Biodiversity Net Gain Report



All Saints Library Development
27th November 2025

Tyler Grange

TG Report No. 13126_R08a_MF

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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 the onsite Library building at Oxford Road Manchester (OS Grid Reference SJ 84253 97163), hereinafter referred to as the 'site'.

S.2. This report has been compiled to accompany a full planning application for proposing the refurbishment of the All Saints Library.

S.3. The site covers an area of 0.6ha and consists of hardstanding in the form of the University Library building and hardstanding paths. Scattered urban trees are also present along the roadside to the east of the site, and introduced shrubs are present around the library building.

S.4. The updated walkover confirmed that habitats present onsite were unchanged from October 2020 and February 2023. No additional survey work is required but demolition of the building and vegetation clearance works should be preceded with checks from a suitably qualified ecologist (SQE) to ensure the protection of potential bats and birds on site.

S.5. The Statutory Biodiversity Metric calculated that the proposed development will result in a total net biodiversity unit change of:

- **+0.09** habitat units equating to a net gain of **12.36%**;

S.6. This BNG meets/exceeds the minimum requirement of an overall 10% BNG required by Manchester City Council, and therefore the proposed development would be in conformity with relevant planning policy and legislation.

S.7. To deliver the BNG as set out above, habitats will be maintained for at least 30-years post-development. This should be secured through a Habitat Management and Maintenance Plan (HMMP).

S.8. It is considered that development within the site of the scale proposed would be in conformity with both Local and National legislation and planning polices relating to biodiversity (notwithstanding the outcome of the nocturnal bat survey). Opportunities exist to enhance the biodiversity value of the site through the installation of a bat box(s).

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 a Biodiversity Net Gain Assessment in relation to the proposals for the development of a nine-storey library building within the University's All Saints Campus (OS Grid Reference SJ 84253 97163), hereinafter referred to as the 'site'. See **Figure 1.1** for the site red line boundary.



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

1.2. The Site is subject to a planning application (submitted August 2025) for the partial demolition of the extant All Saints Library building. This is due to be determined early December 2025 (Ref. 143943/FO/2025).

1.3. This report has been prepared in subsequence to the BNG report prepared in relation to the demolition application. Please find the demolition report appended at **Appendix 5** for cross-referencing purposes.

1.4. A full application for the refurbishment of the retained area of library is to be submitted in Q1 2026.

1.5. A BNG assessment for the site was undertaken by Tyler Grange in 2025 using Defra's latest BNG Metric (The Statutory Biodiversity Metric) which should be looked at in conjunction with this report (ref: **13126_Biodiversity Statutory Metric _18112025**). The methodology for the BNG assessment is detailed in **Appendix 1.**

1.6. The design of the scheme has been informed by the BNG assessment process and the mitigation hierarchy, through avoiding impacts to habitats where possible, then minimising the impact, using mitigation, and finally compensating for a loss of habitat where this cannot be avoided.

Context

1.7. The site covers an area of 0.6ha and consists of hardstanding in the form of the University library building and hardstanding paths. Scattered urban trees are also present along the roadside to the east of the site, and introduced shrubs are present around the library building.

1.1. This technical report provides updated survey results and should be read alongside the updated Ecology Report written by TG in February 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_1 3022023)[1] (Appendix 3) which contained the results of an updated walkover and updated internal and external PRA .

1.2. 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 the findings of the update ecological report written by TG in February 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_13022023) (Appendix 4).

Previous Information

1.3. The key findings of the previous Ecological Report (Ref: 13126_R02_Ecology_Report_EG_CW_13022023) (Appendix 3) 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 onsite 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 temperate 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 including five on-site trees in north-east of site were identified to provide negligible bat roosting potential, however each possess bird boxes.

[1] 13126_R02_Ecology_Report_EG_CW_13022023

BNG Aims and objectives

1.8. The aim of this report is to provide findings of the BNG calculation and assessment undertaken to accompany the project. The objectives of this process are outlined below with the assessment methodology detailed in **Appendix 1**:

- Demonstrate the application of the mitigation hierarchy through the design evolution of the site to inform the design of the scheme and to minimise impacts on biodiversity where possible;
- Calculate the project's pre- and post-development biodiversity unit value;
- Determine the change in biodiversity units as a result of the proposed development and proposed on site enhancements for biodiversity; and
- Advise on how the project will deliver a minimum of +10% BNG.

1.9. This BNG assessment has been undertaken with respect to the British Standard for BNG BS8683:2020 and this report follows the CIEEM BNG reporting guidance[2] and was completed with reference to the CIRIA BNG good practice principles for development[3].

Legislation and Planning Policy

1.10. 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".

1.11. 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.

1.12. 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.

[2] CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.
[3] Baker, J. Hoskin, R. & Butterworth (2019). Biodiversity net gain: Good practice principles for development. A practical guide. Ciria, CIEEM & IEMA

1.13. This BNG assessment has been undertaken with respect to the British Standard for BNG BS8683:2020 and this report follows the CIEEM BNG reporting guidance[4] and was completed with reference to the CIRIA BNG good practice principles for development[5].

Mitigation hierarchy and good practice principles

1.14. 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).

1.15. The CIRIA BNG good practice principles for development[6] (which include the mitigation hierarchy) were also applied at all stages of the assessment.

Quality assurance

1.16. 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.

[4] CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.
[5] Baker, J. Hoskin, R. & Butterworth (2019). Biodiversity net gain: Good practice principles for development. A practical guide. Ciria, CIEEM & IEMA

Section 2: Update Surveys

Updated Potential Bat Roost Assessment (PRA)

1.4. The updated PRA confirmed PRA suitability of the building on-site is unchanged as per the ecological report written by TG in 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_13022023).

1.5. 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.

1.6. Features noted that would be suitable for crevice-dwelling bats remained unchanged from the 2023 PRA survey. These features are illustrated in plan 13126/P02 within the previous 2023 ecological report (Ref: 13126_R02_Ecology_Report_EG_CW_13022023) and has been appended to this report (Appendix 1) for reference. 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.

1.7. 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.

1.8. 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.

Updated Walkover Results

1.9. The walkover confirmed habitats onsite remained broadly the same as per the ecological report written by TG in 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_13022023). Habitats onsite consisted of a building, hardstanding and five trees with the additional note of a small area of introduced shrub to the south of the site and other green roof on the roof of B1 of which will be included in the updated habitat features plan.

Recommendations for further work

1.10. 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.

1.11. 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.

1.12. 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.

1.13. Opportunities exist to enhance the biodiversity value of the site through the installation of a bat box(s). These boxes will be provided when the wider UNIVERSITY site is fully redeveloped, or along with later landscaping if the wider site is not brought forward for development.

Section 3: Biodiversity Net Gain Assessment

Strategic Significance

3.1. The site is not located within any statutory or non-statutory sites designation, and none are located adjacent to the site.

3.2. No local strategic policy or objectives were identified from Greater Manchester Nature Network Map[7] which would classify the site habitats as being of strategic importance to the local area. In addition, consultation of Magic.gov mapping did not identify any part of the site as being located within a Network Enhancement Zone and as such the site habitats (both pre and post development) are assessed as being of Low strategic significance.

Baseline Habitats

3.3. 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: 13126/P09**).

3.4. 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 Guide[8] (see **Appendix 3**).

3.5. A summary of the BNG assessment of the baseline habitats is detailed below in **Table 2.2** and **Table 2.3**. This includes their BNG unit value as calculated through the BNG metric (ref: **13126_Biodiversity Statutory Metric _18112025**).

[7] Greater Manchester Nature Network Map [accessed 12/08/2025] Link: https://storymaps.arcgis.com/stories/1137e2f8065f4e449cc02a685ba11ef8

[8] DEFRA (2023) The Statutory Biodiversity Metric User Guide. 2023

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).	
Other green roof	Access to habitat unavailable during survey, however viewed previously with no image obtained. Area of non-intensive Sedum sp. dominant green roof totalling approximately 0.05 hectares located on the roof of the main building.	**N/A due to no access**

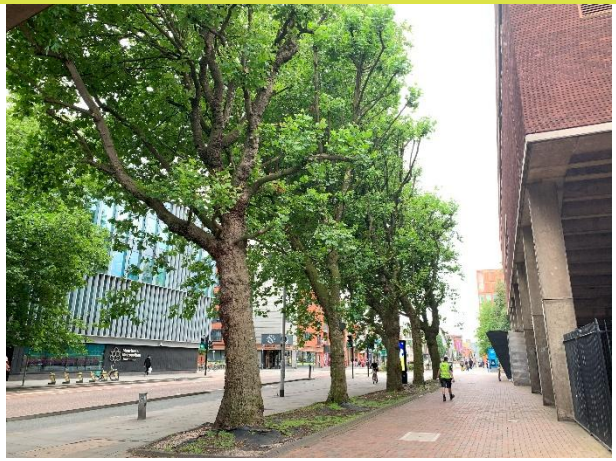
Introduced shrub	Small area of introduced shrub including Cotoneaster sp. and Beech shrubs *Fagus sylvatica*.	
Urban Trees	London Plane *Platanus × acerifolia* street trees, 5 individual trees (T1, T2, T3, T4, T5).	

Table 2.2. Baseline Habitats and BNG Unit Value

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	BNG unit Value – Total
Urban	Developed land; sealed surface	0.56	V.Low	Condition Assessment N/A	0.00
Urban	Other green roof	0.04	Low	Condition Assessment N/A	0.08
Urban	Introduced shrub	0.009	Low	Condition Assessment N/A	0.02
Individual trees	Urban tree	0.08	Medium	Moderate	0.64

Mitigation hierarchy

3.6. 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, introduced shrub and other green roof habitats, the loss of which will require no mitigation. The scheme has also been designed to provide buffers to those habitats of highest ecological value, namely the individual scattered trees all of which are being retained.

Habitat Loss

A summary of the BNG assessment of the baseline habitats is detailed below in **Table 2.5** and **Table 2.6**. This includes a breakdown of the habitats to be retained, enhanced and lost as part of the proposals, their condition (see **Appendix 3**) and their BNG unit value as calculated through the BNG metric (ref: **13126_Biodiversity Statutory Metric _18112025).**

Table 2.3. 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	0.56	V.Low	N/A - Other	0.00	0.00	0.00	0.56
Urban	Other green roof	0.04	Low	Condition Assessment N/A	0.08	0.00	0.00	0.04
Urban	Introduced shrub	0.009	Low	Condition Assessment N/A	0.02	0.00	0.00	0.01
Individual trees	Urban tree	5 trees (0.08 ha)	Medium	Moderate	0.64	0.64	0.00	0.00
Total:		**0.69 ha** (exc. Trees)			**0.74**	0.64	0.00	0.10

Habitats Created and Retained

3.7. Post-development, appropriate compensatory planting/habitat creation will be implemented to replace losses and create new habitats at the site, namely ornamental planting, lawn and additional tree planting. 5x mature trees at the site are to be retained. The details of post-development planting are shown on the Landscape Layout Proposals (see **Appendix 2**) and on the Post-development habitats plan **Plan 2 (ref: 13126/P10)**. The measurements of the created and enhanced habitats as well as their conditions and BNG unit value are detailed in **Tables 2.7** and **Table 2.8** below. Detail on post-development habitat conditions have not been provided, as each habitat proposed as achieving 'poor' condition.

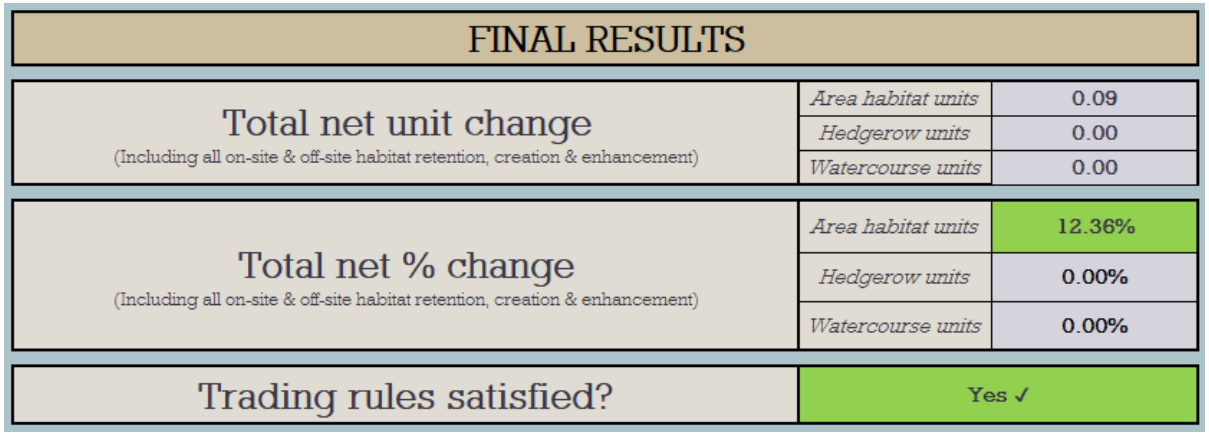
3.8. The following assumptions have been made based on the Landscape Layout Proposals (see **Appendix 2**):

- 'Planting areas' will be introduced shrub.
- Trees planted will meet poor condition.

Table 2.4. Created and Retained Habitats

Broad Habitat	Proposed habitat	Area (ha)	Created/ Retained	Distinctiveness	Baseline condition	Target condition	BNG unit Value – Final
Individual trees	Urban tree	5 trees	Retained	Medium	Poor	Poor	0.64
Urban	Developed land; sealed surface	0.57	Created	V.Low	N/A	N/A	0.00
Urban	Introduced shrub	0.04	Created	Low	N/A	N/A	0.08
Individual trees	Urban tree	11 trees planted	Created	Medium	N/A	Poor	0.11
Total Net Unit Change 0.09 habitat units / 12.36%							

3.9. The Statutory Biodiversity Metric calculated that the proposed development will result in a total net biodiversity unit change of +0.09 habitat units equating to +12.36%. The headline results of the metric are shown in the screenshot in **Figure 3.1**.



FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.09
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	12.36%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Figure 3.1. Screenshot of Statutory Biodiversity Metric Headline Results

3.10. The trading rules of the metric are satisfied as same distinctiveness or better habitats will be achieved for the loss of the low and very low distinctiveness habitats.

Future Management

3.11. Habitats created, retained and enhanced on the Site 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 guidelines[9]. 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.

[9] 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 broadly align with the results of the surveys undertaken by TG and the conclusions drawn in the subsequent reports produced in October 2020 and February 2023 of which are 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.

4.5. The updated walkover confirmed that habitats present off-site were unchanged from October 2020 and February 2023 and no additional survey work is required unless works to trees, shrubs or vegetation clearance commence during the main bird breeding season between 1 March and 31 August inclusive in any year. If works take place within this period, a suitably qualified ecologist (SQE) will be required to undertake a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provide written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. This will be agreed via planning condition.

4.6. It is considered that development within the site of the scale proposed would be in conformity with both Local and National legislation and planning polices relating to biodiversity (notwithstanding the outcome of the nocturnal bat survey). Opportunities exist to enhance the biodiversity value of the site through the installation of a bat box(s), installed via condition.

4.7. The Statutory Biodiversity Metric calculated that the proposed development will result in a total net biodiversity unit change of +0.09 habitat units equating to +12.36%. The trading rules of the metric are satisfied as same distinctiveness or better habitats will be achieved for the loss of the low and very low distinctiveness habitats. As the site achieves more than 10% net gain, the proposed development would therefore be in conformity with relevant planning policy and legislation.

4.8. To deliver the BNG as set out above, habitats will be maintained for at least 30-years post-development. This should be secured through a HMMP as a planning condition.

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 onsite 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 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

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 and consisted of a building, hardstanding and five trees.

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, or via climbing the trees 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 and the building was determined to be of negligible potential for bats therefore it was considered a ground level assessment of the building was sufficient for this update.

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, with further detail provided in the Ecology report (ref: **13126/R04**).

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 significance[10].

A1.13. Whilst Manchester City Council does not yet have any adopted plans to demonstrate strategic significance, the Draft Biodiversity Net Gain Technical Guidance produced by the Council states that the Biodiversity Net Gain Zoning shown on Manchester's Environmental Mapping Software (Lagas) should be used to inform this assessment. Under this mapping software, zones of importance across Manchester are shown, with these used to establish significance, namely:

- Zone 1 - Existing Local Nature Recovery Network = High significance (Multiplier x1.15)
- Zone 2 - Habitat Opportunity Maps which identifies strategic corridors linking existing areas in the Local Nature Recovery Network Map = Medium significance (Multiplier x1.1)
- All other areas = Low Significance (Multiplier x1)

Habitat survey

A1.14. A 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 I habitat survey [11] 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 [12] 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:

[10] Natural England (2023). The Biodiversity Metric 4.0 User Guide: Natural England Joint Publication JP039.
[11] Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.
[12] 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 Bethany Phythian, member of CIEEM and an experienced ecologist at Tyler Grange who is a suitably qualified person under the definition of the BS8683:2020[13].

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

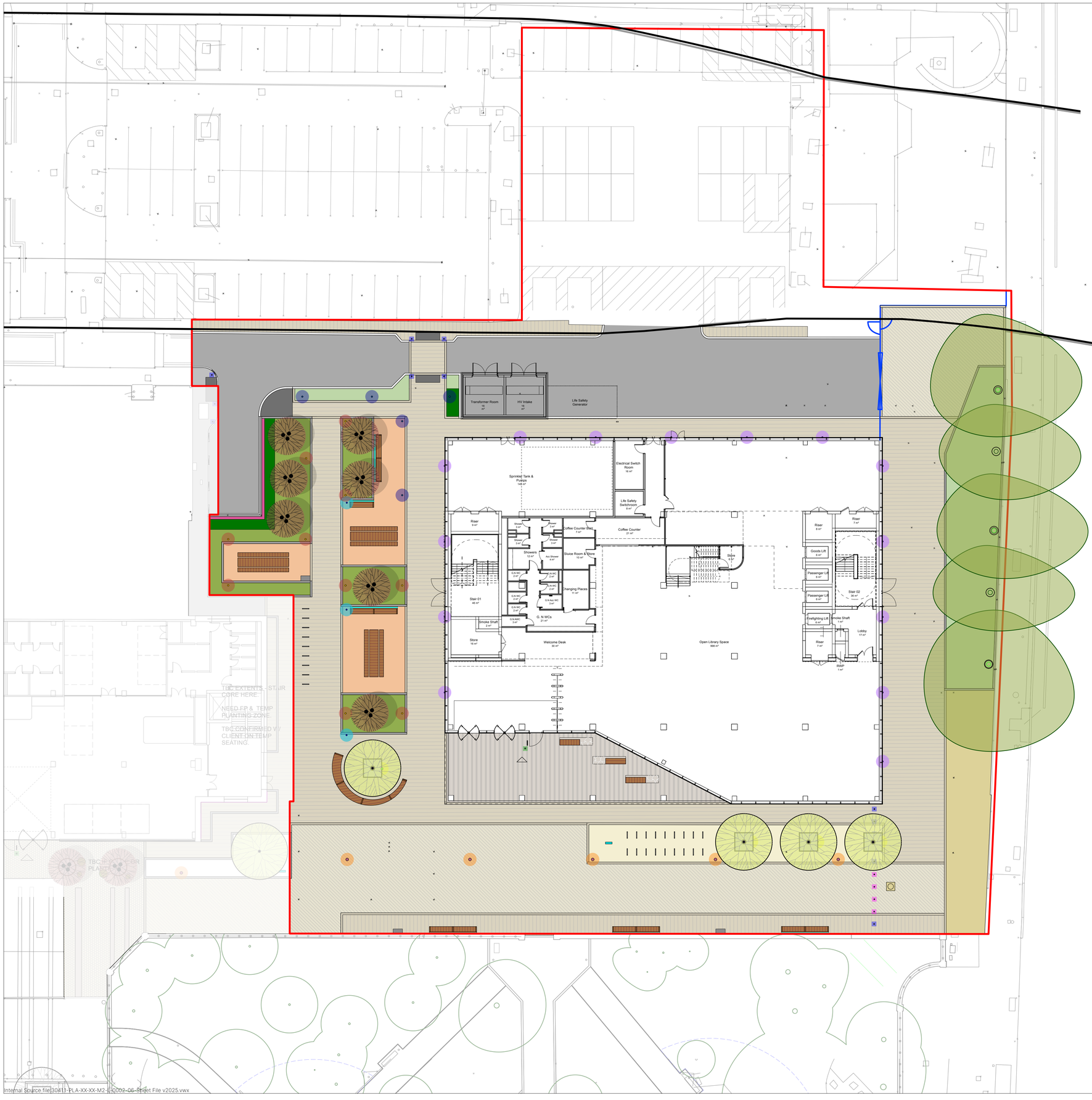
A1.21. The metric uses habitats as a proxy for biodiversity and does not account for other biodiversity enhancements such as species-targeted enhancements like bat and bird boxes. Detail on biodiversity mitigation and enhancement measures to be delivered outside of the BNG are detailed in the EA and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

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

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

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: Landscape Proposals



SOFTWORKS

TREE - EXISTING RETAINED
- Subject to arboricultural management & maintenance works.
-Allowance for crown lifting trees to a minimum 3.0m clear stem.

TREES - PROPOSED, SEMI MATURE
-Refer to softworks schedule

TP **TREE CODE**
-Refer to softworks schedule

TREES - PROPOSED, Multistem
-Refer to softworks schedule

PL1 **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

PL2 **PROPOSED DENSE, SCREENING PLANTING**
-Density: 8 per m2.
-30% 5L pots / 70% 3L pots
-To feature dense evergreen species to screen views and access to service yard
-Refer to softworks schedule for more information

STREET FURNITURE GA

F1 **CYCLE STAND**
- Product reference: Sheffield Cycle Stand
- Material: Stainless Steel
- Finish: Stainless Steel, Grade 316 Satin
- Size: 750mmH x 750mmW
- Fixing: Root Fixed in concrete below ground to Engineer's specification

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

F3 **DROP BOLLARD**
- Product: 114 1000 Semi-Automatic Bollard
- Finish: Brushed stainless steel
- Size: 114mm diameter, 900mm above ground. 1550mm foundation depth.
- Supplier: ATG access or equal and approved.
To match All Saints Campus
Non-powered bollards.

F5 **LITTER BIN**
Cumaru timber clad double bin with Man Met to match bins in All Saints Park
- Size: H: 1H. 945 x W.1000 x D. 540 mm (approximate 2 x standard rectangular apertures depending on supplier)
- Supplier: TBA
- branding to sides. Artwork to bin openings removable to allow for change of waste streams.
Specification to be approved by MMU waste management team

F6 **WAYFINDING TOTEM**
Digital Monolith – Double Digital Screen
Power and data to be provided.
Refer to Placemanque'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

F8 **WALL EDGE BENCH - LOW BACK**
To match All Saints public realm.
to outside edge of All Saints Park Wall
- Material: FSC certified 'Cumaru' hardwood slats on a hot dipped galvanized steel frame, powder coated, Colour - Futura Mars 2525 Sable YX355F.
- To include integrated anti-skate details

F9 **WORK BENCHES AND TABLES**
To match All Saints public realm.
to Lower Ormond Street
- Material: FSC certified 'Cumaru' hardwood slats on a hot dipped galvanized steel frame, powder coated, Colour - Futura Mars 2525 Sable YX355F.
Overall dimension of bench:
Table - 2500mm(L) x 1080mm(W) x 755mm (H)
Benches - 2500mm(L) x 440mm(W) x 480mm (H)
Method of fixing: [Surface pinned into concrete foundation].
- To include integrated anti-skate details

F10 **SINGLE BENCH**
to meanwhile use area
- Material: FSC certified 'Cumaru' hardwood slats on a hot dipped galvanized steel frame, powder coated, Colour - Futura Mars 2525 Sable YX355F.
With arm and back rests
- To include integrated anti-skate details

F11 **FEATURE CIRCULAR BENCH**
To match All Saints public realm.
- Material: FSC certified 'Cumaru' hardwood slats on a hot dipped galvanized steel frame and legs, powder coated.
Colour - Futura Mars 2525 Sable YX355F.
Accessories:
L shaped backrest.
Finish: Natural
Folded stainless steel armrest (allow for 2 no.)
Hot dip galvanised and powder coated bench footing. Tamper proof and
counter sunk fixings to match frame
- To include integrated anti-skate details

F12 **FEATURE GRANITE & TIMBER BENCH**
to meanwhile use area
- Material: FSC certified 'Cumaru' hardwood slats on a hot dipped galvanized steel frame, powder coated. Granite plinth with feature artwork engraving TBC
- To include integrated anti-skate details

F14 **FEATURE SCREEN**
- Material: Powder coated steel
-Size: 1.8m(H) x 1.8m(W) panels
-Colour: RAL TBC
-Finish: Powder coated
-Supplier: Local metal fabricator TBC
Note: To screen car park to north of library building.
To feature artwork perforations, design TBC

F15 **SECURE FENCELINE, DOUBLE GATES AND PEDESTRIAN GATES**
- Material: Powder coated steel
-Size: 1.8m(H) x 1.8m(W) panels
-Colour: RAL TBC
-Finish: Powder coated
-Product: Como or equal and approved
-Supplier: Lang and Fulton or equal and approved
Note: To include vertical flat bars

F17 **DOOR PROTECTION HOOPS**
- Product: BX14/ DB Door Barrier or equal and approved
-Finish: RAL TBC
-Size: 450 W x TO20 H (including root for submerged fixing). 42mm diameter
-Supplier: Broxap
-Fixing: Root fixing.
-Other: To include lower and upper flat plate crossbars. To be located 100mm from open door.

F18 **ENTRANCE ACCESS BOLLARD**
-Product: TBC
-Finish: TBC
-Size: TBC
-Supplier: TBC
-Fixing: Root fixing.
-Other: To include show card and push button access
-As per architect's specification

F19 **TREE GRILLE**
.Product: Resi Bond Tree Grille
-Material: 316 Stainless Steel filled with resin bound gravel to match adjacent surface.Size: 1500mm x 1500mm
-Accessories: Allow for integrated aperture for irrigation unit
-Supplier: ASF Architectural Street Furnishing or similar approved t. 01484 421414
-To match All Saints Campus specification

LIGHTING & CCTV

L1 **LIGHTING COLUMN WITH INTEGRATED CCTV**
Refer to M&E engineer's details and specification for more information
To match All Saints Campus

L2 **LIGHTING STACK**
Refer to M&E engineer's details and specification for more information
To match All Saints Campus

L3 **UPLIGHTERS TO TREES**
Refer to M&E engineer's details and specification for more information
To match All Saints Campus

L4 **BENCH LIGHTING**
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

L6 **LIGHTING BOLLARDS**
Refer to M&E engineer's details and specification for more information
To match All Saints Campus

M&E

E1 **WIFI POINTS**
Refer to M&E engineer's details and specification for more information

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NOTES:
1. Do not scale from this drawing; always work to noted dimensions.
2. All setting out, levels and dimensions to be agreed on site.
3. All dimensions are in millimetres unless otherwise stated.
4. The dimensions of all materials must be checked on site before being laid out.
5. This drawing must be read with the relevant specification clauses and detail drawings.
6. 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: 80 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.

H3 **FEATURE GRANITE PAVING**
To Building main entrance
to Lower Ormond Street
- Material: Portuguese Granite
- Mix:
33% Figueiredo (flamed),
33% Figueiredo (bush hammered),
33% Cathedral (bush hammered)
- Size: W: 125 x L: 250 mm x D: 70mm
W: 250 x L: 500mm x D: 70mm
To be laid out in alternate rows of small units and large units
Depth and build up to engineer's details
- Laid: Stretcher bond
-Supplier: Hardscape Or acceptable equivalent.
- Note: Apply natural stone sealant to prevent staining.

H4 **PERMEABLE RESIN BOUND GRAVEL - PEDESTRIAN**
- Pedestrian access only (tree pits)
- Product: Natural aggregate surface
- Colour: Norwegian pearl
- Size: Refer to engineer's details for depth
- Supplier: SureSet Or acceptable equivalent.
- Note: Apply natural stone sealant to prevent staining.

H5 **PERMEABLE RESIN BOUND GRAVEL - LEARNING ZONE**
Pedestrian access only (learning zone)
- Product: Natural aggregate surface
- Colour: Warm tone TBC subject to sample
- Size: Refer to engineer's details for depth
- Supplier: SureSet Or acceptable equivalent.

H6 **PROPOSED YORKSTONE FLAGS**
Proposed yorkstone flags to Oxford Road Pavement
- Assumed size: (MCC specification):
600mm width x random lengths 600-900mm
- Laid: Stretcher bond
- 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

H9 **CYCLISTS DISMOUNT SIGNAGE**
Proposed yorkstone flag with inegrated artwork
- Assumed size:
900mm width x 900mm length
- Note: Apply natural stone sealant to prevent staining.

T1 **NATURAL STONE TACTILE BLISTER PAVING**
- Location: Crossings
- Material: Portuguese Granite
- Colour: Figueiredo (flamed)
- Size: W400mm 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 'Stain Protect Pro' or equal and approved
- Supplier: Steintec 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.

Revision	Date	Description	Drawn	Apprvd.
P08	27/11/25	Planning Issue	VE	GB
P07	03/11/25	Draft Planning Issue	VE	GB
P06	30/10/25	Draft Planning Issue	VE	GB
P05	19/09/25	6no. Cycle hoops adsted	LT	GB
P04	28/08/25	Stage 03 Issue	VE	GB

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Client Manchester Metropolitan University

Project All Saints Library Development

Drg Title General Arrangement

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

Scale	Size	Workstage
1:200	A1	Stage 02

Drg No.	Suitability	Revision
1350B-PLA-XX-XX-DR-L-000001	S3	P08

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Appendix 3: Habitat Condition Assessments Baseline and Post-development

A3.1. The following tables provide a summary of the condition assessments completed with regards to the baseline site habitats described in the Section 2. These criteria in the below tables are taken from The Statutory Biodiversity Metric User Guide.

Table A3.1. Individual trees (Urban Type)

Criteria	Result
The tree is a native species (or at least 70% within the block are native species).	Fail
The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Pass
The tree is mature (or more than 50% within the block are mature)1.	Pass
There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Pass
Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass
More than 20% of the tree canopy area is oversailing vegetation beneath.	Fail
Result	**Moderate**

Table A3.2. Other green roof (Urban Habitat Type)

No condition assessment required

Table A3.3. Hardstanding and Buildings (Urban Habitat Type)

No condition assessment required

Table A3.4. Introduced shrubs (Urban Habitat Type)

No condition assessment required

A3.2. The following tables provide a summary of the condition assessments completed with regards to the post-development habitats described in the Section 2. These criteria in the below tables are taken from The Statutory Biodiversity Metric User Guide.

Table A3.5. Planted Individual trees (Urban Type)

Criteria	Result
The tree is a native species (or at least 70% within the block are native species).	Pass
The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Fail
The tree is mature (or more than 50% within the block are mature)1.	Fail
There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Pass
Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail
More than 20% of the tree canopy area is oversailing vegetation beneath.	Fail
Result	**Poor**

Table A3.6. Hardstanding, gravel and Buildings (Urban Habitat Type)

No condition assessment required

Table A3.7. Introduced shrubs (Urban Habitat Type)

No condition assessment required

Appendix 4: Ecology Report written by TG in February 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_13022023)

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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Conclusions 11
References

Appendices:

Appendix 1: Site proposals
Appendix 2: Building PRA Photographs

Plans:

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 complied 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 Guidelines[1], 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

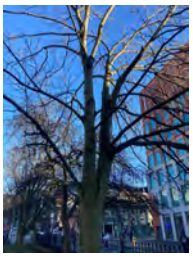
Tree PRA Results

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 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. 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 YX35SF.

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 YX35SF.
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: Ht 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

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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: Ullicolour 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: 255mm
- Laid: 125mm 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

Revision	Date	Description	Drawn	Apprvd.
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

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Client Manchester Metropolitan University

Project MMU LIbrary Transformation Project

Drg Title Landscape General Arrangment
Ground Floor - Reduced Scheme

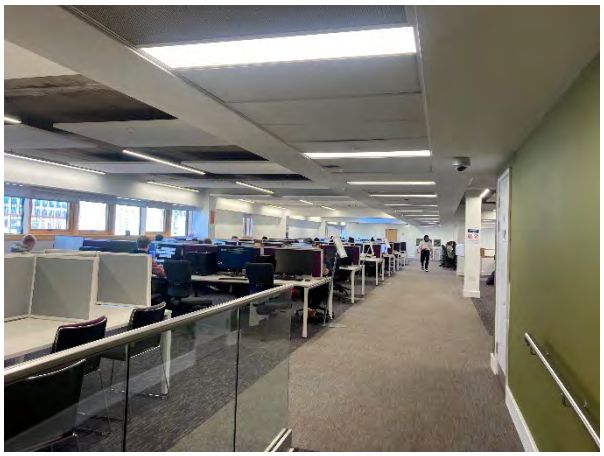
Created on	Created by	Approved by
15/12/2022	KAR	GB

Scale	Size	Workstage
1:250	A1	Concept design

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

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Appendix 2: Building PRA Photographs



Photograph 1: MMU Library Interior



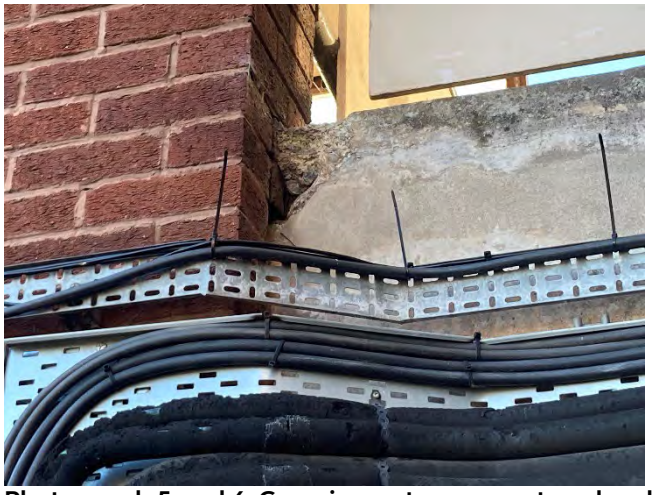
Photograph 2: MMU Library Exterior

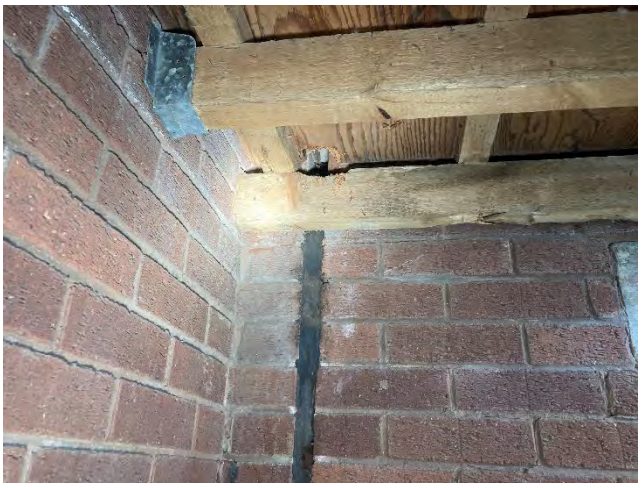


Photograph 3 : Weep holes present on the exterior of MMU library building (B01)



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

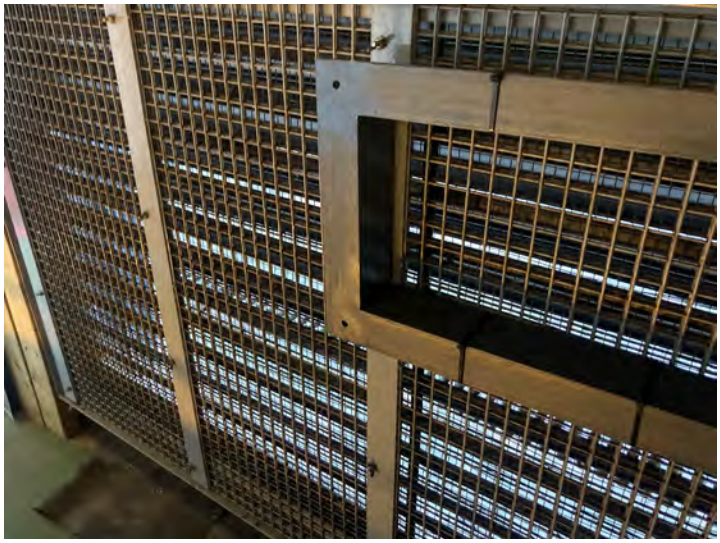




Photograph 5 and 6: Gaps in mortar present on levels 4 and 5 fire escape



Photograph 7: MMU Library basement interior



Photograph 8: Mesh over vent into basement





Photograph 9 and 10: Stairway into basement of MMU library





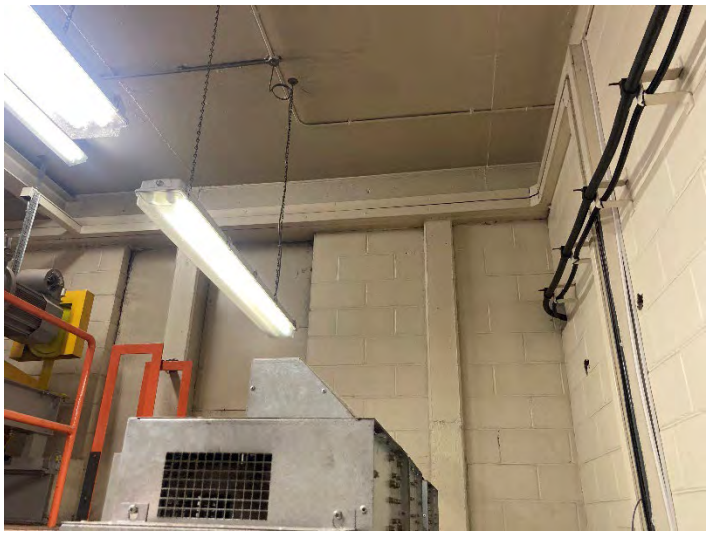
Photograph 11 and 12: MMU all saints roof level 6



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



Photograph 14: Interior of 7th floor plant room



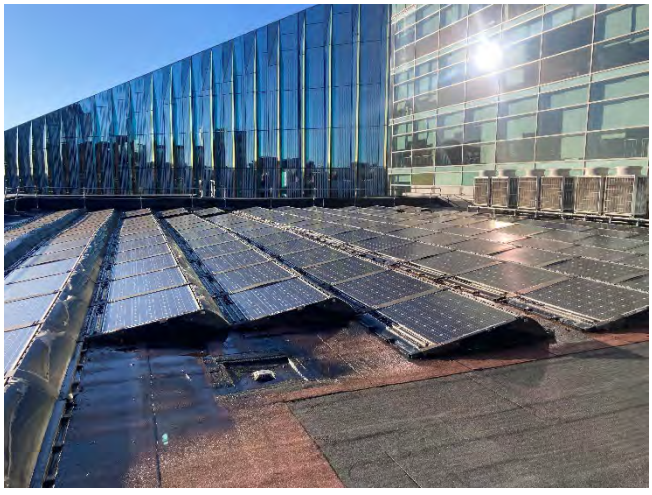
Photograph 15: 7th floor lift motor room



Photograph 16: 6th floor tank room



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

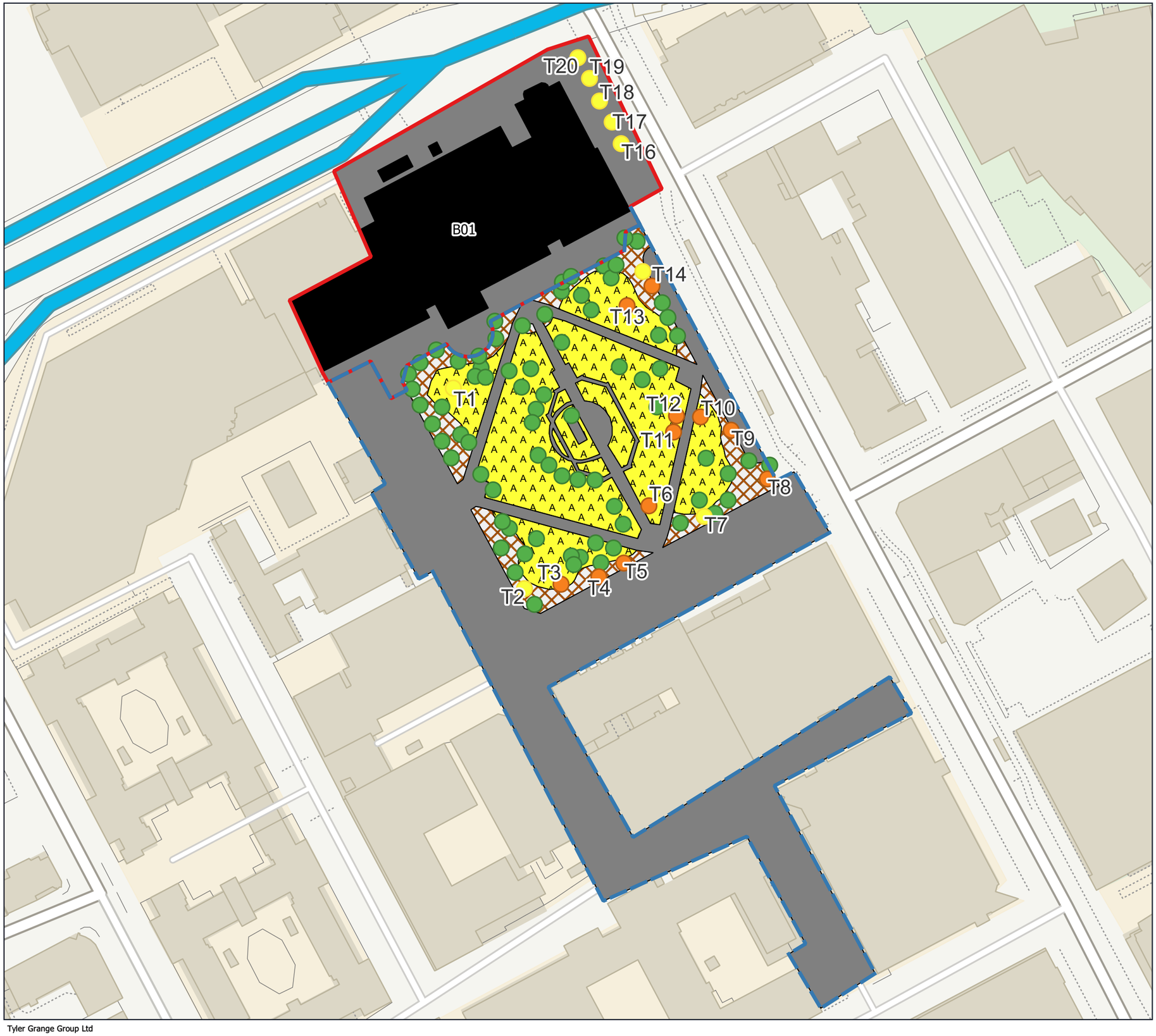




Photograph 18 and 19: Level 3 flat roof with solar panels and gaps in mortar present in brickwork

Plans:

Plan 1: Habitat Features Plan (13126/P01c)



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

N

0 25 50 m

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

N

0 10 20 m

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 5: Library Demolition Report (Ref: 13126_R06b_Library_Demo_Report_191125)

Ecology Report



All Saints Library
19th November 2025

TG Report No. 13126_R06b_MF

Tyler Grange

Project No:	Report No.	Date	Revision
13126	R06b	19th November 2025	B

Admin QA	Author	Checked	Approved
BP	Mia Fitzpatrick MBiol (Hons) GradCIEEM	Bethany Phythian BSc (Hons) Qualifying member of CIEEM And Amy Haddock-Sherwin Mbiol ACIEEM	Dale Mortiboys BSc (Hons). ACIEEM

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Summary
Section 1: Introduction and Context 2
Section 2: Update Surveys 4
Section 3: Biodiversity Net Gain Assessment 6
Section 4: Conclusions 14

Appendices:

Appendix 1: Methodology
Appendix 2: Baseline Habitat Condition Assessments
Appendix 3: Ecology Report written by TG in February 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_1 3022023)

Plans:

Plan 1: Baseline Habitat Features Plan (13126/P06)
Plan 2: Post-development Plan (13126/P08)

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 an updated preliminary bat roost assessment (PRA) survey and updated walkover including a Biodiversity Net Gain Assessment of the onsite Library building at Oxford Road Manchester (OS Grid Reference SJ 84253 97163), hereinafter referred to as the 'site'.

S.2. This report has been complied to accompany a planning application for proposing the part demolition of the All Saints Library, hereinafter referred to as the 'development'.

S.3. The site covers an area of 0.77ha and consists of hardstanding in the form of the All Saints library building, carpark area and hardstanding paths. Scattered urban trees are also present along the roadside to the east of the site, and introduced shrubs are present around the library building.

S.4. The updated walkover confirmed that habitats present off-site were unchanged from October 2020 and February 2023. No additional survey work is required but demolition of the building and vegetation clearance works should be preceded with checks from a suitably qualified ecologist (SQE) to ensure the protection of potential bats and birds on site.

S.5. The Statutory Biodiversity Metric calculated that the proposed development will result in a total net biodiversity unit change of **- 0.10** habitat units equating to a net loss of -13.16**%**. The trading rules of the metric are not satisfied and the proposals result in a net loss of BNG units. 0.18 habitat units will be required in order for the development to achieve 10% uplift in habitat units and to meet the trading rules.

S.6. Post-development, appropriate compensatory planting/habitat creation will be required to replace losses and create new habitats at the site. This is to be delivered when the wider MMU site is fully redeveloped, or though later landscaping if the wider site is not brought forward for development. This should be secured through an appropriately worded planning condition and a Habitat Management and Monitoring Plan (HMMP) to ensure habitats will be maintained for at least 30-years post-development. .

S.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 polices relating to biodiversity (notwithstanding the outcome of the nocturnal bat survey). Opportunities exist to enhance the biodiversity value of the site through the installation of a bat box(s). These boxes will be provided when the wider MMU site is fully redeveloped, or along with later landscaping if the wider site is not brought forward for development.

Section 1: Introduction and Context

1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Manchester Metropolitan University (MMU). 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 onsite Library building at Oxford Road Manchester (OS Grid Reference SJ 84253 97163), hereinafter referred to as the 'site'. See **Figure 1.1** for the site red line boundary.



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

1.2. This report has been complied to accompany a planning application for proposing the part demolition and refurbishment of the All Saints Library Development.

Context

1.3. The site covers an area of 0.77ha and consists of hardstanding in the form of the All Saints library building and hardstanding paths. Scattered urban trees are also present along the roadside to the east of the site, and introduced shrubs are present around the library building.

1.1. This technical report provides updated survey results and should be read alongside the updated Ecology Report written by TG in February 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_1 3022023)[1] (Appendix 3) which contained the results of an updated walkover and updated internal and external PRA .

[1] 13126_R02_Ecology_Report_EG_CW_13022023

1.2. 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 the findings of the update ecological report written by TG in February 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_13022023) (Appendix 3).

Previous Information

1.3. The key findings of the previous Ecological Report (Ref: 13126_R02_Ecology_Report_EG_CW_13022023) (Appendix 3) 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 onsite 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 temperate 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 including five on-site trees in north-east of site were identified to provide negligible bat roosting potential, however each possess bird boxes.

Quality assurance

1.4. 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)

1.4. The updated PRA confirmed PRA suitability of the building on-site is unchanged as per the ecological report written by TG in 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_13022023).

1.5. 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.

1.6. Features noted that would be suitable for crevice-dwelling bats remained unchanged from the 2023 PRA survey. These features are illustrated in plan 13126/P02 within the previous 2023 ecological report (Ref: 13126_R02_Ecology_Report_EG_CW_13022023) and has been appended to this report (Appendix 1) for reference. 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.

1.7. 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.

1.8. 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.

Updated Walkover Results

1.9. The walkover confirmed habitats onsite remained broadly the same as per the ecological report written by TG in 2023 (Ref: 13126_R02_Ecology_Report_EG_CW_13022023). Habitats onsite consisted of a building, hardstanding and five trees with the additional note of a small area of introduced shrub to the south of the site and other green roof on the roof of B1 of which will be included in the updated habitat features plan.

Recommendations for further work

1.10. 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.

1.11. 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.

1.12. 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.

1.13. Opportunities exist to enhance the biodiversity value of the site through the installation of a bat box(s). These boxes will be provided when the wider MMU site is fully redeveloped, or along with later landscaping if the wider site is not brought forward for development.

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 guidance[2] and was completed with reference to the CIRIA BNG good practice principles for development[3].

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 development[4] (which include the mitigation hierarchy) were also applied at all stages of the assessment.

Strategic Significance

3.7. The site is not located within any statutory or non-statutory sites designation, and none are located adjacent to the site.

[2] CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.
[3] Baker, J. Hoskin, R. & Butterworth (2019). Biodiversity net gain: Good practice principles for development. A practical guide. Ciria, CIEEM & IEMA

3.8. No local strategic policy or objectives were identified from Greater Manchester Nature Network Map[5] which would classify the site habitats as being of strategic importance to the local area. In addition, consultation of Magic.gov mapping did not identify any part of the site as being located within a Network Enhancement Zone and as such the site habitats (both pre and post development) are assessed as being of Low strategic significance.

Baseline Habitats

3.9. 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: 13126/P06**).

3.10. 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 Guide[6] (see **Appendix 2**).

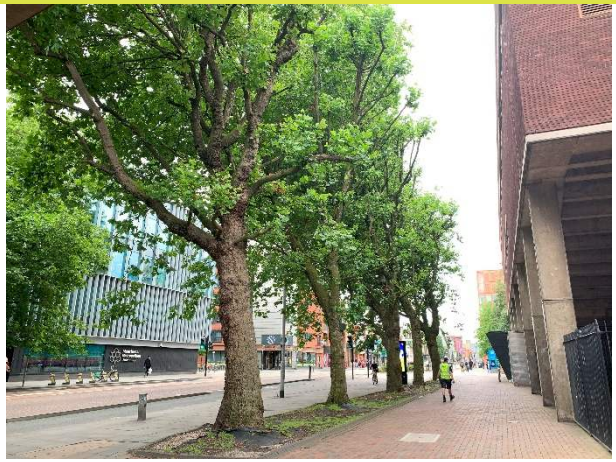
3.11. A summary of the BNG assessment of the baseline habitats is detailed below in **Table 2.2**. This includes their BNG unit value as calculated through the BNG metric (ref: **13126_BNG_Library_Demo_03092025**).

[5] Greater Manchester Nature Network Map [accessed 12/08/2025] Link: https://storymaps.arcgis.com/stories/1137e2f8065f4e449cc02a685ba11ef8

[6] DEFRA (2023) The Statutory Biodiversity Metric User Guide. 2023

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 carpark to the north, and areas around the building for access.	
Other green roof	Access to habitat unavailable during survey, however viewed previously with no image obtained. Area of non-intensive Sedum sp. dominant green roof totalling approximately 0.05 hectares located on the roof of the main building.	**N/A due to no access**

Introduced shrub	Small area of introduced shrub including Cotoneaster sp. and Beech shrubs *Fagus sylvatica*.	
Urban Trees	London Plane *Platanus × acerifolia* street trees, 5 individual trees (T1, T2, T3, T4, T5).	

Mitigation hierarchy

3.12. 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, introduced shrub and other green roof habitats, the loss of which will require no mitigation. The scheme has also been designed to provide buffers to those habitats of highest ecological value, namely the individual scattered trees all of which are being retained.

Habitat Loss

3.13. As the building is to be demolished, a section of introduced shrub and other green roof habitat will be lost. The extent of demolition is shown at **Figure 2.1**.

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 (see **Appendix 3**) and their BNG unit value as calculated through the BNG metric (ref: **13126_BNG_Library_Demo_03092025).**

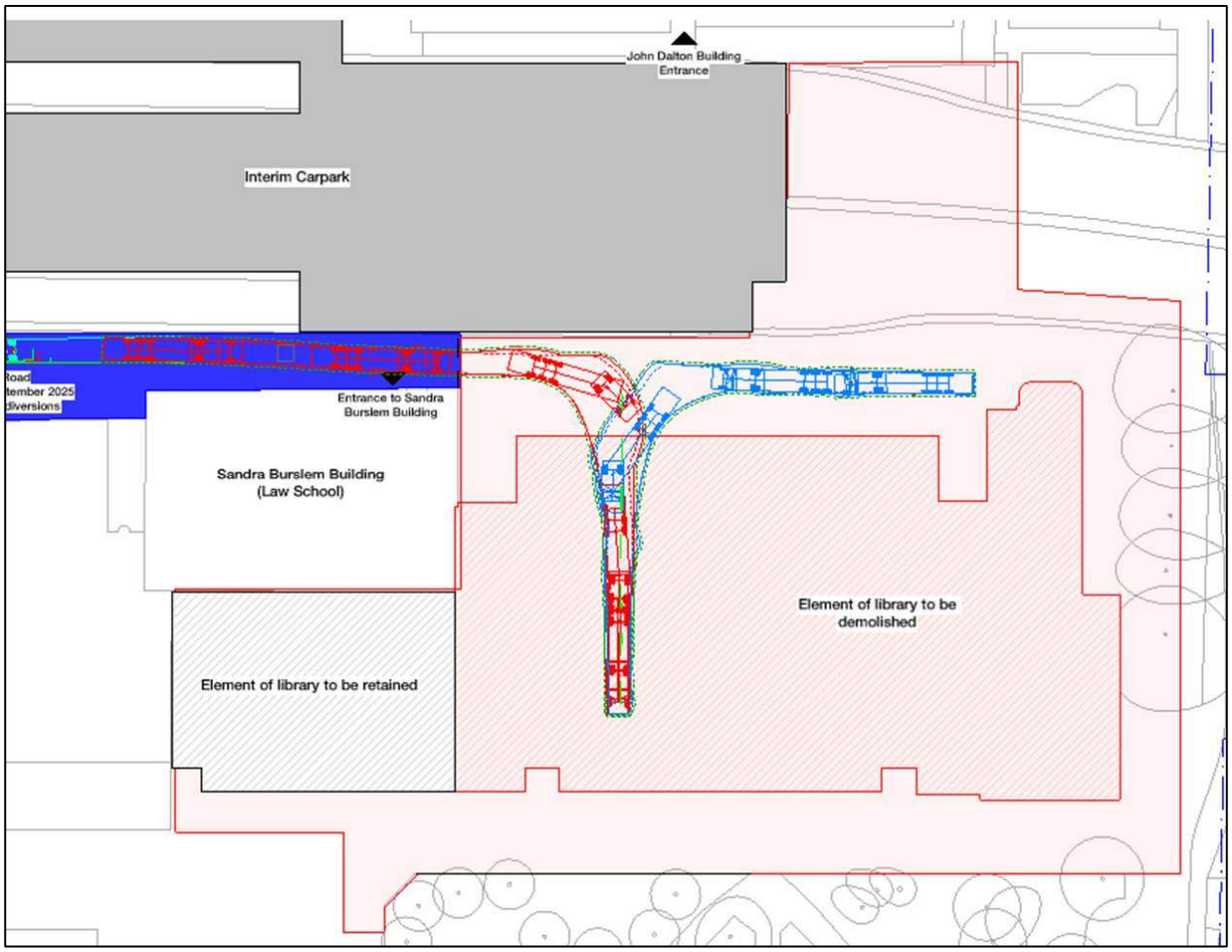


Figure 2.1: Extent of demolition

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	0.71	V.Low	N/A - Other	0.00	0.00	0.00	0.00
Urban	Other green roof	0.04	Low	Condition Assessment N/A	0.08	0.00	0.00	0.08
Urban	Introduced shrub	0.02	Low	Condition Assessment N/A	0.04	0.02	0.00	0.02
Individual trees	Urban tree	5 trees (0.08 ha)	Medium	Moderate	0.64	0.64	0.00	0.00
Total:		**0.77 ha** (exc. Trees)			**0.76**	0.66	0.00	0.10

Habitats Created and Retained

3.15. 5x mature trees and a small area od shrub at the site are to be retained. No habitats are to be created as part of this demolition application therefore all area habitats will be hardstanding. The details of post-development habitats which will be present are shown on the Post-development habitats plan **Plan 2 (ref: 13126/P08)**.

Table 2.3. Created and Retained Habitats

Broad Habitat	Proposed habitat	Area (ha)	Created/ Retained	Distinctiveness	Baseline condition	Target condition	BNG unit Value – Final
Urban	Developed land; sealed surface	0.77	Created	V.Low	N/A	N/A	0.00
Urban	Introduced Shrub	0.01	Retained	Low	N/A	N/A	0.02
Individual trees	Urban tree	5 trees (0.08 ha)	Retained	Medium	Moderate	Moderate	0.64
Total Net Unit Change - 0.10 habitat units / - 13.16%							

Results Summary

3.16. The Statutory Biodiversity Metric calculated that the proposed demolition will result in a total net biodiversity unit change of - 0.10 habitat units equating to – 13.16%. The headline results of the metric are shown in the screenshot in **Figure 5.1**.

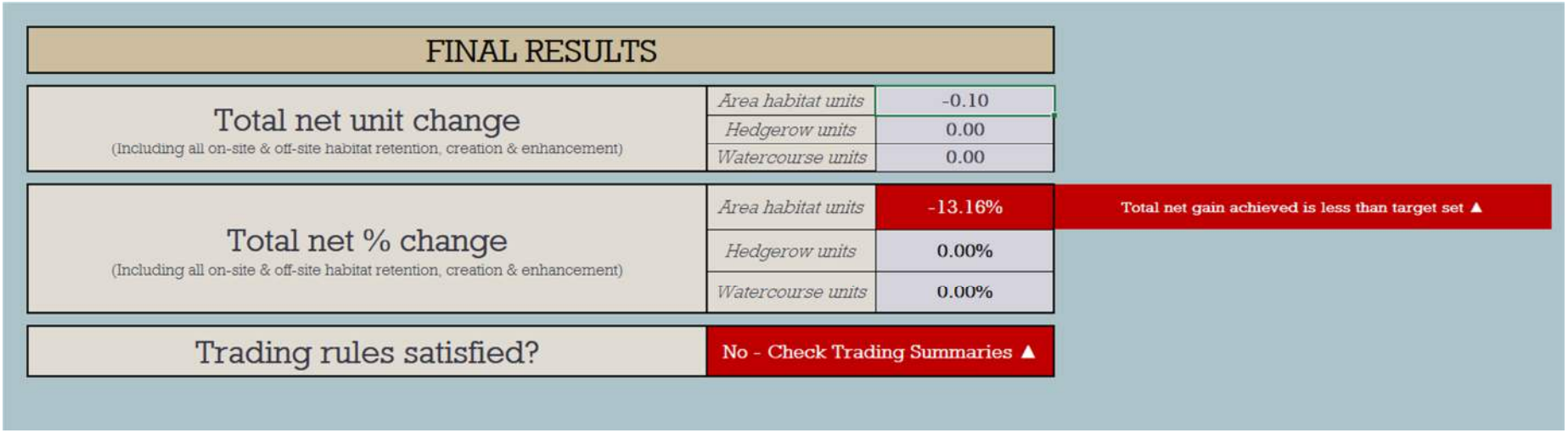


Figure 3.1. Screenshot of Statutory Biodiversity Metric Headline Results

3.17. The trading rules of the metric are not satisfied and the proposals result in a net loss of BNG units. 0.18 habitat units will be required in order for the development to achieve 10% uplift in habitat units and meeting the trading rules. Post-development, appropriate compensatory planting/habitat creation will be required to replace losses and create new habitats at the site, namely wildflower grassland, lawn and additional tree planting, to ensure a net gain is achieved at the site.

Future Management

3.18. Habitats will be created, retained and enhanced on the Site and in the wider MMU site. These 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 guidelines[7]. 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. Habitat on Site would be delivered when the Site is fully redeveloped (and consented via additional planning applications), or though later landscaping if the Site is not brought forward for development.

[7] 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 broadly align with the results of the surveys undertaken by TG and the conclusions drawn in the subsequent reports produced in October 2020 and February 2023 of which are 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.

4.5. The updated walkover confirmed that habitats present off-site were unchanged from October 2020 and 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. It is considered that development within the site of the scale proposed would be in conformity with both Local and National legislation and planning polices relating to biodiversity (notwithstanding the outcome of the nocturnal bat survey). Opportunities exist to enhance the biodiversity value of the site through the installation of a bat box(s). These boxes will be provided when the wider MMU site is fully redeveloped, or along with later landscaping if the wider site is not brought forward for development.

4.7. The Statutory Biodiversity Metric calculated that the proposed demolition will result in a total net biodiversity unit change of - 0.10 habitat units equating to - 13.16%. The trading rules of the metric are not satisfied and the proposals result in a net loss of BNG units. 0.18 units will be required in order for the development to achieve 10% uplift in habitat units and to meet the trading rules.

4.8. Post-development, appropriate compensatory planting/habitat creation should be implemented to replace losses and create new habitats at the site. This is to be delivered when the site is fully redeveloped, or though later landscaping if the site is not brought forward for development. This should be secured through an appropriately worded planning condition and a Habitat Management and Monitoring Plan (HMMP) to ensure habitats will be maintained for at least 30-years post-development. .

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 onsite 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 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

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 and consisted of a building, hardstanding and five trees.

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, or via climbing the trees 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 and the building was determined to be of negligible potential for bats 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, with further detail provided in the Ecology report (ref: **13126/R04**).

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 significance[8].

A1.13. Whilst Manchester City Council does not yet have any adopted plans to demonstrate strategic significance, the Draft Biodiversity Net Gain Technical Guidance produced by the Council states that the Biodiversity Net Gain Zoning shown on Manchester's Environmental Mapping Software (Lagas) should be used to inform this assessment. Under this mapping software, zones of importance across Manchester are shown, with these used to establish significance, namely:

- Zone 1 - Existing Local Nature Recovery Network = High significance (Multiplier x1.15)
- Zone 2 - Habitat Opportunity Maps which identifies strategic corridors linking existing areas in the Local Nature Recovery Network Map = Medium significance (Multiplier x1.1)
- All other areas = Low Significance (Multiplier x1)

Habitat survey

A1.14. A 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 I habitat survey [9] 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.

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

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:

- 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 BS8683:2020[11].

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

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

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.

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: Baseline Habitat Condition Assessments

A3.1. The following tables provide a summary of the condition assessments completed with regards to the baseline site habitats described in the Section 3. These criteria in the below tables are taken from The Statutory Biodiversity Metric User Guide.

Table A3.1. Individual Trees (Urban Habitat Type)

	Result
The tree is a native species (or at least 70% within the block are native species).	Fail
The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Pass
The tree is mature (or more than 50% within the block are mature)1.	Pass
There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Pass
Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass
More than 20% of the tree canopy area is oversailing vegetation beneath.	Fail
Result	Moderate

Table A3.2. Other green roof (Urban Habitat Type)

No condition assessment required

Table A3.3. Hardstanding and Buildings (Urban Habitat Type)

No condition assessment required

Table A3.4. Introduced shrubs (Urban Habitat Type)

No condition assessment required

Appendix 3: 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 complied 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 Guidelines[1], 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

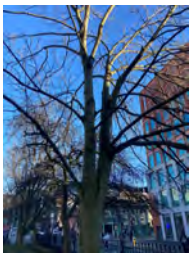
Tree PRA Results

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 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. 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 YX35SF.

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 YX35SF.
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: Ht 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

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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: Ullicolour 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: 255mm
- Laid: 125mm 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

Revision	Date	Description	Drawn	Apprvd.
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

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Client Manchester Metropolitan University

Project MMU LIbrary Transformation Project

Drg Title Landscape General Arrangment
Ground Floor - Reduced Scheme

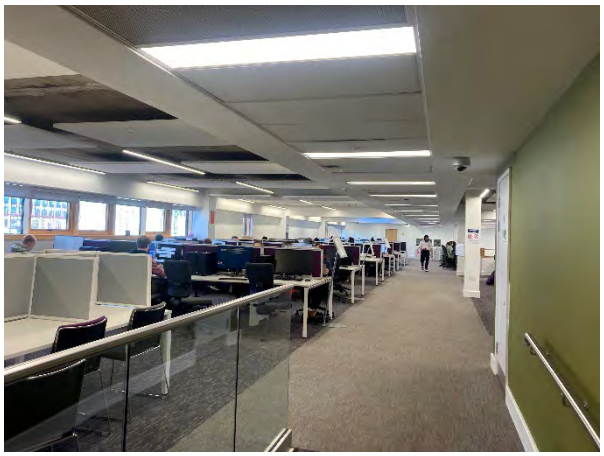
Created on	Created by	Approved by
15/12/2022	KAR	GB

Scale	Size	Workstage
1:250	A1	Concept design

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

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Appendix 2: Building PRA Photographs



Photograph 1: MMU Library Interior



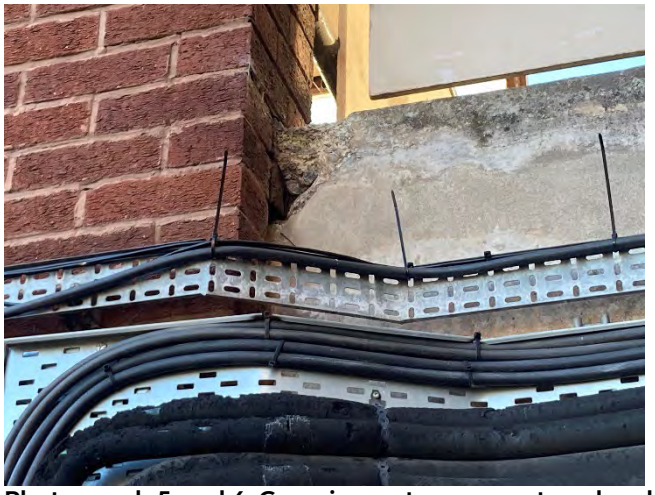
Photograph 2: MMU Library Exterior

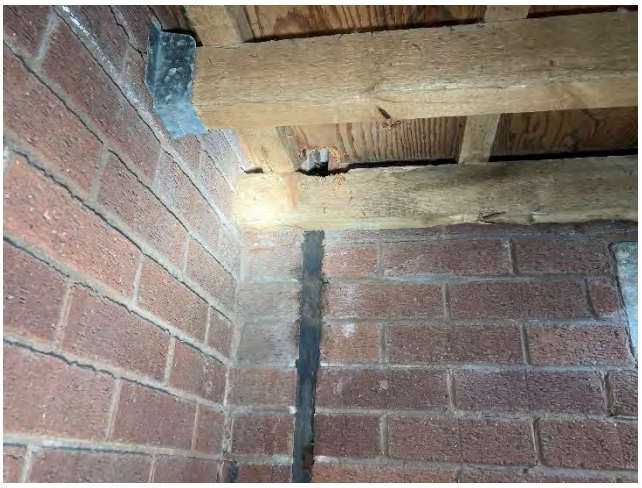


Photograph 3 : Weep holes present on the exterior of MMU library building (B01)



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

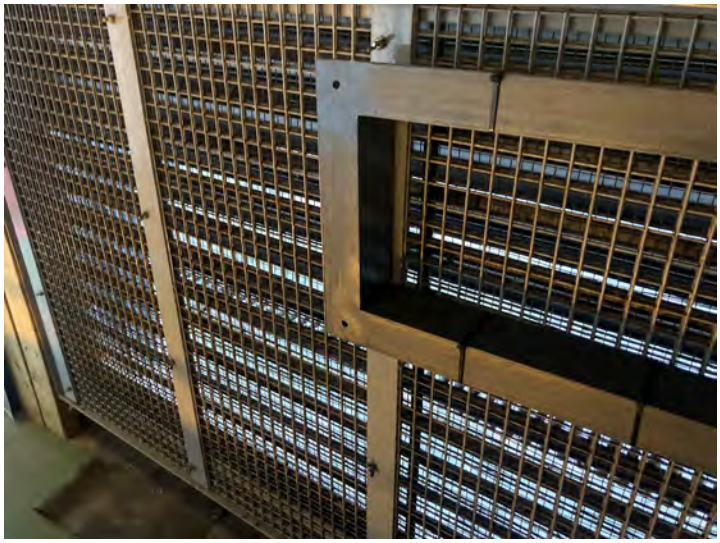




Photograph 5 and 6: Gaps in mortar present on levels 4 and 5 fire escape



Photograph 7: MMU Library basement interior



Photograph 8: Mesh over vent into basement





Photograph 9 and 10: Stairway into basement of MMU library





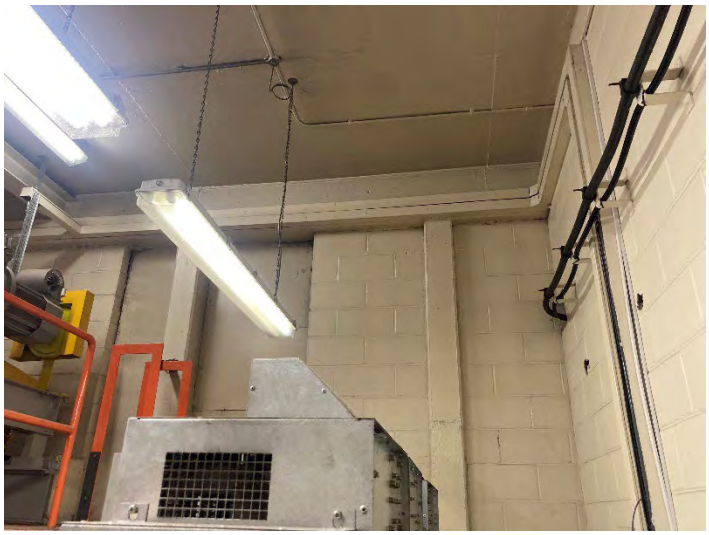
Photograph 11 and 12: MMU all saints roof level 6



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



Photograph 14: Interior of 7th floor plant room



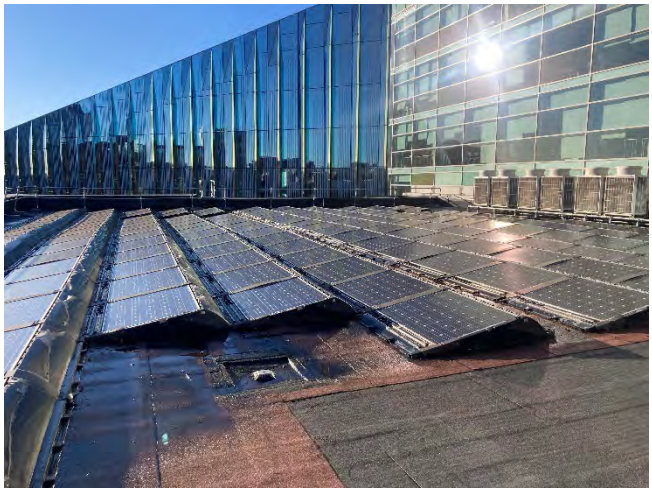
Photograph 15: 7th floor lift motor room



Photograph 16: 6th floor tank room



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

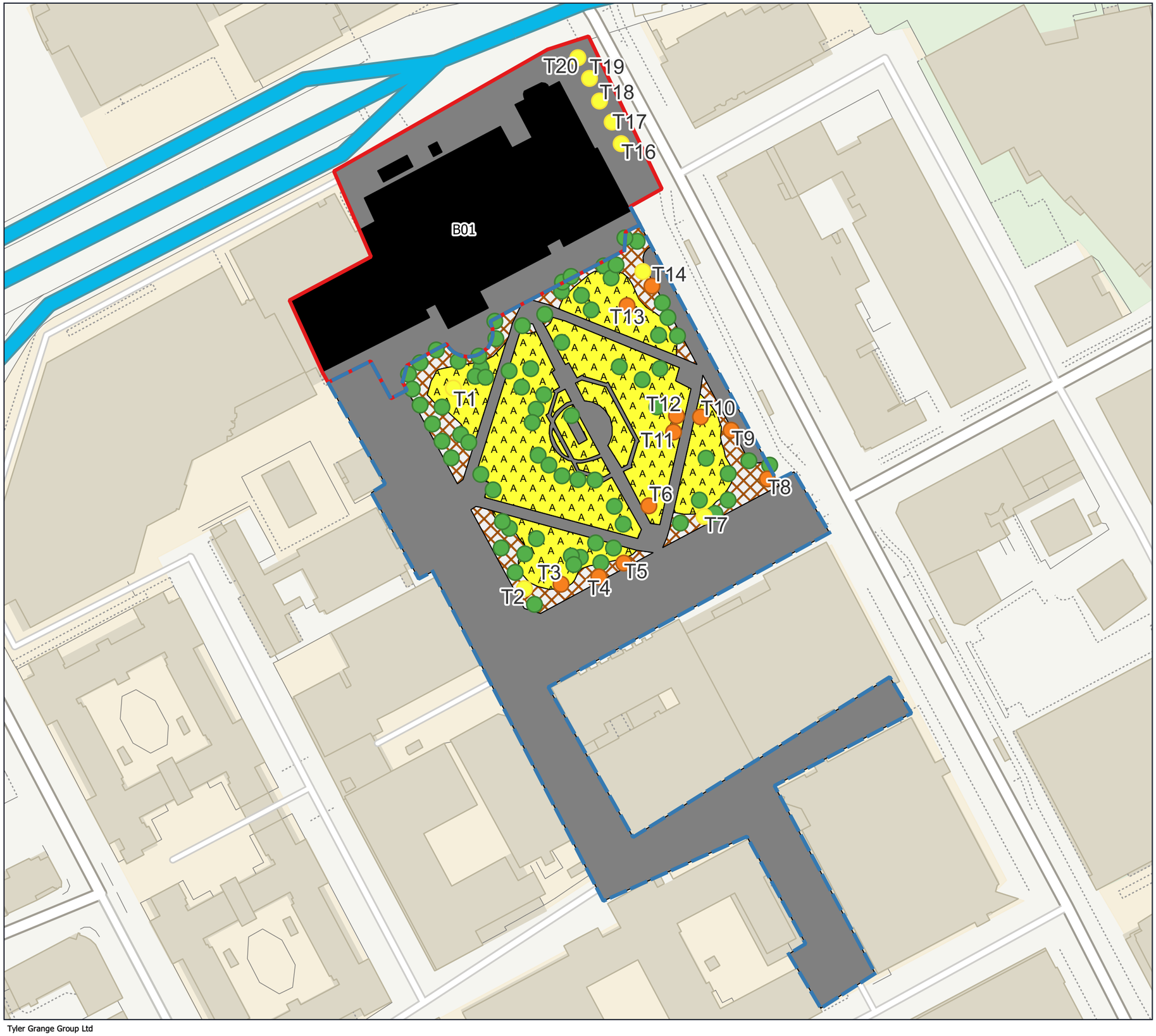




Photograph 18 and 19: Level 3 flat roof with solar panels and gaps in mortar present in brickwork

Plans:

Plan 1: Habitat Features Plan (13126/P01c)



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

N

0 25 50 m

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

N

0 10 20 m

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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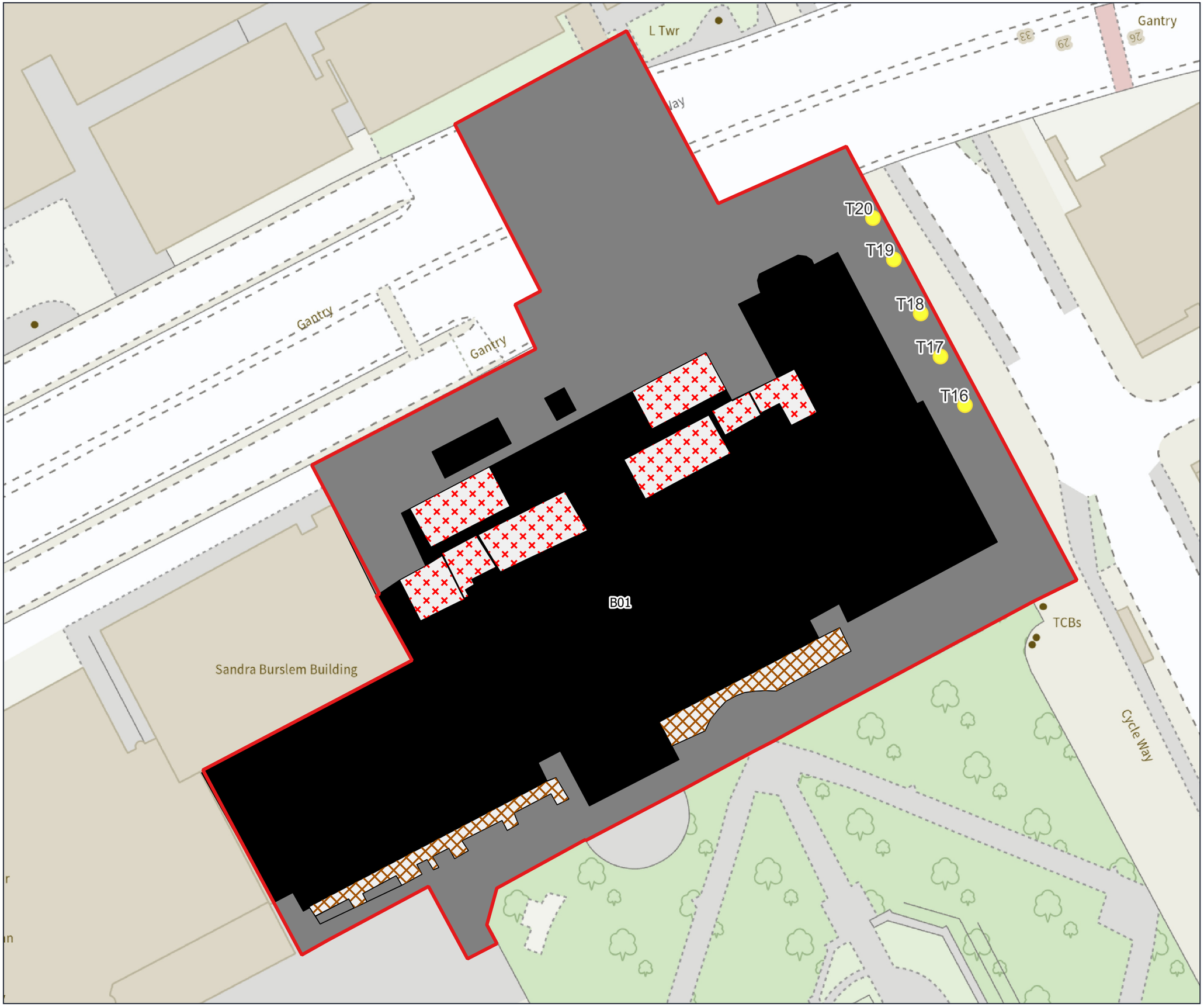
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Plans:

Plan 1: Baseline Habitat Features Plan (13126/P06)

Plan 2: Post-development Plan (13126/P08)



Red Line Boundary

Scattered trees

Buildings

Introduced shrub

Other green roof

Hardstanding

N

0 10 m

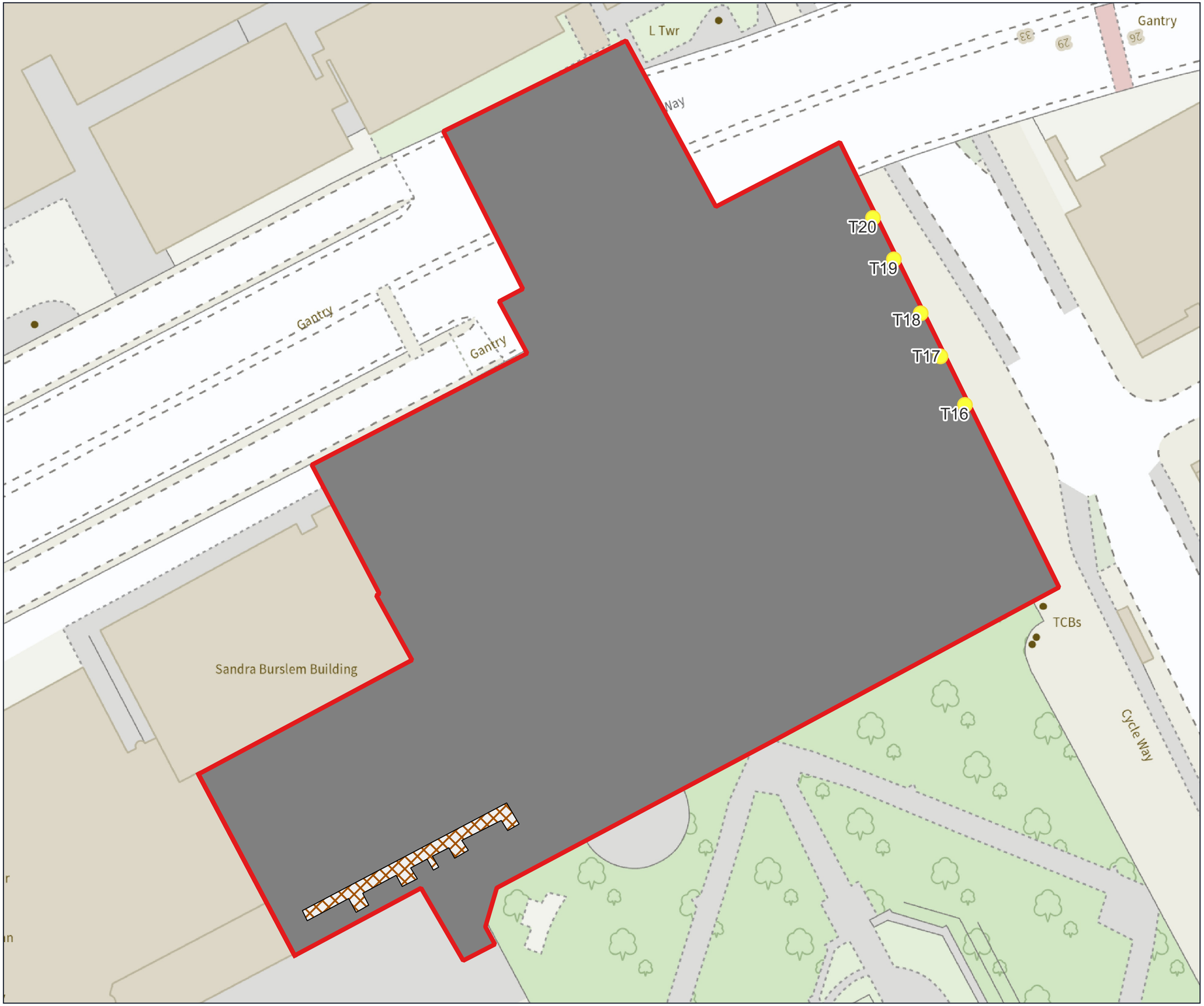
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Drawing Title	Habitat Features Plan
Scale	1:500
Drawing No.	13126 / P06
Date	03/09/2025
Checked	BP

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Red Line Boundary

Retained Trees

Retained Shrub

Hardstanding

N

0 10 m

Project	MMU Library Demolition
Drawing Title	Post-development Plan
Scale	1:500
Drawing No.	13126 / P08
Date	06/11/2025
Checked	MF/AHS

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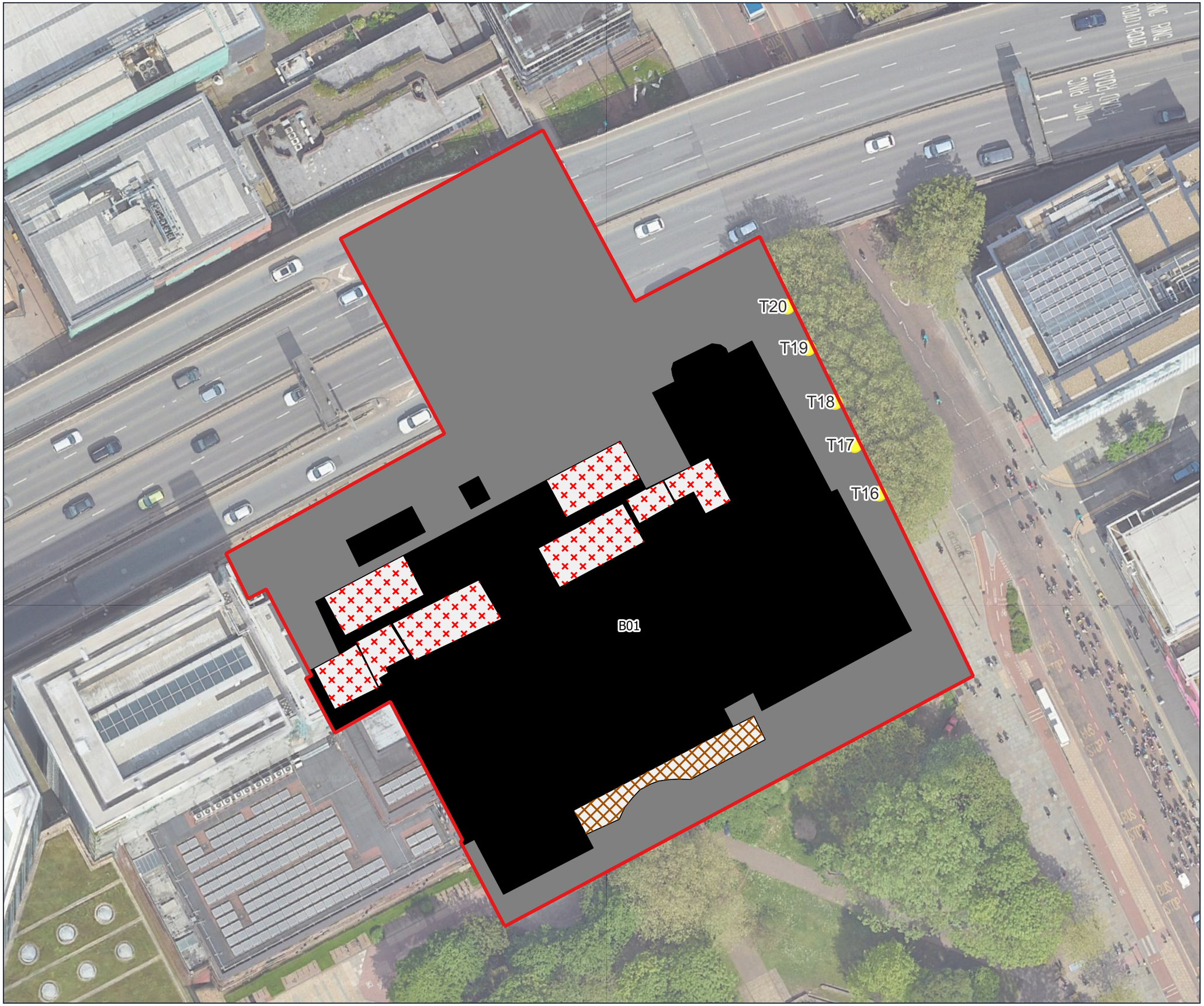
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Plans:

Plan 1: Baseline Habitat Features Plan (13126/P09)

Plan 2: Post-development Habitats Plan (13126/P10)



Boundaries

- Red Line Boundary
- Retained Trees
- Buildings
- Introduced shrub
- Other green roof
- Hardstanding

N

0 10 m

Project	MMU Library Application
Drawing Title	Baseline Habitat Plan
Scale	1:500
Drawing No.	13126 / P09
Date	18/11/2025
Checked	MF/AHS

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- Red Line Boundary
- Retained Trees
- Planted Urban Tree
- Hardstanding
- Gravel
- Planting
- Lawn

N

0 10 m

Project	MMU Library Application
Drawing Title	Post Development Application Plan
Scale	1:500
Drawing No.	13126 / P10
Date	18/11/2025
Checked	MF/AHS

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