

Ecology Report



**Tyler
Grange**

**All Saints West
3rd February 2026**

TG Report No. 13126_R09a_BP

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Summary

- S.1. This report has been prepared by Tyler Grange Group Limited on behalf of Manchester Metropolitan University. It sets out the findings of an updated preliminary bat roost assessment (PRA) survey and updated walkover including a Biodiversity Net Gain Assessment of All Saints West building at Oxford Road Manchester (OS Grid Reference SJ 84253 97163), hereinafter referred to as the 'site', to accompany a full planning application for refurbishment of All Saints West library building, hereinafter referred to as the 'development'.
- S.2. The site covers an area of 0.16ha and consists of hardstanding in the form of a portion of a vacant library building, and hardstanding paths. Introduced shrubs are present around the library building.
- S.3. The updated walkover confirmed that habitats present on-site were unchanged from February 2023. No additional survey work is required but building works should be preceded with checks from a suitably qualified ecologist (SQE) to ensure the protection of potential bats and birds on-site.
- S.4. The Statutory Biodiversity Metric calculated that the proposals will result in a total net biodiversity unit change of +0.06 habitat units equating to +276.61%. The trading rules of the metric are satisfied and the proposals result in a net gain of over 10% BNG units.
- S.5. It is considered that development within the Site of the scale proposed would be in conformity with both Local and National legislation and planning policies relating to biodiversity, including Policy JP-G8 of the Places for Everyone Joint Development Plan.



Section 1: Introduction and Context

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Manchester Metropolitan University. It sets out the findings of an updated preliminary bat roost assessment (PRA) survey and updated walkover including a Biodiversity Net Gain Assessment of the on-site vacant library building at Oxford Road Manchester (OS Grid Reference SJ 84253 97163), hereinafter referred to as the 'Site', to accompany a full planning application for refurbishment of All Saints West library building, hereinafter referred to as the 'development'. See **Figure 1.1** for the Site red line boundary.



Figure 1.1: Red Line Boundary (© Google Aerial Imagery)

Context

- 1.2. This 0.16 hectare Site in Manchester Metropolitan University's All Saints Campus, within Manchester City Centre, is bound by the University's vacant All Saints Library building to the east, by the Faculty of Business and Law to the west, the Sandra Burslem building to the north and All Saints Park to the south. The Site currently comprises a three-storey portion of the vacant All Saints Library Building. This part of the library is set to be retained (as established within application ref. 143943/FO/2025) and refurbished as part of this proposed development. The adjacent portion of the library is subject to demolition (as established within application ref. 143943/FO/2025) and redevelopment as proposed under a separate planning application (application ref. 144697/FO/2025).
- 1.3. An Ecology Report was written by TG in February 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_1 3022023) (**Appendix 2**) which contains the results of an walkover and internal and external PRA at the wider All Saints Campus (of which this 0.16ha application Site sits within). This 2026 report



for the application Site provides the results of an update survey to the 2023 report (**Appendix 2**) and both reports should be read in tandem.

Previous Information

1.4. The key findings of the previous Ecological Report (**Appendix 2**) are summarised below.

- No statutory or non-statutory nature conservation designations are likely to be affected by the proposed development;
- The updated walkover in 2023 confirmed habitats found off-Site were unchanged as per the ecological report written by TG in 2020. The walkover confirmed that habitats on-site consisted of a building, hardstanding and five trees;
- No evidence was found to show that void-dwelling bat species were present or have been present in B01 and during the preliminary roost assessment, there was no direct evidence of bats recorded externally or internally;
- A number of features offer 'low' suitability for roosting bats including holes in brickwork, and gaps in windows leading directly into the interior of the building. Given the structure of this building (i.e. no roof void), the high temperature of the spaces with crevices and the urbanised location, it is considered to be of low potential for roosting bats.
- The results of the 2023 PRA identified all offsite trees to be of low or negligible potential to bats. All other trees were identified to provide negligible bat roosting potential, however each possess bird boxes.

1.5. The aim of the update survey was to:

- Confirm habitats present on-site were of negligible ecological importance;
- To assess the suitability of the on-site buildings and trees to support roosting bats;
- Provide information on further survey requirements in required to ensure the project is compliant with wildlife legislation; and,
- Confirm the findings of the update ecological report written by TG in February 2023 (**Appendix 2**).

Quality assurance

1.6. All ecologists 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 2: Update Surveys

Updated Potential Bat Roost Assessment (PRA)

- 1.1. No evidence was found in 2023 to show that void-dwelling species were present or have been present in B01 and during the preliminary roost assessment, there was no direct evidence of bats recorded externally.
- 1.2. Features noted to have suitability for bats are illustrated in plan 13126/P02 at **Appendix 2**. Features include:
 - Weep holes present throughout the building's exterior forming gaps in the brick work;
 - Gaps in the mortar on the wester aspect;
 - On the 6th floor a metal barge board present, forming a crevice between the wall and the board itself which may be used by low numbers of bats on an occasional basis;
 - A boarded section of window was present on the western aspect of the room and adjacent to the board, a brickwork crevice was formed along the length of the boarded panel. This feature could support roosting with access to the room via the vented window, however, we anticipate the room is too warm for hibernation.
- 1.3. A number of these features offer 'low' suitability for roosting bats including holes in brickwork, and gaps in windows leading directly into the interior of the building. Given the structure of this building (i.e. no roof void), the high temperate of the spaces with crevices and the urbanised location, it is considered to be of low potential for roosting bats.
- 1.4. The building did not have any potential to support hibernating bats due to a lack of suitable features and the constant high temperatures of the space.
- 1.5. The updated PRA confirmed the suitability of the building on-Site (including features noted that would be suitable for crevice-dwelling bats) remained unchanged and conclusions remain valid as per the ecological report written by TG in 2023 (**Appendix 2**).

Updated Walkover Results

- 1.6. The walkover confirmed habitats on-site remained the same as per the previous ecological report (**Appendix 2**); this Site covers an area of 0.16ha and consists of hardstanding in the form of the All Saints West library building, hardstanding paths and additional note of a small area of introduced shrub to the south of the Site which is included in the updated habitat features plan.

Recommendations for further work

- 1.7. It is recommended that pre-construction checks of the low bat roost potential features are required to ensure the protection of bats. It is not recommended that nocturnal surveys are undertaken given the structure of this building (i.e. no roof void), the high temperate of the spaces with crevices and the urbanised location. Additionally, due to the features being positioned on the 6th floor and above, nocturnal surveys would be unsuitable due to low visibility.



- 1.8. In addition to this, given the urban setting of the Site nocturnal surveys would raise a health and safety risk given the need for surveyors to stand in roads to see the features of interest. Late-night city surveys are also prone to issues with members of the public making nocturnal surveys less viable.
- 1.9. It is therefore recommended that a Suitably Qualified Ecologist (SQE) undertakes pre-commencement checks of the building, and be present while any works are being undertaken on the roof area. Further survey work and/ or specific mitigation may then be required should any evidence of bats be present.
- 1.10. Opportunities exist to enhance the biodiversity value of the Site through the installation of bat boxes.



Section 3: Biodiversity Net Gain Assessment

Legislation and Planning Policy

- 3.1. The National Planning Policy Framework (NPPF) (Section 15, Paragraph 180) requires the planning system to aim to “contribute to and enhance the natural environment by: minimising impacts on and providing net gains for biodiversity, by establishing coherent ecological networks that are more resilient to current and future pressures minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”. Section 15, Paragraph 185 of the revised NPPF also promotes development to “identify and pursue opportunities for securing measurable net gains for biodiversity”.
- 3.2. Whilst the Manchester City Council Core Strategy or supplementary planning documentation has not yet been updated to specify the need for biodiversity net gain (BNG) assessments, the Biodiversity Strategy 2022-2030 (Manchester City Council, 2022) outlines the commitment to updating these documents and necessitating net gain.
- 3.3. Policy JP-G8 of the Places for Everyone Joint Development Plan 2022 to 2039 mandates the provision of a +10% biodiversity net gain on all development sites from March 2024.
- 3.4. This BNG assessment has been undertaken with respect to the British Standard for BNG BS8683:2020 and this report follows the CIEEM BNG reporting guidance¹ and was completed with reference to the CIRIA BNG good practice principles for development².

Mitigation hierarchy and good practice principles

- 3.5. The proposals for the Site have been developed with reference to the ecological mitigation hierarchy which is central to the BNG process. This was applied by advising avoidance of damage to habitats, then minimising the impact and using mitigation, and finally compensating for a loss of habitat (see **Section 2**). Advice was provided throughout the project to inform the development and landscape design to adhere to this and to achieve a minimum of +10% BNG (see Legislation and Planning Policy above).
- 3.6. The CIRIA BNG good practice principles for development³ (which include the mitigation hierarchy) were also applied at all stages of the assessment.
- 3.7. The scheme has been designed to follow the mitigation hierarchy by avoiding ecological impacts as much as possible, with all impacts and loss to be located within the habitats of lowest ecological importance, namely the developed land, and introduced shrub, the loss of which will require no mitigation.

¹ CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.

² Baker, J. Hoskin, R. & Butterworth (2019). Biodiversity net gain: Good practice principles for development. A practical guide. Ciria, CIEEM & IEMA



Strategic Significance

- 3.8. The Site is not located within any statutory or non-statutory sites designation, and none are located adjacent to the Site.
- 3.9. No local strategic policy or objectives were identified from Greater Manchester Local Nature Recovery Strategy Map⁴ which would classify the Site habitats as being of strategic importance to the local area, therefore all habitats are classed as 'low' strategic significance.

Baseline Habitats

- 3.10. The habitats present on-site are summarised below in **Table 2.1**, along with a description of the composition of the main plant species present. The location of habitats is shown on the Baseline Habitat Features Plan (**Plan 1**).
- 3.11. The results of the habitat surveys were used to inform the completion of condition assessments for all habitats, which were completed with reference to The Statutory Biodiversity Metric User Guide⁵.
- 3.12. A summary of the BNG assessment of the baseline habitats is detailed below in **Table 2.2**. This includes their BNG unit value as calculated through the BNG metric (ref: **13126_BNG_a_All_Saints_West_Refurbishment_03022026**).

⁴ Greater Manchester Local Nature Recovery Strategy [accessed 28/01/2026] Link: https://www.gmlrc.org/local_nature_recovery_strategy/gimapapp/

⁵ DEFRA (2025) The Statutory Biodiversity Metric User Guide. 2025



Table 2.1. Habitats and Flora

Habitat Type (UKhab)	Description and Species	Photograph
Developed Land; Sealed Surface	Single hardstanding, sealed surface building located within the Site (B1). Hardstanding area also includes areas around the building for access.	
Introduced shrub	Small area of introduced shrub including Cotoneaster sp. and Beech shrubs <i>Fagus sylvatica</i> .	 



Habitat Loss

- 3.13. A section of introduced shrub will be lost.
- 3.14. A summary of the BNG assessment of the baseline habitats is detailed below in **Table 2.2**. This includes a breakdown of the habitats to be retained, enhanced and lost as part of the proposals, their condition and their BNG unit value as calculated through the BNG metric (ref: **13126_BNG_a_All_Saints_West_Refurbishment_03022026**). Condition assessments were not required due to the habitat types present.



Table 2.2. Baseline Habitats and BNG Unit Value Summary

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	BNG unit Value – Total	BNG unit Value – Retained	BNG unit Value – Enhanced	BNG unit Value – Lost
Urban	Developed land; sealed surface	0.15	V.Low	N/A - Other	0.00	0.00	0.00	0.00
Urban	Introduced shrub	0.01	Low	Condition Assessment N/A	0.02	0.02	0.00	0.02
Total:		0.16 ha			0.02	0.00	0.00	0.02

Habitats Created

- 3.15. No habitats are to be retained. An area of planting is proposed including small tree planting (5 trees), see The details of post-development habitats which will be present are shown on the post-development habitats plan (**Plan 2**). Condition assessment reasoning is provided in the BNG metric (ref: **13126_BNG_a_All_Saints_West_Refurbishment_03022026**).

Table 2.3. Created Habitats

Broad Habitat	Proposed habitat	Area (ha)	Created/ Retained	Distinctiveness	Baseline condition	Target condition	BNG unit Value – Final
Urban	Developed land; sealed surface	0.15	Created	V.Low	N/A	N/A	0.00
Urban	Introduced Shrub	0.01	Created	Low	N/A	N/A	0.02
Individual trees	Urban tree	5 small trees (0.02 ha)	Created	Medium	N/A	Poor	0.06
Total Net Unit Change +0.06 habitat units / +276.61%							



Results Summary

- 3.16. The Statutory Biodiversity Metric calculated that the proposals will result in a total net biodiversity unit change of +0.06 habitat units equating to +276.61%. The headline results of the metric are shown in the screenshot in **Figure 5.1**.

Figure 3.1. Screenshot of Statutory Biodiversity Metric Headline Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.06
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	276.61%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

- 3.17. The trading rules of the metric are satisfied and the proposals result in a net gain of over 10% BNG units.

Future Management

- 3.18. Habitats will be maintained for at least 30 years post development to satisfy the conditions for BNG in the Environment Act 2021, as well as best practice guidelines⁶. This should be secured through a Habitat Management and Monitoring Plan (HMMP) as a planning condition. The management will be adapted based on monitoring results to ensure the best desired outcomes are achieved.

⁶ Construction Industry Research and Information Association (2019). Biodiversity Net Gain – Principles and Guidance for UK construction and developments.



Section 4: Conclusions

- 4.1. Overall, updated ecological surveys undertaken in July 2025 align with the results of the surveys undertaken by TG and the conclusions drawn in the subsequent report produced February 2023 which is amended to this note.
- 4.2. There are likely not enough resources locally to support larger numbers of bats at this location. For these reasons therefore, it is deemed highly unlikely that the building provides any higher than 'Low' potential for roosting bats.
- 4.3. As per BCT Bat Survey Guidelines (Table 4.1, page 45), and professional judgement, it is not recommended that nocturnal surveys are undertaken, given the overall low likelihood that bats are using the building. It is therefore recommended that a SQE undertakes pre-commencement checks of the building and be present while any works are being undertaken on the roof area. Further survey work and/ or specific mitigation may then be required should any evidence of bats be present.
- 4.4. Where necessary, suitable mitigation would be devised to prevent killing / injury of bats during refurbishment and conversion and to ensure continued provision of roosting opportunities for bats post development. Provided these recommendations are adopted, the development proposals would comply with relevant legislation and planning policies protecting wildlife. Opportunities exist to enhance the biodiversity value of the Site through the installation of bat boxes.
- 4.5. The updated walkover confirmed that habitats present off-site were unchanged from February 2023 and no additional survey work is required but that vegetation clearance works should be proceeded with checks from a suitably qualified ecologist (SQE) to ensure the protection of birds on-site.
- 4.6. The Statutory Biodiversity Metric calculated that the proposals will result in a total net biodiversity unit change of +0.06 habitat units equating to +276.61%. The trading rules of the metric are satisfied and the proposals result in a net gain of over 10% BNG units.
- 4.7. It is considered that development within the Site of the scale proposed would be in conformity with both Local and National legislation and planning policies relating to biodiversity, including Policy JP-G8 of the Places for Everyone Joint Development Plan.



Appendix 1: Methodology

Updated Preliminary Bat Roost Assessment (PRA)

- A1.1. An update external PRA survey was undertaken on the 30th July 2025 by Bethany Phythian a suitably qualified ecologist, member of the Chartered Institute of Ecology and Environmental Management (CIEEM) assisted by Mia Fitzpatrick, Assistant Ecologist. The weather was dry 17°C, light wind (Beaufort Scale: 3) and moderate cloud cover.
- A1.2. The exterior of any on-site buildings were surveyed, which comprised an external inspection to assess the likelihood of use by roosting bats and to inform the need for further surveys and/ or mitigation. The structure was then categorised as providing negligible, low, moderate, or high bat roost potential, in line with the current BCT guidelines. This survey followed standard methodologies outlined within Bat Survey for Professional Ecologists Good Practice Guidelines , Bat Workers' Manual , and Bat Mitigation Guidelines .
- A1.3. The survey consisted of a daytime inspection and the conditions were considered optimal.
- A1.4. An internal inspection of the on-site building was undertaken in 2023 and results can be found in the 2023 ecological report (Ref: 13126_R02_Ecology_Report_EG_CW_13022023). It was not considered necessary to undertake a subsequent internal inspection due to the previous year's findings and internal unsuitability of the building for roosting bats.
- A1.5. Externally, the building was inspected from ground level and the inspection focussed on identifying features suitable for roosting bats to gain access to potentially suitable roosting areas. This included gaps;
- Behind soffits/ fascia's;
 - Under lifted lead flashing;
 - Under lifted roof tiles;
 - Around windows; and
 - Within masonry.
- A1.6. The potential of the building to support roosting bats has been categorised against the criteria described in Table 1.

Table 1: Guidelines for assessing the potential suitability of proposed development sites for bats (BCT guidelines)

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on-site likely to be used by roosting bats.
Low	A structure or tree with one or more potential roosts 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



Suitability	Description of Roosting Habitats
	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).
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 long periods of time due to their size, shelter, protection conditions and surrounding habitat.

Update Walkover

- A1.7. During the PRA survey, surveyors did an updated walkover of the Site to confirm habitats present were unchanged.
- A1.8. Note was taken of the more conspicuous fauna and any evidence of, or the potential for, the presence of protected notable flora and fauna. The inventory of the habitats and species list was checked against that written by TG in the 2023 Ecological Report (Ref: 13126_R02_Ecology_Report_EG_CW_13022023) . 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.

Quality Assurance

- A1.9. All ecologists at TG 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.

Survey Limitations

- A1.10. External features were assessed from ground level and not at height, and therefore could not conclusively determine the absence of conspicuous evidence left by crevice-dwelling species such as pipistrelle bats (i.e. droppings). Evidence of this can only be found during the destruction of these features which has not been done at this stage. However, this is not expected to change the assessment as a full internal inspection of the building was undertaken by TG in 2023 therefore it was considered a ground level assessment of the building was sufficient for this update.



Biodiversity Net gain

Desk Study

- A1.11. As part of the Ecological Assessment completed by Tyler Grange, a background desk study was undertaken to identify any designated sites within or in close proximity to the Site which could be impacted by the proposed development.
- A1.12. A part of this process, the strategic significance of the Site, and its habitats were also determined so as to identify and give extra value to any habitats in optimal locations or that meet local objectives for biodiversity. This process is informed by reviewing local plans and strategies and with habitats assigned a multiplier based in being of 'low', 'medium' or 'high' strategic significance⁷.
- A1.13. No local strategic policy or objectives were identified from Greater Manchester Local Nature Recovery Strategy Map⁸ which would classify the Site habitats as being of strategic importance to the local area, therefore all habitats are classed as 'low' strategic significance.

Habitat survey

- A1.14. As detailed in the Ecological Assessment, an extended Phase 1 habitat field survey of the Site was undertaken in August 2025 by Bethany Phythian, member of CIEEM an experienced ecologist and BNG assessor at Tyler Grange.
- A1.15. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase 1 habitat survey⁹ and entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group ¹⁰ to feed into the Biodiversity Metric. The Statutory Biodiversity Metric User Guide was used during surveys to determine habitat condition and ecological importance.
- A1.16. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under the Statutory Biodiversity Metric which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary.

Metric calculations

- A1.17. The Statutory Biodiversity Metric operates by calculating the number of biodiversity units associated with a particular habitat type (both pre-and post-development) – the 'unit' value associated with each habitat type is calculated based on the following parameters:

⁷ Natural England (2023). The Biodiversity Metric 4.0 User Guide: Natural England Joint Publication JP039.

⁸ Greater Manchester Local Nature Recovery Strategy [accessed 28/01/2026] Link: https://www.gmlrc.org/local_nature_recovery_strategy/gmapapp/

⁹ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey – a technique for environmental audit. JNCC, Peterborough.

¹⁰ UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)



- Size (in hectares)/Length (in km);
- Distinctiveness (i.e. how rare/valuable a given habitat is);
- Condition (i.e. how well the recorded habitat fits [or will fit] the standardised description of that habitat); and
- Strategic significance (i.e. if the existing or proposed habitat is within an area formally adopted in the local plan for green infrastructure or biodiversity improvements).

A1.18. When considering the creation of new habitats in the post-development Site, other factors are also considered when calculating the 'unit' value of a given habitat and these are:

- Time to reach the target condition of each habitat; and
- Difficulty category for the creation of a given habitat.

A1.19. Habitat survey metric calculations were undertaken by Amy Haddock-Sherwin, full member of CIEEM and an experienced ecologist at Tyler Grange who is a suitably qualified person under the definition of the BS8683:2020¹¹.

Application of Mitigation Hierarchy

A1.20. Application of the mitigation hierarchy is fundamental to the ecological impact assessment process. This requires consideration of the following measures, in order of priority, for all potential impacts, to determine the most appropriate mitigation, compensation and enhancement strategy for the project. This is taken into account within **Section 3** of this report and set out below:

- Avoidance – measures to avoid harm to ecological features;
- Mitigation – measures to avoid or minimise potential impacts as part of the design or guaranteed by planning controls;
- Compensation – measures required to offset significant residual negative effects following avoidance and mitigation; and
- Enhancement – measures over and above requirements for avoidance, mitigation and compensation to provide biodiversity net gain.

Limitations

A1.21. The metric uses habitats as a proxy for biodiversity and does not account for other biodiversity enhancements such as species-targeted enhancements like bat and bird boxes. Detail on biodiversity mitigation and enhancement measures to be delivered outside of the BNG are detailed in the EA and would be included a LEMP.

A1.22. When mapping and recording habitats, types and conditions were assigned using professional judgement and with reference to the appropriate guidance.

¹¹ The British Standards Institution (2021). Process for designing and implementing Biodiversity Net Gain Specification.



A1.23. The post-development habitats were determined based on the outline landscape proposals, which have been used to identify the key habitats proposed. Whilst these have been developed for the outline application and are subject to change as part of the planning process, there is significant scope within the proposals to achieve a +10% gain and as such it is considered that a robust BNG assessment has been completed.



Appendix 2: Ecology Report written by TG in
February 2023 (Ref:
13126_R02_Ecology_Report_EG_CW_1 3022023)



Ecology Report



**Tyler
Grange**

**MMU, All Saints
13th February 2023**

TG Report No. 13126_R02_ECG_CW

Report No:	Date	Revision	Author	Peer Review	Approved
13126_R02	13th February 2023	-	Elliot Grundy (MSc)	Amy Sherwin MBiol QCIEEM	Dale Mortiboys BSc (Hons) ACIEEM



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- Plan 1: Habitat Features Plan (13126/P01c)



Summary

- S.1. This Report has been prepared by Tyler Grange Group Limited on behalf of Manchester Metropolitan University (MMU). It sets out the findings of a preliminary bat roost assessment (PRA) survey of the onsite Library building at Oxford Road Manchester (OS Grid Reference SJ 84253 97163), hereinafter referred to as the 'site' and provides details of subsequent survey requirements prior to site works. Additionally, a walkover of the areas surrounding the building and update walkover of the 'offsite' area that encompasses All Saints Park and surrounding public realm was undertaken.
- S.2. This report has been compiled to accompany a full planning application for the site including demolition of part of the existing building and refurbishments to the remaining areas with associated landscaping.
- S.3. The PRA undertaken in January 2023 found low bat roosting potential features in the onsite building however, due to the site being in an urban location and survey limitations it is recommended that no nocturnal surveys will be required. However, pre commencement checks should be carried out by a suitably qualified ecologist prior to any site works affecting the building. Off-site trees also had low bat roosting potential and if tree loss of these is required soft felling techniques should be followed.
- S.4. The update walkover confirmed that habitats in the offsite park were unchanged as per the ecological report written by Tyler grange in October 2020 (Ref: 13126_R01a), and habitats onsite comprised hardstanding and five trees.
- S.5. Additionally, vegetation clearance works should be proceeded with checks from a suitably qualified ecologist (SQE) to ensure the protection of birds on site and any works on trees assessed to have low bat roost potential should be carried out using soft felling techniques outlined in this report.



Section 1: Introduction

- 1.1. This Report has been prepared by Tyler Grange Group Limited on behalf of Manchester Metropolitan University (MMU). It sets out the findings of a preliminary bat roost assessment (PRA) conducted January 16th 2022 of the onsite Library building at Oxford Road Manchester (OS Grid Reference SJ 84253 97163) hereinafter referred to as the 'site' and provides details of subsequent survey requirements prior to site works. Additionally, a walkover of the areas surrounding the building and update walkover of the 'offsite' area that encompasses All Saints Park and the surrounding public realm was undertaken. The on-site and off-site location is shown on **Figure 1.1** below with the red line highlighting the site boundary of the site proposed for development and blue line highlighting the off-site All saints Park.



Figure 1.1: On-Site and Off-site Context and Boundary (Aerial imagery © Google 2023)

Context

- 1.2. This report has been compiled a full planning application, proposing the part demolition and refurbishment of the MMU All Saints Library. The application site measures approximately 0.74 hectares (ha).
- 1.3. The aim of the survey was to confirm habitats present on site were of negligible ecological importance, to assess the suitability of the onsite buildings and trees to support roosting bats, provide information on further survey requirements in required to ensure the project is compliant with wildlife legislation and confirm offsite habitats in all saints park were as per the ecological report written by Tyler Grange in October 2020.



Section 2: Methodology

Tree Potential Roost Assessment (PRA)

- 2.1. The PRA survey was undertaken on the 16th January 2022 by Olivia Mckechnie and Bethany Phythian, both are suitably qualified and experienced ecologists, and members of the Chartered Institute of Ecology and Environmental Management (CIEEM). Miss Mckechnie also possesses a Level 1 Natural England License for bats (2020-44631-CLS-CLS). The weather was dry, 2°C, with light wind (Beaufort Scale: 3) and moderate cloud cover (otkas: 3/8).
- 2.2. Onsite and offsite trees were inspected from ground level at different aspects using binoculars and a high-powered torch. The inspection focussed on features suitable for bats to gain access to potentially suitable roosting areas. During this survey, Potential Roost Features (PRFs) that may be used by bats, as identified within the Bat Conservation trust (BCT) Good Practice Guidelines¹, were sought. These included the following:
- 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 platy 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.
- 2.3. Evidence of the presence of bat roosts was also sought. These signs include:
- 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.

¹ <https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-3rd-edition>



Building PRA

- 2.4. In addition to the on-site/ off-site trees, the exterior of any on-site buildings were also surveyed, which comprised an external and internal inspection to assess the likelihood of use by roosting bats and to inform the need for further surveys and/ or mitigation. The building was then categorised as providing negligible, low, moderate, or high bat roost potential, in line with the current BCT guidelines.
- 2.5. Externally, the building was inspected from ground level and the inspection focussed on identifying features suitable for roosting bats to gain access to potentially suitable roosting areas. This included gaps;
- Behind soffits/ fascia's;
 - Under lifted lead flashing;
 - Under lifted roof tiles;
 - Around windows; and
 - Within masonry.
- 2.6. The internal inspection comprised a thorough search for evidence of roosting bats (i.e. droppings, urine stains) and an assessment of the presence of potential roosting features internally.
- 2.7. The potential of each tree and building to support roosting bats was then categorised in accordance with criteria shown in **Table 2.1** below.

Table 2.1: assessment criteria – adapted from Collins, 2016

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).
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 (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
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



Update Walkover

- 2.8. During the PRA survey, surveyors did an updated walkover of the off-site all saints park to confirm habitats present were unchanged.
- 2.9. Note was taken of the more conspicuous fauna and any evidence of, or the potential for, the presence of protected notable flora and fauna. The inventory of the habitats and species list was checked against that written by Tyler Grange in 2020. 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.

Survey Limitations

- 2.10. External features were assessed from ground level and not at height, and therefore could not conclusively determine the absence of conspicuous evidence left by crevice-dwelling species such as pipistrelle bats (i.e. droppings). Evidence of this can only be found during the destruction of these features, or via climbing the trees which has not been done at this stage.
- 2.11. 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.

Quality Control

- 2.12. 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: Survey Results

Tree PRA Results

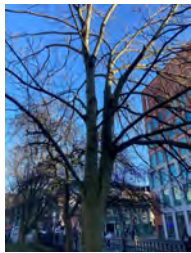
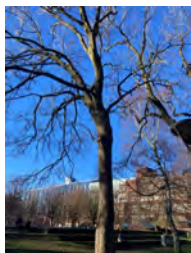
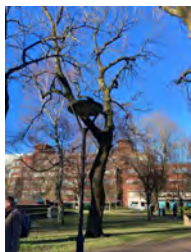
- 3.1. All trees were assessed for bat roost potential during the survey. **Table 3.1** below summarises the results of these surveys, highlighting which trees require further survey effort, and locations of trees with roost potential are seen in plan **13126/P01c**.

Table 3.1: Displays the Tree PRA results, giving description of trees and highlights the roosting potential of each tree

Tree Number	Tree Species	Description of PRFs	Photograph of Tree Features	Roost Potential
T1 (offsite)	Ash	Semi-Mature, approximately 5 meters tall, with bird box present.		NEGLIGIBLE
T2 (offsite)	Lime	Immature, approximately 5 meters tall, with bird box present.		NEGLIGIBLE
T3 (offsite)	Ash	Mature, Approximately 10 meters tall, some cut branches forming features, however relatively superficial.		LOW



T4 (offsite)	Ash	Mature, approximately 10 meters tall. some cut branches forming features however all are relatively superficial. 2x knot holes on southern aspect, 2m high.		LOW
T5 (offsite)	Ash	Mature, approximately 10 meters tall. Some cut branches forming features however all are relatively superficial.		LOW
T6 (offsite)	Ash	Mature, approximately 10 meters tall. Some cut branches forming features however all are relatively superficial.		LOW

T7 (offsite)	Ash	Semi-mature, with bird box present on Southern aspect.		NEGLIGIBLE
T8 (offsite)	Ash	Mature with some pruning cuts. Several small fruit truck knotholes at multiple heights, one large knothole 3.5m high on northern aspect.		LOW
T9 (offsite)	Ash	Mature, approximately 20 meters tall. Bird box present on Northern aspect and some knot holes on Northern aspect however quite superficial.		LOW
T10 (offsite)	Ash	Mature, approximately 20 meters tall. Some features present however all are relatively superficial.		LOW
T11 (offsite)	Ash	Mature, approximately 20 meters tall. Some features present however all are relatively superficial.		LOW
T12 (offsite)	Ash	Mature, approximately 20 meters tall. Some features present however all are relatively superficial.		LOW

T13 (offsite)	Ash	Mature, approximately 20 meters tall. Some features present however all are relatively superficial.		LOW
T14 (offsite)	Ash	Mature, approximately 20 meters tall. Some features present however all are relatively superficial.		LOW
T15 (offsite)	Whitebeam	Semi-mature, with bird box present on Western aspect.		NEGLIGIBLE

- 3.2. All other trees including five on-site trees (T16-T20) in north-east of site were identified to provide negligible bat roosting potential, however each possess bird boxes.

Building PRA Results

General building description (Exterior)

- 3.3. One building was present of site (B01) see **Plan 1**. B01 (see **Appendix 2** for images) was a large redbrick university building with a flat roof on the 6th and 5th floors comprised areas of roofing felt, pebbles and moss. Additionally the third floor roof possessed solar panels and a smaller structure constructed of large glass panels and redbrick, with well-sealed metal window frames.

General building description (Interior)

- 3.4. The interior was a university library with hung ceilings and well-sealed plastered/breeze block walls with no roosting features visible in main internal area. The building was well lit by large windows and artificial lighting. The breeze block walls are tightly sealed.
- 3.5. Additionally, there was a well-sealed breeze block and plaster basement present under the main building, louvres were well sealed with two layers of metal mesh and there was no access to the all saints East basement, but used to store documents so constructed to be sealed from outside and watertight. Told to be similar composition as stairwell leading to basement which was well sealed breeze block and plaster.



Building PRA

- 3.6. No evidence was found to show that void-dwelling species were present or have been present in B01 and during the preliminary roost assessment, there was no direct evidence of bats recorded externally or internally, however, features that would be suitable for crevice-dwelling bats were noted. These features are illustrated in plan **15234/P02** and include the following:
- Weep holes present throughout the building's exterior forming gaps in the brick work;
 - Gaps in the mortar on the wester aspect;
 - On the 6th floor a metal barge board present, forming a crevice between the wall and the board itself which may be used by low numbers of bats on an occasional basis;
 - A boarded section of window was present on the western aspect of the room and adjacent to the board, a brickwork crevice was formed along the length of the boarded panel. This feature could support roosting with access to the room via the vented window, however, we anticipate the room is too warm for hibernation.
- 3.7. A number of these features offer 'low' suitability for roosting bats including holes in brickwork, and gaps in windows leading directly into the interior of the building. Given the structure of this building (i.e. no roof void), the high temperate of the spaces with crevices and the urbanised location, it is considered to be of **low potential** for roosting bats.
- 3.8. The building did not have any potential to support hibernating bats due to a lack of suitable features and the constant high temperatures of the space.
- 3.9. Additionally, the building contained nesting birds in the fire escape present on levels 5-4.

Walkover Results – January 2023

- 3.10. The walkover confirmed that habitats onsite consisted of a building, hardstanding and five trees only.
- 3.11. The updated walkover confirmed that habitats found off-site were unchanged as per the ecological report written by Tyler Grange in 2020. Areas of vegetation including; broadleaved trees, amenity grassland and ornamental planting have the potential to support breeding birds.



Section 4: Potential impacts and Further Survey Requirements

Potential impacts

- 4.1. In the absence of further surveys for bats and appropriate mitigation the demolition of the onsite buildings/ felling / pruning works have the potential to negatively impact roosting bats. This may include short term impacts in the form of disturbance and longer-term impacts such as roost modification, roost loss and post development interference. Additionally, building and vegetation clearance works have the potential to disturb breeding birds. These impacts would be a breach of the legal protection afforded to such species under the Conservation of Habitats and Species Regulations 2017 and Wildlife and Countryside Act 1981 (as amended).

Recommended further work

- 4.2. It is recommended that pre-construction checks of the low bat roost potential features are required to ensure the protection of bats. It is not recommended that nocturnal surveys are undertaken given the structure of this building (i.e. no roof void), the high temperature of the spaces with crevices and the urbanised location. Additionally, due to the features being positioned on the 6th floor and above, nocturnal surveys would be unsuitable due to low visibility. Given the urban setting of the site nocturnal surveys would raise a health and safety risk given the need for surveyors to stand in roads to see the features of interest. Late-night city surveys are also prone to issues with members of the public making nocturnal surveys less viable.
- 4.3. Under current survey guidelines, there is no requirement for further surveys for bats should tree loss be necessary in the off-site low potential trees, but mitigation for the removal of these trees, if required, should comprise soft-felling techniques whereby:
- Each tree is climbed and sectionally felled, lowering each limb onto the ground under supervision of an ecologist;
 - Each limb that cannot be fully inspected by the ecologist is left on the ground for a period of 24 hours before moving off-site/chipping;
- 4.4. Additionally, general mitigation for bats should also be included such as a sensitive lighting strategy designed and adopted to preserve commuting and foraging routes for bats along the site boundaries and, if appropriate, inclusion of bat boxes within the landscape design of development to provide an enhancement. The lighting plan should however be designed whilst acknowledging the existing surrounding urban lighting as desired lux levels are unlikely to exist in the current or any proposed setting.
- 4.5. During the construction phase of the proposed works, all vegetation removal 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.

- 4.6. It should be noted that some species of bird (i.e. doves, pigeons) can nest year-round and were present during the PRA survey within the building, so even if site clearance activities including building demolition 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.

Conclusions

- 4.7. Where necessary, suitable mitigation would be devised to prevent killing / injury of bats during refurbishment and conversion and to ensure continued provision of roosting opportunities for bats post development. Provided these recommendations are adopted, the development proposals would comply with relevant legislation and planning policies protecting wildlife.
- 4.8. Additionally, the updated walkover confirmed that habitats present off-site were unchanged from October 2020 and no additional survey work is required but that vegetation clearance works should be proceeded with checks from a suitably qualified ecologist (SQE) to ensure the protection of birds on site.



Appendix 1: Site proposals





- STREET FURNITURE**
- PLANTING EDGE BENCH - LOW BACK**
- Material: FSC certified 'Cumaru' hardwood slats on a hot dipped galvanized steel frame, powder coated, Colour - Futura Mars 2525 Sable YK355F.
Accessories: L shaped backrest.
- FEATURE TREE BENCH**
- Material: FSC certified 'Cumaru' hardwood slats on a hot dipped galvanized steel frame and legs, powder coated, Colour - Futura Mars 2525 Sable YK355F.
Accessories: L shaped backrest.
- EXISTING BOLLARD RETAINED**
- FIXED BOLLARD**
- Product: 114 1000 Static Bollard
- Finish: Brushed stainless steel
- Size: 114mm diameter, 1000mm above ground
- Supplier: ATG access or equal and approved.
Root fixed to engineer's details.
- LITTER BIN**
- Existing Derby Quad Recycling Bin with MMU branding relocated on site
- Size: H: 1000 x W: 1830 x D: 535 mm
- COMPOUND AREA**
To be retained
- EXISTING CYCLE FENCE LINE RETAINED**
- PROPOSED FENCE LINE**
With vehicular gate to match existing
- SOFTWORKS**
- TREE - EXISTING RETAINED**
- Subject to arboricultural management & maintenance works.
- TREES - PROPOSED, SEMI MATURE**
- PROPOSED PLANTING**
Density 14 per m2
- PROPOSED PARK SHRUB PLANTING**
Density 14 per m2
- NATURAL STONE PAVING MIX 1**
- Material: Portuguese Granite
- Mix:
50% Cathedral (bush hammered),
50% Figueiredo (bush hammered),
Size: W: 250 x L: 500mm x D: 50mm
Depth and build up to engineer's details
- Laid: Stretcher bond
- Supplier: Hardscape Or acceptable equivalent.
- NATURAL STONE PAVING MIX 2**
- Material: Portuguese Granite
- Mix:
33% Figueiredo (flamed),
33% Figueiredo (bush hammered),
33% Cathedral (bush hammered)
- Size: W: 125 x L: 250 mm x D: 80mm
Depth and build up to engineer's details
- Laid: Stretcher bond
- Supplier: Hardscape Or acceptable equivalent.
- YORKSTONE SETTS**
To match existing outside the business / law school
Assumed size: W: 125 x L: 250 x D: 80mm
- PERMEABLE RESIN BOUND GRAVEL**
Pedestrian access only
- Product: Natural aggregate paving
- Colour: Norwegian pearl
- Size: Refer to engineer's details for depth
- Supplier: SureSet Or acceptable equivalent.
- YORKSTONE FLAGS**
To match existing
Assumed size: 600mm width x random lengths
600 900mm x
65mm depth
- Laid: Stretcher bond
Depth and build up to engineer's details
- COLOURED PERMEABLE ASPHALT SURFACING**
Product: Ultracolor permeable tarmac
Size: 10mm aggregate
Depth: To engineer's design and specification
Colour: Buff, grey and blue TBC
- EXISTING SURFACE RETAINED**
- NATURAL STONE BANDING**
- Material: Portuguese Granite
- Colour: Silva Preta venato (bush hammered)
- Size: W: 100 x L: 200 mm x D: 80mm (4 row)
- Laid: Stretcher bond
- Supplier: Hardscape Or acceptable equivalent.
- NATURAL STONE KERB EDGE**
- Material: Portuguese Granite
- Colour: Silva Preta venato (bush hammered)
- Size: W: 200 x L: 1000 mm x D: 150mm
- Laid: Flush
- Supplier: Hardscape Or acceptable equivalent.
- PRE-CAST CONCRETE ROAD KERB**
- Material: Pre-cast concrete
- Size: W: 125 x L: 915 mm x D: 250mm
- Laid: 150mm upstand
- PRE-CAST CONCRETE ROAD KERB**
- Material: Pre-cast concrete
- Size: W: 125 x L: 915 mm x D: 150mm
- Laid: Flush with drop kerbs

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- NOTES:**
1. Do not scale from this drawing.
 2. Always work to noted dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

KEY:

REDUCED SCHEME

RED LINE BOUNDARY

HARDWORKS

NATURAL STONE PAVING MIX 1
- Material: Portuguese Granite
- Mix:
50% Cathedral (bush hammered),
50% Figueiredo (bush hammered),
Size: W: 250 x L: 500mm x D: 50mm
Depth and build up to engineer's details
- Laid: Stretcher bond
- Supplier: Hardscape Or acceptable equivalent.

NATURAL STONE PAVING MIX 2
- Material: Portuguese Granite
- Mix:
33% Figueiredo (flamed),
33% Figueiredo (bush hammered),
33% Cathedral (bush hammered)
- Size: W: 125 x L: 250 mm x D: 80mm
Depth and build up to engineer's details
- Laid: Stretcher bond
- Supplier: Hardscape Or acceptable equivalent.

YORKSTONE SETTS
To match existing outside the business / law school
Assumed size: W: 125 x L: 250 x D: 80mm

PERMEABLE RESIN BOUND GRAVEL
Pedestrian access only
- Product: Natural aggregate paving
- Colour: Norwegian pearl
- Size: Refer to engineer's details for depth
- Supplier: SureSet Or acceptable equivalent.

YORKSTONE FLAGS
To match existing
Assumed size: 600mm width x random lengths
600 900mm x
65mm depth
- Laid: Stretcher bond
Depth and build up to engineer's details

COLOURED PERMEABLE ASPHALT SURFACING
Product: Ultracolor permeable tarmac
Size: 10mm aggregate
Depth: To engineer's design and specification
Colour: Buff, grey and blue TBC

EXISTING SURFACE RETAINED

NATURAL STONE BANDING
- Material: Portuguese Granite
- Colour: Silva Preta venato (bush hammered)
- Size: W: 100 x L: 200 mm x D: 80mm (4 row)
- Laid: Stretcher bond
- Supplier: Hardscape Or acceptable equivalent.

NATURAL STONE KERB EDGE
- Material: Portuguese Granite
- Colour: Silva Preta venato (bush hammered)
- Size: W: 200 x L: 1000 mm x D: 150mm
- Laid: Flush
- Supplier: Hardscape Or acceptable equivalent.

PRE-CAST CONCRETE ROAD KERB
- Material: Pre-cast concrete
- Size: W: 125 x L: 915 mm x D: 250mm
- Laid: 150mm upstand

PRE-CAST CONCRETE ROAD KERB
- Material: Pre-cast concrete
- Size: W: 125 x L: 915 mm x D: 150mm
- Laid: Flush with drop kerbs

S1-P03	31/01/23	Issued for Stage 2	KAR	GB
S1-P02	26/01/23	Issued for coordination	KAR	GB
S1-P01	15/12/22	Issued for Stage 2	KAR	GB

Revision	Date	Description	Drawn	Apprvd.
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STANDISH
Standish Gatehouse, Stonehouse, Gloucestershire, GL10 3BZ
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Client Manchester Metropolitan University

Project MMU Library Transformation Project

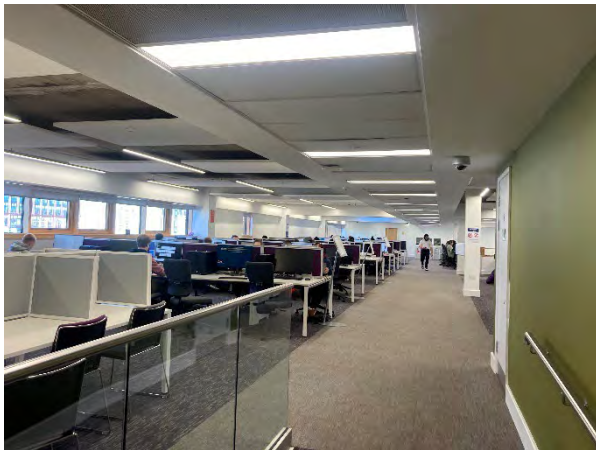
Drg Title Landscape General Arrangement
Ground Floor - Reduced Scheme

Created on 15/12/2022 **Created by** KAR **Approved by** GB

Scale 1:250 **Size** A1 **Workstage** Concept design

Drg No. 1044B-PLA-ZZ-XX-DR-L-0003 **Suitability** S2 **Revision** P03

Appendix 2: Building PRA Photographs



Photograph 1: MMU Library Interior



Photograph 2: MMU Library Exterior

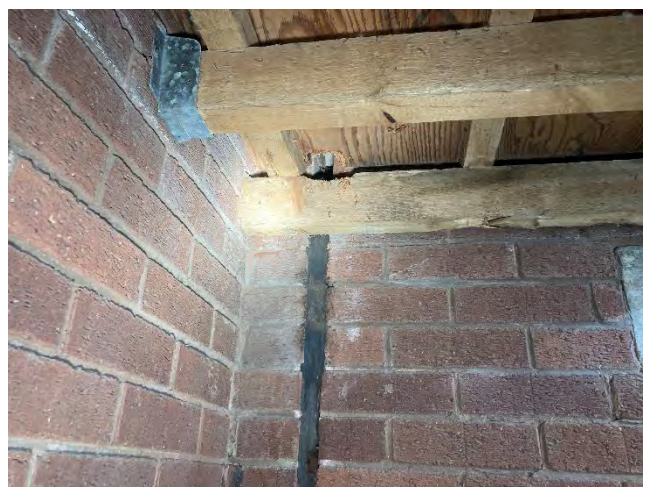
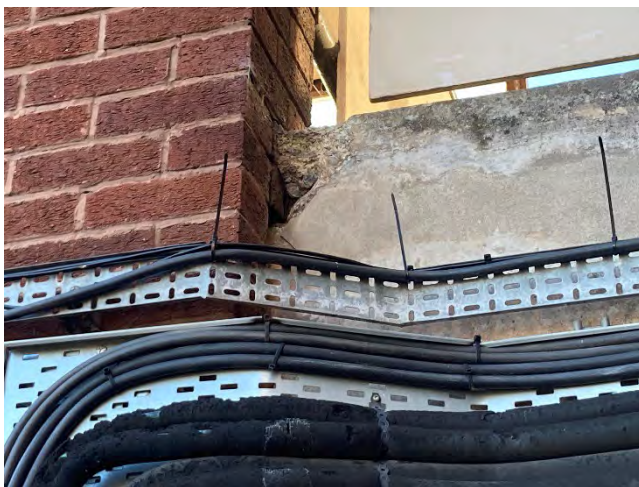


Photograph 3 : Weep holes present on the exterior of MMU library building (B01)





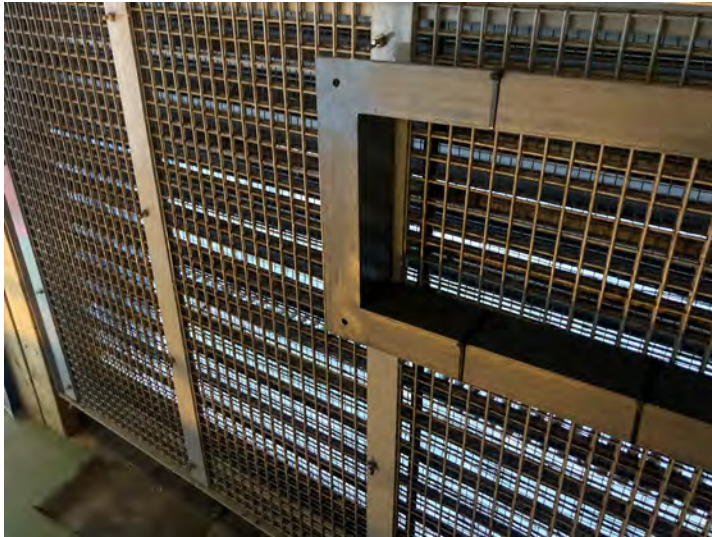
Photograph 4: Exterior of fire escape present on levels 4 and 5



Photograph 5 and 6: Gaps in mortar present on levels 4 and 5 fire escape



Photograph 7: MMU Library basement interior



Photograph 8: Mesh over vent into basement



Photograph 9 and 10: Stairway into basement of MMU library



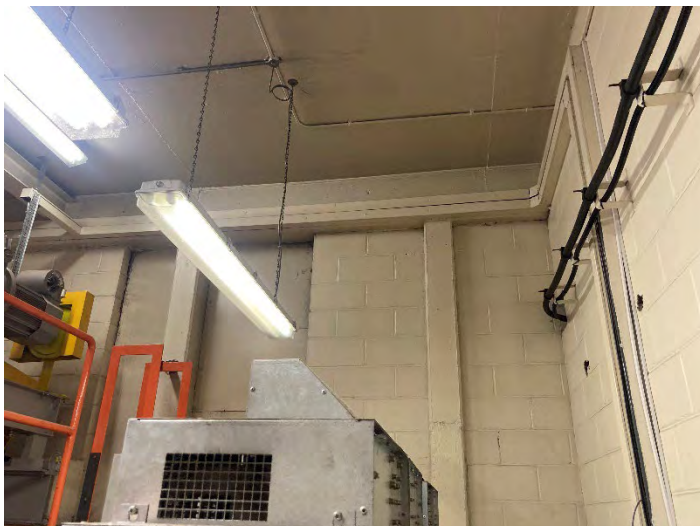
Photograph 11 and 12: MMU all saints roof level 6



Photograph 13: Air con unit attached to 7th floor plant room



Photograph 14: Interior of 7th floor plant room



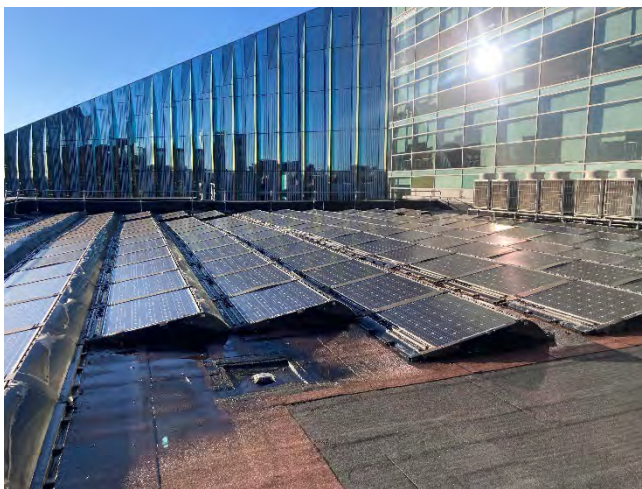
Photograph 15: 7th floor lift motor room



Photograph 16: 6th floor tank room



Photograph 17: Gaps in mortar surrounding windows on level 5 flat roof

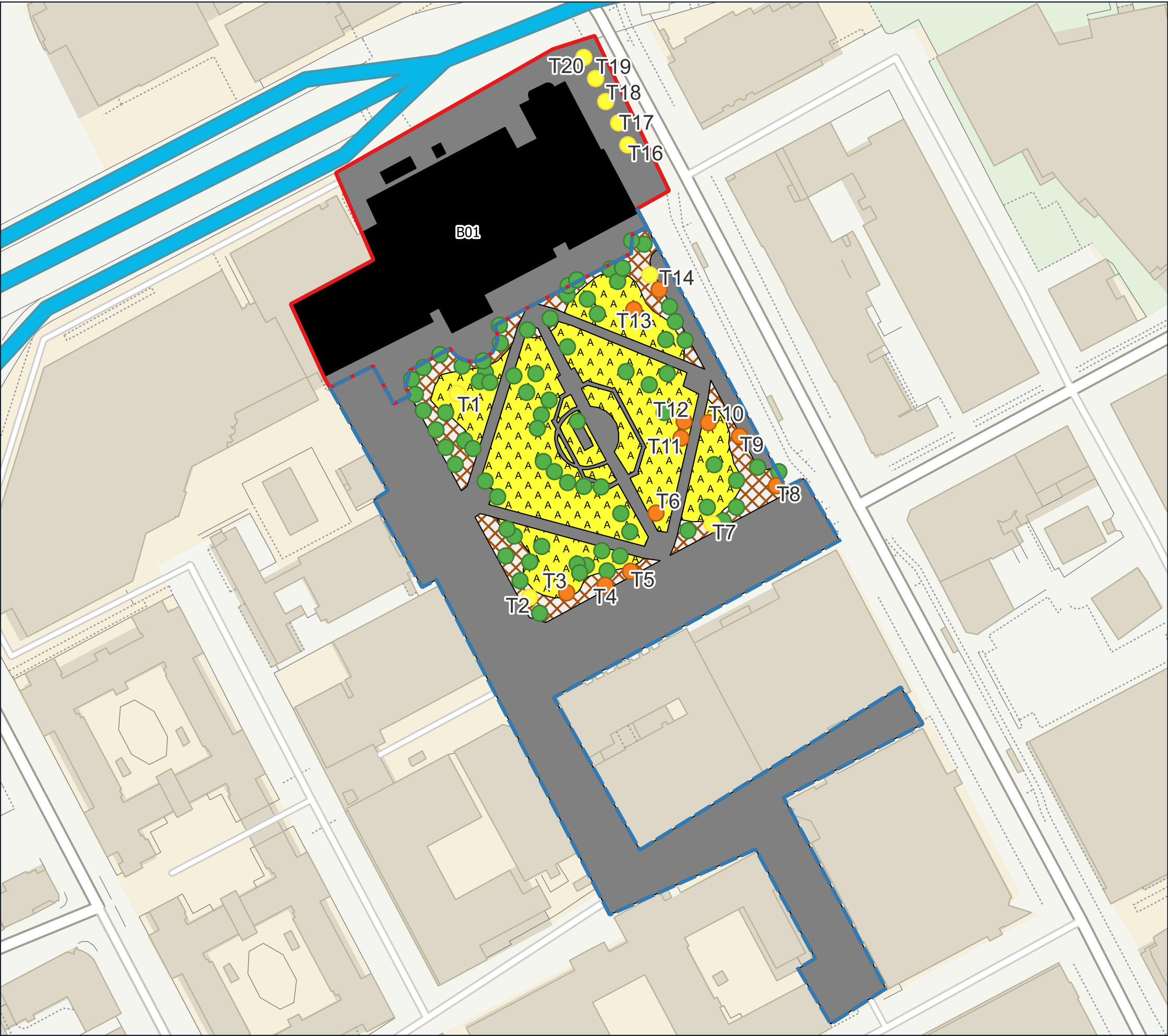


Photograph 18 and 19: Level 3 flat roof with solar panels and gaps in mortar present in brickwork

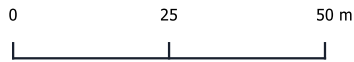
Plans:

Plan 1: Habitat Features Plan (13126/P01c)





- Redline Boundary
- All Saints Park
- Buildings
- Introduced shrub
- Amenity Grassland
- Hardstanding
- Scattered Tree Negligible Potential
- Scattered Tree Low Potential
- Scattered Tree Scattered Tree



Project	All Saints Park and MMU Library
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	13126 / P01c
Date	07/02/2023
Checked	ECG/AS



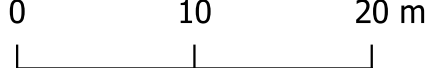
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Plan 2: Bat Roosting Features Plan (13126/P02)





-  Red Line Boundary
-  All Saints Park
-  Bat Roosting Feature



Project	All Saints Park and MMU Library
Drawing Title	Bat Roosting Features Plan
Scale	As Shown (Approximate)
Drawing No.	13126 / P02
Date	07/02/2023
Checked	ECG/AS



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Appendix 3: Landscape Plan produced by Planit (103040-PLA-XX-XX-DR-L-0001)





STREET FURNITURE

- F2** **FIXED BOLLARD**
- Product: 114 1000 Static Bollard
- Finish: Brushed stainless steel
- Size: 114mm diameter, 1000mm above ground
- Supplier: ATG access or equal and approved.
- Root fixed to engineer's details
- To match All Saints Campus
- F6** **WAYFINDING TOTEM**
Digital Monolith - Double Digital Screen
Power and data to be provided
Refer to Placemakers's specification and drawings
To match All Saints Campus specification
- F7** **EXISTING WAYFINDING TOTEM - RELOCATED**
Existing totem from outside of Sandra Burslem and Business School showing access to business school relocated
- F13.1** **ROUND TREE POT/CONTAINER**
- Material: GRP
- Colour: TBC
- Finish: TBC
- Size: ø1300x800mm(H)
- To include drainage holes as shown on detail (bottom of planter side wall)
- To include internal provisions for root ball anchoring.
- To be filled with irrigation/reservoir system as below.
- TBC to include C/W Pallet access to base, subject to client preference.
- F13.2** **PLANTING POT - Shrubs**
Product: EYAM3 Eyam Europlanters
Size: Ø950x600mm High - C/W Pallet access
Material: GRP Corlen Effect 2
Supplier: Europlanters Ltd or similar and approved
- F13.3** **PLANTING POT - Shrubs**
Product: EYAM2 Eyam Europlanters
Size: Ø950x400mm High
Material: GRP Corlen Effect 2
Supplier: Europlanters Ltd or similar and approved
- F17** **DOOR PROTECTION HOOPS**
-Product: BX14/ DB Door Barrier or equal and approved
-Finish: DAL TBC
-Size: 450 W x 1020 H (including roof for submerged fixing) 42mm diameter
-Supplier: Broxap
-Fixing: Roof fixing
-Other: To include lower and upper flat plate crossbars. To be located 100mm from open door.
-As per architect's specification
- F18** **ENTRANCE ACCESS BOLLARD**
-Product: TBC
-Finish: TBC
-Size: TBC
-Supplier: TBC
-Fixing: Roof fixing
-Other: To include show card and push button access
-As per architect's specification
- L1** **LIGHTING COLUMN WITH INTEGRATED CCTV**
Refer to M&E engineer's details and specification for more information
To match All Saints Campus
- L5** **FACADE LIGHTING**
Refer to M&E engineer's details and specification for more information
- L3** **UPLIGHTERS TO TREES**
Refer to M&E engineer's details and specification for more information
To match All Saints Campus
- E1** **NATURAL STONE CHANNEL**
-Material: Portuguese Granite
-Colour: Figueiredo (bush hammered)
-Size: W: 200 x L: 1000mm x D: 200mm
-Laid: Flush
Depth TBC by engineer
-Supplier: Hardscape Or acceptable equivalent.
- E2** **NATURAL STONE RAISED PLANTER EDGE**
-Material: Portuguese Granite
-Colour: Figueiredo (bush hammered)
-Size: W: 200 x L: 1000 mm x D: 250mm (flush)
Depth to be confirmed by engineer
-Laid: 100mm upstand
-Supplier: Hardscape Or acceptable equivalent.
- E3** **NATURAL STONE RAISED RAIN GARDEN EDGE**
-Material: Portuguese Granite
-Colour: Silva Preta venato (bush hammered)
-Size: W: 200 x L: 600 mm x D: 250mm (raised)
-Colour: Figueiredo (bush hammered)
Depth to be confirmed by engineer
-Laid: 100mm upstand or flush
Allowance for water openings carved into edge
-Supplier: Hardscape Or acceptable equivalent.
- E4** **BISHOPS HAT INTERFACE**
To edge interface of 45 degree paving
-Colour: Figueiredo (bush hammered)
-Size: W: 372 x L: 236mm x D: 90mm (with triangular shape)
-Supplier: Hardscape Or acceptable equivalent.
To include special units for internal corners and external corners
- E5** **PCC Upstand Kerb**
To Service Yard
-Product: British Standard Kerb
-Material: Concrete
-Colour: Natural (Smooth finish).
-Size: W: 125 x D: 250mm
-Laid: 125mm Upstand
-Profile: Bulbhead
-Supplier: Marshalls Or acceptable equivalent.
Allow for specials, radii, corner units
- E6** **PCC Flush Kerb**
To Service Yard
-Product: British Standard Kerb
-Material: Concrete
-Colour: Natural (Smooth finish).
-Size: W: 125 x D: 150mm
-Laid: Flush (8mm upstand to road)
-Profile: 5mm pencil edge
-Supplier: Marshalls Or acceptable equivalent.
Allow for specials, radii, corner units, L/R/R drop kerbs and flush central units.

SOFTWORKS

- TP** **TREE CODE**
Refer to softworks schedule
- TREES - PROPOSED, SEMI MATURE**
Refer to softworks schedule
- TREES - PROPOSED, Multistem**
Refer to softworks schedule
- PROPOSED PLANTING**
Density: 8 per m2
30% 5L pots / 70% 3L pots
-To feature a mix of evergreens, semi-evergreens, ornamental and pollinator friendly species.
-Refer to softworks schedule for more information.
- PROPOSED ORNAMENTAL PLANTING - POT**
Density: 1 plant per pot
-To feature a mix of evergreens/ semi-evergreens species.
-Refer to softworks schedule for more information.

- NOTES:
- Do not scale from this drawing; always work to noted dimensions.
 - All setting out, levels and dimensions to be agreed on site.
 - All dimensions are in millimetres unless otherwise stated.
 - The dimensions of all materials must be checked on site before being laid out.
 - This drawing must be read with the relevant specification clauses and detail drawings.
 - Order of construction and setting out to be agreed on site.

KEY

- BOUNDARIES**
- Red Line Boundary**
- Mancunian Way (A57)**
- HARDWORKS**
- H1** **NATURAL STONE PAVING (vehicular)**
- Material: Portuguese Granite
- Mix:
50% Cathedral (bush hammered),
50% Figueiredo (bush hammered),
- Size: W: 250 x L: 500mm x D: 70mm (depth TBC by engineer)
Depth and build up to engineer's details
-Laid: Stretcher bond
-Supplier: Hardscape Or acceptable equivalent.
Note: Apply natural stone sealant to prevent staining.
- H2** **NATURAL STONE PAVING (vehicular)**
- Material: Portuguese Granite
- Mix:
33% Figueiredo (flamed),
33% Figueiredo (bush hammered),
33% Cathedral (bush hammered),
- Size: W: 125 x L: 250 mm x D: 90 mm (depth TBC by engineer)
Depth and build up to engineer's details
-Laid: Stretcher bond
-Supplier: Hardscape Or acceptable equivalent.
Note: Apply natural stone sealant to prevent staining.
- H7** **HRA SURFACING - PEDESTRIAN**
To pedestrian routes
-Product: HRA to engineer's specification
-To meet pedestrian loading requirements
- H8** **HRA SURFACING - VEHICULAR**
To service yard - refer to engineer's details
-Product: HRA to engineer's specification
-To meet vehicle loading requirements
- H10** **NATURAL STONE PAVING (vehicular)**
To tie into existing Business School paving
- Paving units:**
- Tower Yorkstone - CED - t. 01708 867237 or Hardscape Ltd t. 01204 590666 or equal and approved.
- Dimensions: 100 x 200 x 75mm
- Laid: Random stretcher bond
- Finish: Sawm sides and flamed top
- Note: Apply natural stone sealant to prevent staining.
- Pre-cast concrete paving bands:**
- La Linea Verde - Marshalls t. 0845 820 5000 or equal and approved.
- Dimensions: 100 x 200 x 80mm
- Laid: Random stretcher bond in bands to Landscape architect's setting out
- Finish: As supplied
- H11** **TACTILE LAMBETH PAVING**
- Location: To north elevation of building
- Material: Concrete
- Finish: Smooth, grey finish
- Size: W: 600mm x L: 600mm x D: 68mm (depth TBC by engineer)
Depth and build up to engineer's details
-Laid: Stack bond
-Supplier: Marshalls Or acceptable equivalent.
- T1** **NATURAL STONE TACTILE BLISTER PAVING**
- Location: Crossings
- Material: Portuguese Granite
- Colour: Figueiredo (flamed)
- Size: W:400mm x 400mm x 80mm (D) (depth TBC by engineer)
Depth and build up to engineer's details
-Laid: Stack bond
-Supplier: Hardscape Or acceptable equivalent.
Note: Apply natural stone sealant to prevent staining.
- SEALANT TO NATURAL STONE:**
- Product: Weiss Stein Protect Pro' or equal and approved
- Supplier: Steinco or equal and approved
- Subject to stone sample area approval by landscape architect.
- To consider application of sealant to existing All Saints Campus natural stone to create a unified maintenance regime and appearance.

P04	30/01/26	Stage 03	LT	GB
P03	17/12/25	Stage 03 issue	LT	GB
P02	27/11/25	Design Freeze Issue	VE	GB
P01	18/11/25	First Issue for comment	VE	GB

Revision	Date	Description	Drawn	Apprvd.
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Project All Saints Gateway
103040

Drg Title General Arrangement Plan
Stage 03

Created on 04-11-25 Created by VE Approved by GB

Scale 1:150 Size A1 Workstage Stage 03

Drg No. 103040-PLA-XX-XX-DR-L-0001 Suitability S3 Revision P04

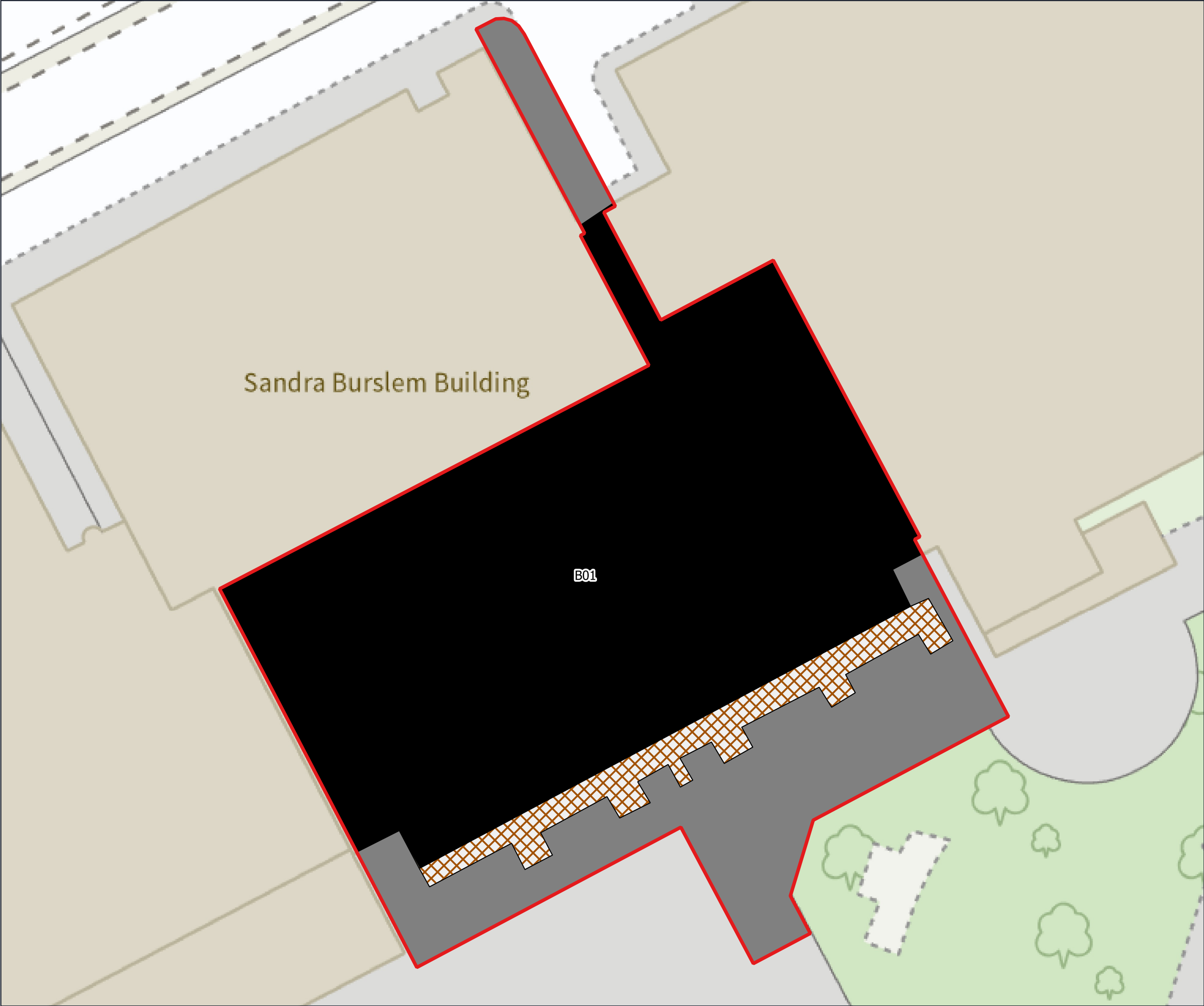
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Plans:

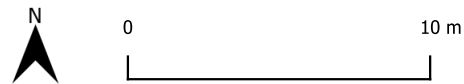
Plan 1: Baseline Habitat Features Plan

Plan 2: Post-development Plan





- Building
- Introduced shrub
- Hardstanding



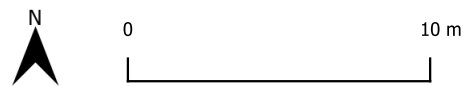
Project	MMU Library Demolition
Drawing Title	Habitat Features Plan
Scale	1:250
Drawing No.	13126 / P11a
Date	03/02/2026
Checked	BP



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- Hardstanding
- Introduced shrub
- Small planted trees

Sandra Burslem Building



Project	MMU Library Demolition
Drawing Title	Post-development Habitats Plan
Scale	1:250
Drawing No.	13126 / P12a
Date	03/02/2026
Checked	BP



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