibians within 1km of the site, including great crested newt.



- 3.23. No suitable habitats for breeding amphibians were recorded on site and there are no suitable habitats in the wider landscape. The likelihood of the presence of amphibians on site is, therefore, considered to be **negligible** and this species group is not considered further in this report.

Badgers

- 3.24. GMEU returned four results of badger setts within 1km of the site with a further eight recordings of badger signs within 1km.
- 3.25. No evidence of this species was recorded within the site during the Phase 1 survey, and no incidental recordings of badger were made during the nocturnal bat surveys; there was no suitable habitat for sett excavation or for feeding and foraging within the site boundary. However, Ancoats Green located to the north east of the site may offer some suitable habitat, however it is heavily urbanised and the presence of main roads surrounding the site is considered a dispersal barrier.
- 3.26. The presence of badger within the site is therefore considered to be unlikely and therefore the site is considered to be of **negligible importance** for badger. This species is not considered further in this report.

Bats

- 3.27. The European protected species licence search using the MAGIC website returned results of 17 licence applications for bats within 2km of the site, showing that roosting bats are present in this highly urban location (Table provided in **Appendix 3**).
- 3.28. The roost within closest proximity to the site was 2014-3531-EPS-MIT, 0.2km south of the site. None of the 17 roosts would be affected as a result of the proposed works.
- 3.29. GMEU returned 28 records of bat roosts within 2km of the site in the last 20 years. Species recorded were common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, myotis species and unidentified pipistrelle species. Of these records, the closest to the site was an incidental day roost of common pipistrelle in 2008 located 0.19km south west of the site.
- 3.30. GMEU also returned 83 records of other bat recordings within 2km, species included common pipistrelle, brown long-eared bat *Plecotus auritus*, soprano pipistrelle, Daubenton's bat *Myotis daubentonii* and unidentified pipistrelle species *Pipistrellus sp.* and unidentified bat species. The closest record being of a commuting common pipistrelle 0.09km south west of the site

Preliminary Roost Assessment

- 3.31. The following section provides the results of the preliminary roost assessment of the building and tree present onsite. Both building and tree have been categorised following the criteria outlined in **Section 2.10**, and therefore graded as having either 'Low', 'Moderate' or 'High' Bat Roosting Potential (BRP).



Table 3.1: Results of Preliminary Bat Roost Assessment

Habitat Feature	Description of Roosting Habitat and Photographs
Building B1 Moderate BRP	A brick built warehouse building with a multi-pitched metal corrugated roof. Potential roosting features/access points included gaps between the brickwork and metal roof, gaps under the ridge capping on the roof, gaps under edges. Refer to Plan 4 for feature locations. The site and the building are adjacent to a canal which could offer suitable commuting and foraging habitat. The features present at the building are unlikely to offer suitable conditions for a high value roost, such as a maternity roost, but due to the proximity to highly suitable habitat features (the canal) the building could be used by individual or small numbers of bats on a regular basis. Therefore, this building is considered of moderate potential to support roosting bats. Photographs below showing the north-eastern aspect of B1, and one of the identified PRF's (gap between brickwork and metal roof): 





A mature hybrid black poplar tree was present at the site.

The tree was mostly covered in dense ivy. The ivy coverage on this tree could be obscuring suitable features from view and therefore suitable features should be assumed present. Therefore, this tree is considered of **moderate roosting potential**.

Tree T1¹

Moderate BRP



- 3.32. In summary, building B1 and Tree T1¹ were both categorised as providing **moderate bat roosting** potential, thus triggering the need for at least two nocturnal emergence or re-entry surveys; the results of which are described in **Section 3.32**.
- 3.33. The site in general is considered to be of very low value to foraging/ commuting bats given its urban nature. However, as Rochdale canal, adjacent to the southern site boundary, may provide a suitable foraging/ commuting landscape, static detectors were deployed as part of bat survey work, in order to gain an understanding of its suitability for bats.

Nocturnal Bat Roost Surveys

- 3.34. During the dusk emergence survey of building B1 (Visit 1, 8th June 2021), a single common pipistrelle was observed to emerge from the gap between the fascia board and the wall on the eastern aspect of the building at 22.02 (28 minutes after sunset); approximate location annotated in the photograph below, with emergence flight lights featuring on **Plan 4**.



- 3.35. During the same nocturnal emergence survey (Visit 1, 8th June 2021), two common pipistrelle were observed to emerge from the northern aspect of tree T1¹ at 22.13 (39 minutes after sunset) and at 22.22 (48 minutes after sunset).
- 3.36. No bats were recorded re-entering during the dawn re-entry survey (Visit 2, 2nd July 2021) for both B1 and T1¹. Therefore, due to the low numbers of bats using the roosts and no bats being recorded re-entering, both roosts are considered likely to be an occasional day roosts.
- 3.37. General observations were limited to common and soprano pipistrelle species. The majority of activity consisted of brief commuting passes, with some foraging occurring close to the southern aspect of B1, adjacent to the canal.
- 3.38. With regards to the static detector deployment, only common pipistrelle were recorded during both recording sessions (2nd - 7th July 2021 & 8th - 13th September 2021). The south-western static (**Plan 4**) recorded some periods of higher activity levels, in comparison to the north-eastern static, this activity is considered to be associated with foraging, however, activity was generally low for both, with the majority of bat calls being associated with brief commuting passes.



- 3.39. As the detectors were deployed for a total of ten nights, with only common pipistrelle being recorded, it is considered unlikely that light sensitive species such as *Mypotis sp.* use the canal adjacent to the south of site as a significant commuting and/ or foraging habitat feature. This could be due to the canal already sustaining high light levels from the LED street lights featured along the canal towpath on the opposite side of the waterway from the site. It is therefore considered that light spill from the proposed development should not have an additional significant impact upon the canal for foraging and commuting bats.

Birds

- 3.40. GMEU returned records of the following Schedule 1 species (protected from disturbance on or near an active nest) 1km of the site: peregrine *Falco peregrinus*, black redstart *Phoenicurus ochruros*, little ringed plover *Charadrius dubius* and kingfisher *Latin alcedo*. Records of the following Schedule 41 (Wildlife and Countryside Act 1981) species were also returned: bullfinch *Pyrrhula pyrrhula*, dunnoek *Prunella modularis*, house sparrow *Passer domesticus*, lapwing *Vanellus sp.* and yellow wagtail *Motacilla flava*. None of these records were on or directly adjacent to site.
- 3.41. Tree T1¹ and the limited areas of scrub may provide suitable nesting habitat for common and widespread bird species. No suitable habitat for ground nesting birds was recorded on site and no habitat with the potential to support any Schedule 1 species of bird was recorded either within or adjacent to the site. Although the site is considered to be of **negligible importance** for birds, recommendations for enhancement and to avoid potential impacts during the construction phase are discussed in **Section 4**.

Hedgehog

- 3.42. GMEU returned no hedgehog records within 2km of site. Hedgehog, or evidence of, were not recorded during the extended phase I survey and the habitat on site provides limited resting and foraging features. The site is therefore considered to be of **negligible importance** for hedgehog, however enhancements and sensitive working methods for hedgehog are discussed in **Section 4**.

Reptiles

- 3.43. GMEU returned no records of reptiles within 1km of the site. There were no habitats present on site that are suitable to support reptiles. There were no adjacent favourable habitats present that may result in the site being used as a dispersal corridor. Ancoats Green located to the north east of the site comprises amenity grassland and trees which is not considered to be favourable habitat for reptiles. The site is therefore considered to be of **negligible importance** for reptiles, and as such, reptiles are no longer considered in this report.

Otter and Water Vole

- 3.44. GMEU returned no records of otter or water vole within 1km of the site. There were no habitats present on site that are suitable to support otter and water vole. Although Rochdale Canal comprises the southern site boundary, due to the heavily urbanised surroundings and reinforced structure (providing no natural embankments for burrows and holts, with limited emergent vegetation) it is very unlikely either of these species will use the site as a dispersal corridor. The site is considered to be of **negligible importance** for otter and water vole, these species are therefore no longer considered in this report.



Non-native / Notifiable Weeds

- 3.45. No non-native species / notifiable weeds (species listed as Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended)) were recorded during the survey and are therefore not considered further in this study.



Section 4: Considerations in Respect of Future Development

Site Context

- 4.1. The proposed plans would require the loss of all habitat found onsite. However, as discussed in Section 3, there are no habitats of ecological importance; although building B1 and tree T1¹ do support bat roosts. The proposed layout of the site and softworks plan are provided in **Plans 1 and 2** of this report, and the potential consequences with respect to development of the site are set out below, with reference to relevant legislation and planning policy, which is summarised in **Appendix 1**.

Designated Sites

- 4.2. Rochdale Canal SAC is the only site of international importance within 10km of the site. Although the wider canal network borders the site to the south, the designated section of the canal is at a distance of 4.4km from site, and is therefore considered to be sufficient distance away to not be directly impacted. However, as the canal is adjacent to the site and connected as part of the same canal network, a Construction Environmental Management Plan (CEMP) should be put in place to prevent pollution entering into the canal, which may lead to incidental hydrological effects to the SAC component of the canal.

Non-Statutory Designated Sites

- 4.3. The three non-statutory designated sites are not considered to be impacted upon by the proposals for the following reasons:
- Clayton Vale LNR: designated for its pond habitat, with surrounding woodland and unimproved grassland. None of these habitats are present onsite or immediately adjacent to the site, with no linking habitats. Therefore, any important and designated species found at Clayton Vale, are unlikely to be present at the Jersey Wharf site or impacted upon due to development at the site;
 - Rochdale Canal (Stott's Lane to Ducie Street) and Ashton Canal (West) SBIs: although these canals are linked as part of the same wider canal network, they are designated for their submerged aquatic flora species, which are not found to be present along the section of canal adjacent to the site. Although the canal adjacent to the site (Rochdale Canal SBI) is outside of the development boundary, it is directly adjacent and therefore appropriate mitigation measures should be in place during both the construction and operational phases to ensure the SBI is not subject to any adverse impacts. The recommended mitigation is detailed below in **section 4.4** With the implementation of these recommendations it is considered unlikely that the designated habitat features found at Rochdale Canal and Ashton Canal SBI's would be impacted by the current proposals.
- 4.4. Mitigation for impacts to Rochdale Canal SBI during the construction phase should include the following, which should be collated into a CEMP prior to the commencement of works:
- Erection of Heras fencing along Rochdale Canal to provide a buffer from construction. Works, to be in place for the duration of works;



- Implementation of suitable emergency spill procedure including the presence of spill kits on site;
- Implementation of dust pollution prevention methodologies including wheel-washing facilities and dust suppressors used on machinery and equipment; and
- General good housekeeping to be adhered to at all times to prevent debris and waste from being transported offsite and into the canal accidentally by wind/rain.

4.5. Although the section of Rochdale Canal immediately adjacent to site is already highly lit with LED lights, it is recommended that either trees are planted along the southern boundary of the site or a suitable lighting strategy with low lux lights in this area is devised and controlled via condition to ensure the current level of light pollution is not increased.

Habitats and Flora

- All habitats affected by the new development plans are of **negligible ecological importance** and do not require any mitigation for their loss.
- The loss of T1¹, scattered trees and scrub along Jersey Wharf forms part of the application proposed by Manchester City Council. As an individual tree it has limited ecological importance in the urban context of the environment. However, due to its status as a priority species, mitigation is considered applicable on a proportionate basis and is considered separately under Planning application ref. 133406/VO/2022). In addition, the loss of scattered trees, scattered scrub and dense scrub to the west of the warehouse building form part of the MLDC vegetation removal application. However, the proposed plans include a tree replacement strategy to mitigate for the loss of scattered trees within the site. The plan includes the introduction of 24no. new high quality semi-mature trees within the soft landscaping design, therefore complying with Local Policy EN 15, by "implementing reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site".

Fauna

Bats

- Whilst the majority of the habitats within the site do not present suitable bat commuting and foraging habitat, and the adjacent canal is considered to only provide habitat for common and more light tolerant species, the site has been shown to support bat roosts, both within building B1 and tree T1¹.
- The proposed development will include the removal of both B1 and T1¹, which will result in the permanent destruction of two roosts. Roost destruction, disturbance of bats and killing or injuring of individual bats would be a breach of either the Conservation of Habitats and Species Regulations 2017 (as amended) or the Wildlife and Countryside Act 1981 (as amended).
- To allow the buildings to be demolished without breaching these regulations, a licence issued by the relevant nature conservation authority will be required. In England the appropriate Authority is Natural England.



- For a licence to be granted, three tests must be satisfied. These are:
 1. There is a need for the works to be undertaken
 2. There is no satisfactory alternative
 3. The conservation status of the species will be maintained
- The need for the works must come from an imperative reason of overriding public interest (IROPI). This test will be determined by the local planning authority and the need for the works will be confirmed by the issuing of planning consent.
- The second test (no satisfactory alternative), must be satisfied through the mitigation hierarchy, i.e. avoid, mitigate, compensate and enhance. The proposed development is for the construction of residential units. It would not be viable for the proposed development to leave the existing warehouse building in-situ, and design the residential units around these, as they would not be fit for residential purpose, therefore 'avoiding' would not be possible.
- The proposed development must therefore 'mitigate, compensate and enhance'. This can be achieved by removing the existing roosts (both building and tree roosts) under licence, and creating new replacement roosts as compensation. This is a viable option, and replacement roosts shall be created as part of the development proposals.

The third test is to preserve the conservation status of the species. By creating a mitigation strategy that will provide replacement roosts and outline how works will be undertaken to ensure that no bats are killed or injured during site works, the conservation status of the species will be preserved.

Mitigation Strategy

- The following is an outline of the mitigation strategy proposed for the site. This will be finalised as part of the licence application process with Natural England.

Timing of works

- The site is considered to contain two non-maternity occasional day roosts; the optimum period for carrying out works on a day roost is 1st September to 1st May. These dates are when these roost types are most likely to be not occupied.
- Works on a day roost may be undertaken outside of the period stated above, however, bats are more likely to be present and efforts will have to be undertaken to reduce the likelihood that they will be present i.e. an exclusion exercise.
- Immediately prior to demolition and tree felling works commencing, the building and tree will be subject to a detailed inspection by a suitably qualified ecologists (SQE) to determine if bats are currently present. If any bats are present, they will be captured by hand or hand net by the SQE and moved to the replacement roost or temporarily kept in a suitable container and released after sunset.
- A toolbox talk will be delivered by the SQE to all demolition contractors before any works



are undertaken at the building including asbestos removal. The SQE will be present at site until the building is considered no longer suitable for bats to occupy.

- A demolition and tree removal schedule has not been produced at this stage, but the above dates should be used to inform the timings.

Roost replacement

- Two pole mounted double bat boxes will be installed within the site boundary. These should be installed at least 3m from the ground with the bat box entrances facing south and north. This will act as both compensation for the loss of the building and tree roosts, but also provide an enhancement of the wider site for roosting bats.
- The replacements roosts should be implemented prior to demolition works to allow a safe space to transfer any bats to if found during the pre-demolition inspection or during the main demolition works.
- With the implementation of the mitigation plan outlined above, the proposed work can be undertaken without breaching any legislative protection of bats. With the additional roosting features proposed for enhancement, the work will comply with local planning policy, such as the Greater Manchester Biodiversity Action Plan, which lists all UK bat species as priority species, therefore favouring integrated enhancements for such species.

Birds

- Whilst the majority of the habitats within the site do not present suitable foraging or nesting habitats for birds, the scattered broadleaved trees (see plan P03) and sections of scrub do provide limited nesting opportunities for a range of common and widespread bird species.
- Therefore, during the construction phase of the proposed works, all vegetation should be timetabled for outside 'core' nesting bird season (i.e. conducted between September and February) to avoid active nests and the legislation which is afforded to them. If this is not possible and clearance is required within the nesting bird season (i.e. between March and August inclusive), an experienced ecologist must be present at the time of any tree felling or scrub/ hedgerow clearance to check for evidence of active bird nests. If an active nest is found, a sufficient buffer zone will be implemented around the nest commensurate with the species, tolerance of human activity and stage of nesting. Works can only proceed within that area once a suitably qualified ecologist (SQE) has determined the nest is no longer active.
- It should be noted that some species of bird (i.e. doves, pigeons) can nest year-round so even if site clearance activities are conducted outside of the 'core' nesting season, site contractors must show due diligence and cease works and seek advice from a SQE if they suspect the presence of an active nest.

Hedgehog

- Hedgehog are a priority species and therefore afforded consideration in planning policy, as they are in population decline and efforts should be made to conserve this species and enhance sites for hedgehog wherever possible, by creating 'hedgehog highways' (appropri-



ately sized gaps boundary fencing to allow the free movement of hedgehog) and implementing safe working methods; as such the construction phase of the proposed works should be conducted following sensitive working methodologies which should comprise, but not be limited to:

- Storing site materials in skips or off the ground in pallets;
- Ensuring any excavations are sealed overnight, or left ramped or with an exit should any hedgehogs or other small mammals become trapped;
- Capping any pipework overnight.



Section 5: Conclusions and Recommendations

- 5.1. The proposals for Jersey Wharf will require the removal of all habitat currently present at the site. However, all of these habitats are considered to provide negligible ecological importance. Despite this, the site does support two bat roosts, within building B1 and tree T1¹. With the implementation of the bat mitigation plan, outlined in **Section 4**, the proposed work can be undertaken without breaching any legislative protection of bats. With the additional roosting features proposed for enhancement, the work will also comply with national and local planning policy and will result in a net gain for bat species as a result of the works.
- 5.2. Although at the time of the initial survey the black poplar hybrid was present on site, and therefore has been surveyed and discussed as part of this report, the removal has since been proposed as part of a separate planning application **Planning application ref. 133406/VO/2022**. Subsequently the areas of scrub and a proportion of the scattered trees on site have also since been proposed for removal as part of a separate planning application. The loss of these habitats has therefore not been discussed or mitigated for as part of this application.
- 5.3. The site may provide limited opportunities for birds and hedgehog – both of which require protection and consideration. Recommendations have been made throughout **Section 4** that would mitigate the potential impacts, specifically during the construction phase of the development.
- 5.4. A planting scheme that includes 24no. trees shall be planted within the new landscape scheme to ensure compliance with Local Policy EN 15. This will compensate for any loss of trees and scrub, provide an overall net gain of trees onsite and encourage wildlife into the site post-construction.
- 5.5. Sensitive working methodologies throughout the construction phase will help reduce disturbance to wildlife on site and protected sites within the vicinity of the site. This should include:
- Storing materials off the ground and ensuring excavations are left ramped or sealed overnight;
 - Carrying out works outside of the core nesting period for birds, and;
 - Production and implementation of a CEMP to avoid adverse effects to Rochdale Canal as detailed about in **Section 4.4 and 4.5**



Appendix 1: Legislation and Planning Policy

The Conservation of Habitats and Species Regulations 2012 (as amended).

- A1.1 The Habitat Regulations transpose EEC Council Directive 92/43 (The Habitats Directive) into UK law. The regulations place duty upon the relevant authority of the UK government to identify sites which are of importance to the habitats and species listed in Annexes I and II of the Habitats Directive. Those sites which meet the criteria are, in conjunction with the European Commission, designated as Sites of Community Importance, which are subsequently identified as Special Areas of Conservation (SAC) by the European Union member states. The regulations also place a duty upon the UK government to maintain a register of European protected sites designated as a result of EC Directive 79/409/EEC on the Conservation of Wild Birds (The Birds Directive). These sites are termed Special Protection Areas (SPA) and, in conjunction with SACs, form a network of sites known as Natura 2000.
- A1.2 The regulations also provide for the protection of individual species of fauna and flora of European conservation concern listed in Schedules 2 and 4, respectively. Schedule 2 includes species such as otter and great crested newt for which the UK population represents a significant proportion of the total European population. It is an offence to deliberately kill, injure, disturb or trade these species in the UK. Schedule 4 plant species are protected from unlawful destruction, uprooting or trade under the regulations.

Natural Environment & Rural Communities (NERC) Act 2006

- A1.3 The NERC Act 2006 places a duty on authorities to have due regard for biodiversity and nature conservation during the course of their operations. Section 41 of the Act requires the publication of a list of habitats and species publish which are of principal importance for the purpose of conserving biodiversity. The Section 41 list is used to guide authorities in implementing their duty to have regard to the conservation of biodiversity.

The Wildlife and Countryside Act (WCA) 1981

- A1.4 The WCA, as amended, consolidates and amends pre-existing national wildlife legislation in order to implement the Bern Convention and the Birds Directive. It complements the Conservation (Natural Habitats. &c.)
- A1.5 Regulations 1994 (as amended), offering protection to a wider range of species. The Act also provides for the designation and protection of national conservation sites of value for their floral, faunal or geological features, termed Sites of Special Scientific Interest (SSSIs).
- A1.6 Schedules of the act provide lists of protected species, both flora and fauna, and detail the possible offences that apply to these species.

The Countryside and Rights of Way (CROW) Act 2000

- A1.7 The CROW Act, introduced in England and Wales in 2000, amends and strengthens existing wildlife legislation detailed in the WCA. It places a duty on government departments and the



National Assembly for Wales to have regard for biodiversity and provides increased powers for the protection and maintenance of SSSIs.

- A1.8 The Act also contains lists of habitats and species (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.

National Planning Policy

National Planning Policy Framework (NPPF), July 2019

- A1.9 The updated National Planning Policy Framework (NPPF) was published in February 2019 and sets out the Government's planning policies for England and how these should be applied. It replaces the first National Planning Policy Framework published in March 2012. Paragraph 11 states that:

"Plans and decisions should apply a presumption in favour of sustainable development."

- A1.10 Section 15 of the NPPF (paragraphs 170 to 177) considers the conservation and enhancement of the natural environment. Paragraph 170 states that planning and decisions should contribute to and enhance the natural and local environment by:

"Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"

- A1.11 Paragraph 171 states that plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

- A1.12 Paragraph 174 states that in order to protect and enhance biodiversity and geodiversity, plans should:

- a) "Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

- A1.13 When determining planning applications, Paragraph 175 states that local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:



- a) "if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."

A1.14 As stated in paragraph 176 the following should be given the same protection as habitats sites:

- a) "potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites."

A1.15 Paragraph 177 states that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

Office of the Deputy Prime Minister (ODPM) Circular 06/2005: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System

A1.16 ODPM Circular 06/05 was prepared to accompany PPS9, however continues to be valid, and material in the consideration of planning applications since PPS9's replacement by the NPPF. ODPM Circular 06/05 provides guidance on applying legislation in relation to nature conservation and planning in England.

A1.17 Part I considers the legal protection and conservation of internationally designated sites (namely candidate Special Areas of Conservation (cSACs), SACs, potential Special Protection Areas (pSPAs), SPAs and Ramsar sites) and Part II considers the legal protection and conservation of nationally designated sites, namely Sites of Special Scientific Interest (SSSIs). Part III considers the protection of habitats and species outside of designated areas (particularly UK Biodiversity Action Plan species and habitats, which it states are capable of being a material consideration in the preparation of local development documents and the making of planning decisions. Part IV considers species protected by law and states that the presence of a protected species is a material consideration in the consideration of a development proposal that, if carried out, would be likely to result in harm to the species or



its habitat and that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

Local Planning Policy – Manchester City Council Core Strategy

A1.18 Local Policy EN 15 'Biodiversity and Geological Conservation' states:

'The council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- Sites with international or national designations for their biodiversity value and other sites of biodiversity value (SBIs, LNRs);
- Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- Sites that are recognised for their geological importance;

A1.19 The council's objective to protect and conserve the City's existing trees and woodlands and aim for a net increase in trees across the City.

A1.20 Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable habitat areas where appropriate, with reference to the Manchester Biodiversity Strategy and the Green Infrastructure Framework for Manchester'

Biodiversity Action Plans

A1.21 The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.

A1.22 Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Local Biodiversity Action Plan¹³

A1.23 The Greater Manchester Biodiversity Action Plan lists the following species relevant to the site:

- All UK bat species

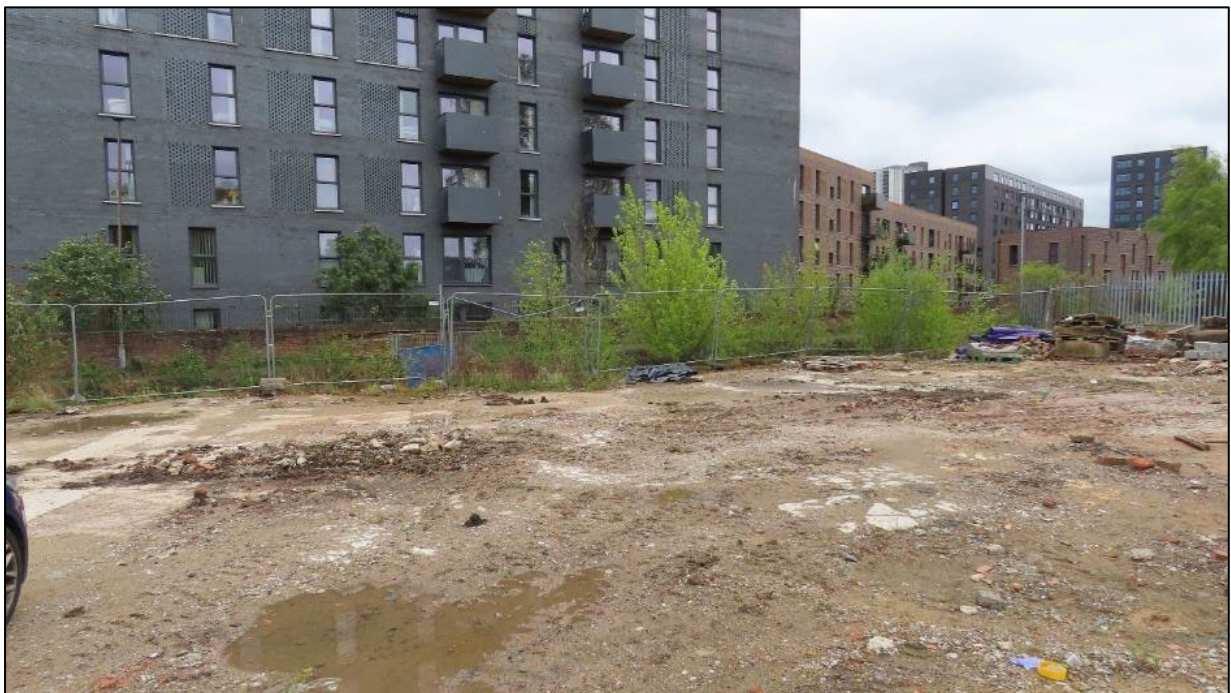


Appendix 2: Photographs

Photograph 1 – Amenity Grassland



Photograph 2 – Artificial unvegetated; unsealed surface



Photograph 3 - Building and Hardstanding



Photograph 4 - Building and Hardstanding



Photograph 5 – Poor Semi-improved Grassland



Photograph 8 – image of roof from inside building



Appendix 3: List of Bat Licence Applications within 2km of Site

Case reference of licence	Species to which the licence relates	Start and end date	Notes or description of licence
2014-4219-EPS-MIT	Common pipistrelle	27/10/2014 – 31/10/2020	Allows destruction of a resting place
2014-3531-EPS-MIT	Common pipistrelle	01/10/2014 – 30/09/2019	Allows destruction of a resting place
2014-3531-EPS-MIT-1	Common pipistrelle	06/01/2015 – 30/06/2020	Allows destruction of a resting place
2014-4400-EPS-MIT	Common pipistrelle	23/12/2014 – 30/04/2015	Allows damage of a resting place
2014-4400-EPS-MIT-1	Common pipistrelle	25/03/2015 – 30/04/2015	Allows damage of a resting place
2014-490-EPS-MIT	Common pipistrelle, Soprano pipistrelle	23/04/2014 – 30/06/2017	Allows destruction of a resting place
2014-6380-EPS-MIT	Common pipistrelle	18/02/2015 – 16/02/2020	Allows destruction of a resting place
2014-6380-EPS-MIT-1	Common pipistrelle	01/12/2015 – 16/02/2020	Allows destruction of a resting place
EPSM2012-5061	Brown Long Eared	10/12/2012 – 31/08/2015	Allows destruction of a breeding site and destruction of a resting place
2016-24504-EPS-MIT	Common pipistrelle	15/07/2016 – 01/01/2018	Allows destruction of a resting place
EPSM2012-4767	Common pipistrelle	28/08/2012 – 30/08/2013	Allows destruction of a resting place
EPSM2013-5644	Common pipistrelle	04/07/2013 – 01/03/2015	Allows destruction of a resting place
EPSM2010-1888	Common pipistrelle, Soprano pipistrelle	25/10/2010 – 29/02/2012	Allows destruction of a resting place
2014-3531-EPS-MIT-2	Common pipistrelle	01/12/2016 – 01/12/2016	Allows destruction of a resting place
2016-24504-EPS-MIT-1	Common pipistrelle	21/11/2016 – 21/11/2016	Allows destruction of a resting place
2014-6380-EPS-MIT-2	Common pipistrelle	15/08/2017 – 30/06/2023	Allows destruction of a resting place
2017-31569-EPS-MIT	Common pipistrelle	26/10/2017 – 31/10/2019	Allows destruction of a resting place



Plans:

Plan 1: Site Boundary Plan

Plan 2: General Arrangement Plan

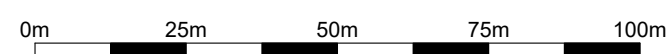
Plan 3: Habitats Features Plan

Plan 4: Bat Survey Plan





Site Location Plan
1 : 1250



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.



SITE BOUNDARY

Rev	Date	Description
A	29.04.2022	Issued for planning

Dwn	Ckd	Drawn	AH
AH	FS	Checked	FS
Date		05/04/22	
Scale @ A1		As indicated	

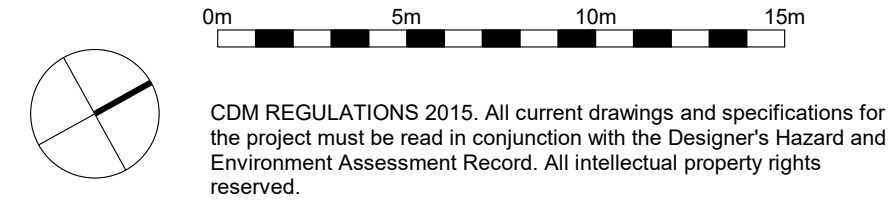
Jersey Wharf - Ancoats
(BA9225)
Site Location Plan

Project	Origin	Volume	Level	Type	Role	Number
JWA - PRP - A1 -	00 -	DR - A -	002000			
Revision		Status				
A -		Planning -				

PRP



- SITE BOUNDARY
- ELECTRIC CABLE
- SEWER LINE



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

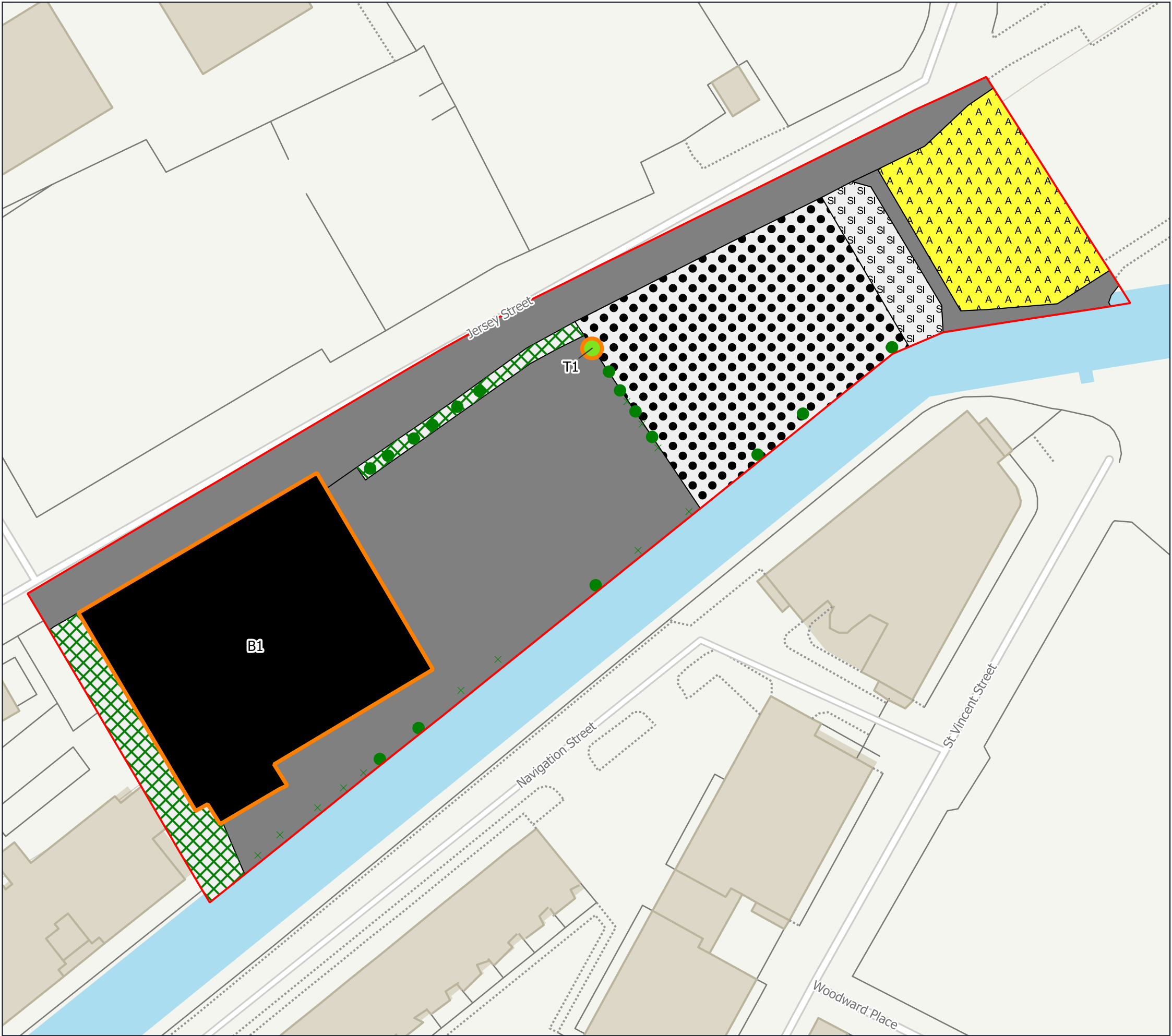
Rev	Date	Description
A	29.04.2022	Issued for planning

Dwn	Ckd	Drawn	SK
SK	AH	Checked	AH
		Date	11/15/21
		Scale @ A1	1 : 200

Jersey Wharf - Ancoats
(BA9225)
Proposed Ground Floor Plan

Project	Origin	Volume	Level	Type	Role	Number
JWA - PRP - A1 -	GR - DR - A -	002100				
Revision	Status					
A -	PLANNING ISSUE -					

PRP



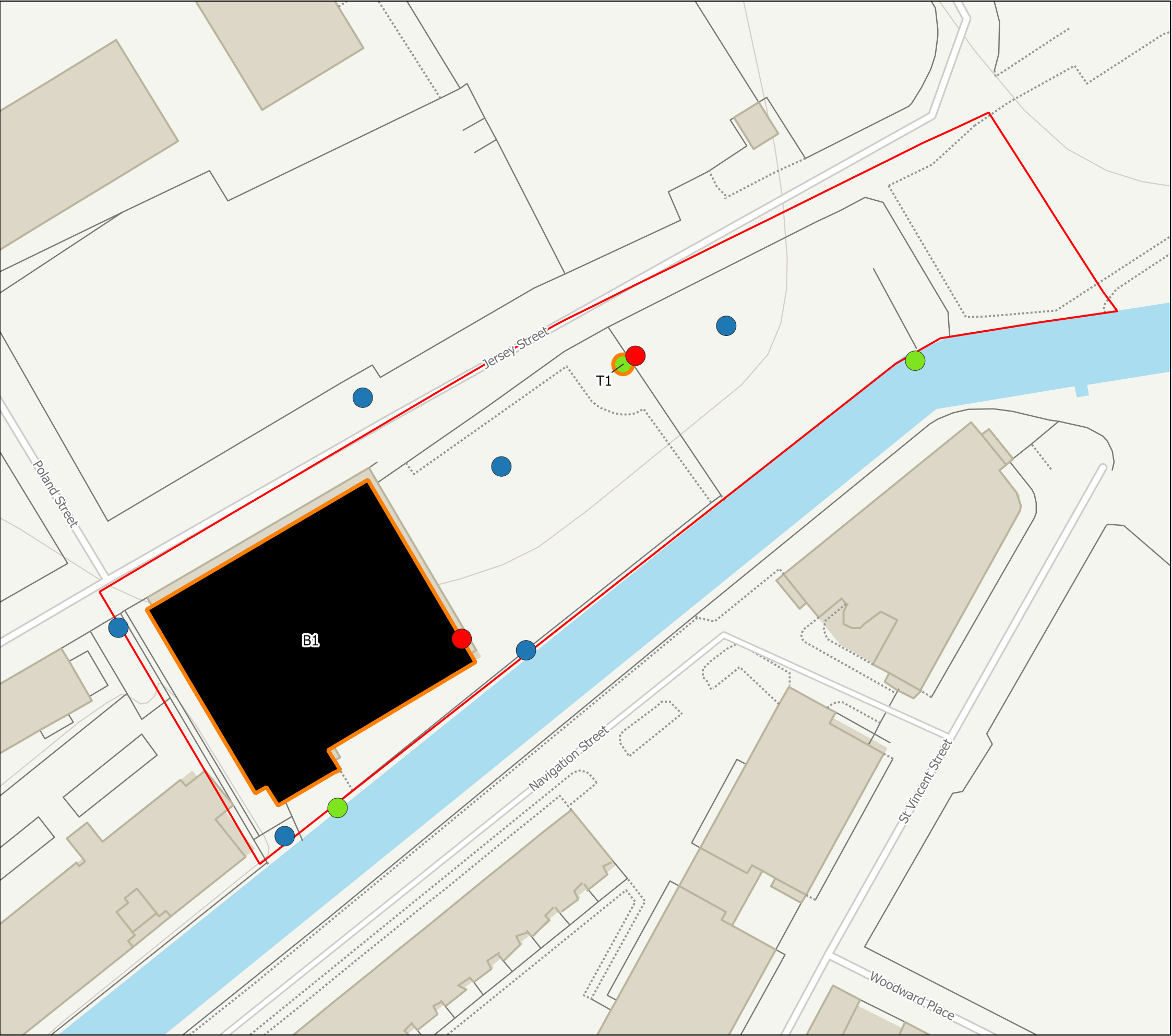
- Site boundary
- A2.1 - Scrub - dense/continuous
- B6 - Poor semi-improved grassland
- J1.2 - Cultivated/disturbed land - amenity grassland
- J3.6 - Buildings
- J4 - Bare ground
- Hardstanding
- Scattered shrub/scrub
- Scattered Trees
- Building - Moderate bat roost potential
- Trees - Moderate bat roost potential



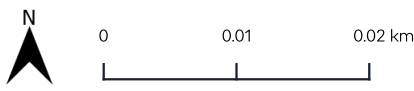
Project	Manchester Life - Plot C
Drawing Title	Habitats Features Plan
Scale	As Shown (Approximate)
Drawing No.	13399/P03
Date	November 2021
Checked	SJC/NB



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- Roost access point
- Static bat detector deployment location
- Surveyor locations
- Bat Buildings
 - MOD
- Bat Trees
 - MOD



Project	Phase 1 - Jersey Street
Drawing Title	Bat Survey Results
Scale	As Shown (Approximate)
Drawing No.	13399/P04a
Date	May 2022
Checked	SJC/LCD/NB



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